

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC
INFRASTRUCTURE DISTRICTS BY SALEM CITY, UTAH**

March 19, 2024

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 **April 3, 2024 at or after 7 P.M.** The public hearing is regarding the proposed creation of the NS Public Infrastructure Districts Nos. 1 through 5 (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. **In addition, the City Council will be discussing the Proposed Districts at its work session the same night beginning at 6 P.M. and you are invited to attend.**

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 Salem City, Utah

Date: April 3, 2024

Public Hearing: at or after 7 P.M.

Location:

City Council Chambers

30 W 100 S

Salem UT, 84653

Proposed Districts Boundaries:

A metes and bounds boundary description 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 shown on the map attached as **Appendix B** 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:
 - Boyd Brown
 - Josh Clark
 - Cameron Carter
 - Johnny Christensen
 - Clay Winder
- 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 limitations
 - A property tax limit of 0.004 per dollar of taxable value for Proposed Districts with for sale residential uses
 - A property tax limit of 0.006 per dollar of taxable value for Proposed Districts with for commercial properties and for-rent residential uses
 - An aggregate debt limited tax debt limit for all of the Proposed Districts of \$60,000,000
 - Impositions of assessments on residential parcels to be prepaid prior to the issuance of a building permit

Proposed Service:

NS Public Infrastructure Districts Nos. 1 through 5 are proposed to be created for the purpose of financing the construction of public infrastructure relating to the New Salem 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 Salem City,
Utah

APPENDIX A

PROPOSED DISTRICTS BOUNDARIES

INITIAL BOUNDARY LEGAL DESCRIPTIONS:

District No. 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOAFER MT. PARKWAY AS DESCRIBED IN DEED ENTRY NO. 4108:2023 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED S01°18'42"E ALONG THE SECTION LINE 1113.85 FEET AND WEST 165.57 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S02°49'28"E 151.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 373.82 FEET WITH A RADIUS OF 1453.00 FEET THROUGH A CENTRAL ANGLE OF 14°43'58", CHORD: S09°27'32"E 372.59 FEET TO A POINT ON THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 1425:2023 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S00°01'12"W 86.34 FEET ALONG AN EXISTING FENCE LINE AND THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 98632:1998; THENCE S89°53'12"W 720.36 FEET ALONG SAID BOUNDARY LINE AGREEMENT AND THE NORTH LINE OF PLAT "A", SPANISH FORK RANCHES SUBDIVISION TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 1425:2023 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: N00°03'02"E 804.83 FEET; THENCE N89°53'12"E 661.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.45 ACRES
±411,515 SQ. FT.

District No. 2

ALL OF LOT 3, PLAT "A", SPANISH FORK RANCHES SUBDIVISION, SPANISH FORK, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, PLAT "A", SPANISH FORK RANCHES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED S89°36'46"W ALONG THE QUARTER SECTION LINE 715.28 AND NORTH 12.02 FEET FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOT 3 THE FOLLOWING FIVE (5) COURSES: S89°45'11"W 260.76 FEET; THENCE N00°00'46"W 965.73 FEET; THENCE S88°44'30"E 123.84 FEET; THENCE N89°53'12"E 136.95 FEET; THENCE S00°00'46"E 962.16 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.77 ACRES
±251,155 SQ. FT.

District No. 3

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 2618:2024 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE BOUNDARY LINE OF THAT REAL PROPERTY DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED IN DEED ENTRY NO. 42408:1997 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED S89°36'46"W ALONG THE QUARTER SECTION LINE 2897.44 FEET AND SOUTH 1087.80 FEET FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S00°23'54"E 964.40 FEET; THENCE S89°47'59"W 698.26 FEET; THENCE NORTH 966.81 FEET; THENCE EAST 691.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±15.40 ACRES
±670,993 SQ. FT.

District No. 4

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 1500 NORTH STREET AND THE EAST LINE OF 1500 WEST STREET BEING LOCATED S89°36'46"W ALONG THE QUARTER SECTION LINE 2906.04 FEET AND NORTH 5.64 FEET FROM THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S89°18'00"W ALONG AN EXISTING FENCE LINE ON THE NORTH SIDE OF 1500 NORTH STREET 636.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 1313:2023 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N00°08'00"W ALONG SAID REAL PROPERTY 977.60 FEET TO AN EXISTING FENCE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT ENTRY NO. 3431:2023; THENCE N89°37'35"E ALONG SAID BOUNDARY LINE AGREEMENT 636.21 FEET TO AN EXISTING WIRE FENCE ON THE EAST SIDE OF 1500 WEST STREET AS DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED AS DEED ENTRY 21651:1996 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S0°07'51"E ALONG SAID BOUNDARY LINE AGREEMENT 973.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14.25 ACRES
±520,778 SQ. FT.

District No. 5

ALL OF THAT REAL PROPERTY DESCRIBED AS PARCEL 2 IN DEED ENTRY NO. 74190:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER AND AS DEPICTED ON THAT RECORD OF SURVEY NO. 22-039 ON FILE IN THE OFFICE OF THE UTAH COUNTY SURVEYOR BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, BEING LOCATED S01°16'42"E ALONG THE SECTION LINE 1437.44 FEET AND WEST 1519.17 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID REAL PROPERTY THE FOLLOWING EIGHT (8) COURSES: S00°01'43"E 61.64 FEET; THENCE S00°06'32"E 18.35 FEET; THENCE S01°07'21"E 109.75 FEET; THENCE S00°02'09"E 313.65 FEET; THENCE S00°08'51"E 130.59 FEET; THENCE N89°59'43"W 692.52 FEET; THENCE N00°16'22"W 633.98 FEET; THENCE S89°59'43"E 692.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.09 ACRES
±439,430 SQ. FT.

APPENDIX B

MAP OF PROPOSED DISTRICTS BOUNDARIES

