

NOTICE OF PUBLIC HEARING
Utah County Community Reinvestment Agency
Notice 2024-_____

Dear Property Owners and Taxing Entities,

The purpose of this notice is to indicate that the Agency will hold a public hearing to consider the adoption of the official project area plan and budget for the Pinyon CRA (the “Plan” and the “Budget”) and to invite any of the recipients of this notice to submit any comments related to the Plan, the Budget or the creation of the Pinyon CRA. The Budget relates to the utility-scale solar energy development (the “Solar Project”) and battery energy storage system project (the “BESS Project”) developed by Pinyon Creek Solar and its affiliates (“Pinyon Creek Solar”) within the Pinyon CRA (the Solar Project and BESS Project are collectively, the “Pinyon Creek Project”). Any person objecting to the Plan or Budget or contesting the regularity of any of the proceedings to adopt the Plan or Budget may appear before the Agency at said public hearing to show cause why the Plan or Budget should not be adopted. A copy of the Plan and Budget are available for inspection at the Agency offices, which is 100 East Center Street, Room 1400, Provo, Utah.

The governing body of the Agency previously adopted a resolution authorizing the preparation of one or more draft community reinvestment project area plan(s) and budget(s) for the proposed project area(s) within the Pinyon CRA, including the Pinyon Creek Project. Agency staff and consultants have prepared a Plan for the Project Area, along with a Budget, within the Pinyon CRA.

The Plan and Budget provide for the Agency to receive tax increment. Property tax revenues resulting from an increase in valuation of property within the Pinyon CRA will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if the proposed Pinyon CRA is created and the use of tax increment is approved by a resolution or interlocal agreement approved by one or more of those taxing entities.

The Agency has requested approximately \$51,844,365 in property tax revenues that will be generated by development within the Pinyon CRA for the Pinyon Creek Project to fund a portion of project costs within the Pinyon CRA. These property tax revenues will be used for the following:

Uses	Total
Project Area Administration	\$518,444
Redevelopment Activities	\$32,299,040
Housing Allocation	\$5,184,437
Remittance back to Taxing Entities	\$13,842,446
Total Uses of Tax Increment Funds	\$51,844,365

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Pinyon CRA related to the Pinyon Creek Solar Project from each taxing entity will be as follows:

Entity	Total
Utah County (and Service Districts)	\$9,739,315
Nebo School District	\$39,952,715
Central Utah Water Conservancy District	\$2,152,335
Total Tax Increment Paid to Agency	\$51,844,365

All of the property taxes to be paid to the Agency for the development in the Pinyon CRA and Pinyon Creek Project are taxes that will be generated only if the Pinyon Creek Project is developed. All concerned citizens are invited to attend the Plan and Budget hearing scheduled for April 24, 2024, commencing at 10:00 a.m. or as soon thereafter as possible, at the Utah County Administration Building, 100 East Center Street, Room 1400, Provo, Utah. A copy of the Pinyon CRA Budget related to the Pinyon Creek Project is available at the offices of Utah County located at 100 East Center Street, Room 1400, Provo, Utah and on the County's website, <https://utahcounty.gov/>.

Property tax revenue resulting from an increase in valuation of property within the proposed project area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under a resolution passed by the taxing entities; and

1. the Plan provides for the Agency to receive tax increment; and
2. an invitation to the recipient of the notice to submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing.

The Plan covers approximately 2,500 acres of land located in portions of Utah County as set forth in the attached map. Persons may receive a copy of the boundary description at no cost by contacting Aaron R. Davidson, Utah County Clerk, phone: (801) 851-8109, email: clerkoffice@utahcounty.gov.

All persons interested and present will be given an opportunity to be heard in this matter. Written comments may also be submitted to the Agency regarding the Plan and Budget prior to the date of the public hearing. All concerned citizens are invited to attend the hearing. Any person objecting to the Plan or Budget or contesting the regularity of any of the proceedings to adopt the Plan or Budget, may appear before the board at the hearing to show cause why the Plan or Budget should

not be adopted. The Plan and Budget are available in a substantially final form for public inspection at the Utah County Offices and on the County's website, <https://utahcounty.gov/>.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two days prior to the meeting date by contacting the County Clerk's Office by phone at (801) 851-8109.

Dated this 25th day of March, 2024.

UTAH COUNTY COMMUNITY
REINVESTMENT AGENCY

DocuSigned by:

Brandon B. Gordon

BRANDON B. GORDON, Chair

ATTEST:

AARON R. DAVIDSON

Utah County Clerk:

By: _____

Deputy

DocuSigned by:

Alice Black

2937075D91C74DB...

APPROVED AS TO FORM AND LEGALITY:

JEFFREY S. GRAY

Utah County Attorney

By: _____

Deputy County Attorney

DocuSigned by:

Paul Jones

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Legal Description of Pinyon Creek Project Area

Parcel Identification Number: 610260001

W ½ OF SEC 31, T 9 S, R 1 W, SLM. Area 320 Acres

Section: 31

Book: 61

Page: 26

Township:009S

Parcel Identification Number: 610150002

In Township 9 South, Range 1 West, Salt Lake Base Meridian

Section 19: N 1/2; N 1/2 of the SW 1/4

Area 400 Acres

Tax ID 61:015:0002

Parcel Identification Number: 610420001

In Township 9 South, Range 2 West, Salt Lake Base Meridian

Section 13: SW 1/4; W 1/2 of the SE 1/4; SW 1/4 of the NW 1/4 of the NE 1/4; W 1/2 of the SW 1/4 of the NE 1/4

Area 270 Acres.

Tax ID 61:042:0001

Parcel Identification Number: 610240014

COM ATNE COR. OF S ½ OF S ½ OFNE ¼ OF SW¼ OF SEC. 29, T9S, RIW, SLB&M.; S 88 DEG 32' 38" E 1189.97 FT; S 85 DEG 25' 28" W 720.74 FT; S 85 DEG 28' 33" W 471.69 FT; NO DEG 25' 20" W 124.94 FT TO BEG. AREA 1.708 AC.

Tax ID 61:024:0014

Parcel Identification Number: 610250001

ALL OF N ½ OF SEC 30, T9S, RIW, SLM; EXCEPT 5 ACRES DESCRIBED AS E1/2 OF NW1/4 OF SE1/4 OF NW1/4 OF SD SEC. AREA 315.36 ACRES.

Tax ID 61:025:0001

Parcel Identification Number: 610250002

COM 5 CHS E OF NW COR OF SE1/2 OF NW1/4 OF SEC 30, T9S, RI W, SLM; S 10 CHS; E 5 CHS; N 10 CHS; W 5 CHS TO BEG. AREA 5 ACRES.

Tax ID 61:025:0002

Parcel Identification Number: 610450002

N ½ OF SE¼; NE¼ OF SW¼; N ½ OF SE¼ OF SW¼ OF SEC 25, T9S, R2W, SLM. AREA 140 ACRES.

Tax ID 61:045:0002

Parcel Identification Number: 610150003

S ½ OF S ½ OF SEC. 19, T9S, RIW, SLB&M. AREA 164.092 AC. ALSON ½ OF SE¼ OF SEC 19, T9S, RIW, SLB&M. AREA 82.186 AC. TOTAL AREA 246.278 AC.

Tax ID 61:015:0003

Parcel Identification Number: 610240012

COMN 1834.81 FT FR SECOR. SEC 29, T9S, RIW, SLB&M.; N 521.16 FT; W 2639.86 FT; S 608.45 FT; S 88 DEG 32' 38" E 1191.78 FT; N 85 DEG 21' 34" E 1453.22 FT TO BEG. AREA 36.320 AC.

Tax ID 61:024:0012

Parcel Identification Number: 610240013

COM NO DEG 57' 48" W 219.44 FT FR NW COR. OF SW¼ OF SW¼ OF SEC. 29, T9S, R1 W, SLB&M.; N 0 DEG 57' 48" W 113.13 FT; S 88 DEG 32' 37" E 1321.03 FT; S 88 DEG 32' 37" E 1321.02 FT; SO DEG 25' 20" E 124.94 FT; S 85 DEG 28' 33" W 1667.13 FT; N 77 DEG 51' 27" W I 000.66 FT TO BEG. AREA 12.698 AC.

Tax ID 61:024:0013

Parcel Identification Number: 610140001

Township 9 South, range 1 West, Salt Lake Base and Meridian
Section 18: Lots 1, 2, 3, 4, E2W2, W2E2

Parcel Identification Number: 610250003

Township 9 South, range 1 West, Salt Lake Base and Meridian
Section 30: Lot 3, 4, E2SW4, SE4

[SUCH LAND AS SHALL BE REQUIRED FOR THE POINT OF INTERCONNECTION FOR
THE PINYON CREEK PROJECT]

DESRI
D. F. Shaw Renewable Investments

Legend

Target Parcel Boundary

Land Owner:

- CHRISTENSEN, CHERYL S (ET AL)
- JACOB RAREY RANCH LLC
- JACOB, JAMES CALVIN & LAORAHN ANDERSEN (ET AL)
- UTAH STATE DEPT OF NATURAL RESOURCES

Project Location

Scale: 0 450 900 1,800 Meters

Date: 12/2023

Source: Esri, et al., 2023

Coordinate System: World Geodetic System, 1984
Web Mercator Auxiliary Sphere, Meter