

NORDIC VALLEY SEWER IMPROVEMENT DISTRICT
AGENDA -- BOARD OF TRUSTEES MEETING
Monday September 15, 2025, 11:00 AM
Electronic Participation Invited

A MEETING OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES TO BE HELD ON Monday, September 15, 2025, AT 11:00 A.M. THE LOCATION OF THE MEETING WILL BE IN THE DISTRICT OFFICE, EDEN PROFESSIONAL CENTER, 2580 NORTH HIGHWAY 162, SUITE D, EDEN UTAH, 84310. For electronic meeting access the meeting will be available on Teams. Those wishing to participate with video will need to request a meeting invite from the Board Chair, Robert Behunin, at rob.behunin@gmail.com, or it is possible to **Dial in by phone** +1 213-379-5544,,237268877# United States, Los Angeles, Phone conference ID: 237 268 877#.

1. Welcome and Introduction.
2. Public Comment. Brief items not listed on agenda; time limit of three (3) minutes. If more time is needed, please contact board chair to be added to a future agenda.
3. Approval of Minutes from the August 11, 2025, meeting
4. Nordic Village Ventures Update
5. Harmony Ranch Annexation Discussion
6. Truth in Taxation Process Discussion and Action Item
7. Organization Documents Discussion and Action Item
8. Liability/E&O/D&O Insurance Discussion and Action Item
9. Electronic Meeting Policy Discussion/Update
10. 2025 Budget Discussion
11. Updates on Legal Matters
12. Information and Reports
 - a. Chair, Mr. Behunin
 - b. Clerk, Mr. Jouffray

- c. Treasurer, Mr. Lewis
 - d. Legal Counsel, Mr. Bell
 - e. Engineer
13. Closed Session (if needed): Discussion of "Closed Meeting" Topics, Utah Code Annotated § 52-4-205¹
14. Next Meeting: October 13, 2025, 11:00 a.m.
15. Adjournment

Policy Statement: The district does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

Disabilities: In compliance with the Americans with Disabilities Act, any individual needing accommodations or services during this meeting should contact Robert Behunin at least 24 hours prior to the meeting. Mr. Behunin may be reached by email at rob.behunin@gmail.com or by telephone at (801) 400-3649.

Certificate of Posting: On or before 11:00 a.m. on Monday, September 15, 2025, a copy of this Agenda was posted on the Utah Public Notice Website under Utah Code §63F-1-701 and at the District Offices. Certified by Robert Behunin, Member, Board of Trustees. _____/s/_____ Robert Behunin.

¹ See, e.g., https://le.utah.gov/xcode/title52/chapter4/C52-4_1800010118000101.pdf

**NORDIC VALLEY SEWER IMPROVEMENT DISTRICT
MINUTES (UNAPPROVED) -- BOARD OF TRUSTEES MEETING
Monday August 11, 2025, 11:00 AM
Electronic Participation Invited**

A MEETING OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES TO BE HELD ON Monday, August 11, 2025, AT 11:00 A.M. THE LOCATION OF THE MEETING WILL BE IN THE DISTRICT OFFICE, EDEN PROFESSIONAL CENTER, 2580 NORTH HIGHWAY 162, SUITE D, EDEN UTAH, 84310. For electronic meeting access the meeting will be available on Teams. Those wishing to participate with video will need to request a meeting invite from the Board Chair, Robert Behunin, at rob.behunin@gmail.com, or it is possible to **Dial in by phone** +1 213-379-5544,,237268877# United States, Los Angeles, Phone conference ID: 237 268 877#.

Present at the anchor location: Chairman Behunin

On Teams: Trustee Laurent Jouffray, Trustee Lewis, District Counsel Mark Bell, Mr. Nathan Schellenberg of Clyde Capital Group.

1. Welcome and Introduction.
 - a. Chairman Behunin welcomed the group. He noted that he was located in the anchor location at the district offices in Eden, UT. He also noted that no members of the public were present at the anchor location and that no members of the public contacted him for information about the meeting.
2. Public Comment. Brief items not listed on agenda; time limit of three (3) minutes. If more time is needed, please contact board chair to be added to a future agenda.
 - a. Chairman Behunin noted that Nathan Schellenberg of Clyde Capital Group was on the Teams call. Mr. Schellenberg waived any public comment.
3. Approval of Minutes from the May 19, 2025, meeting
 - a. Motion to approve by Trustee Lewis. Discussion held and Mark Bell asked for one correction to the minutes to remove the redundancy in Item #4

paragraph b—"and we should" was removed. Trustee Jouffray seconded the motion with the change. Motion passed unanimously in the affirmative.

4. Nordic Village Ventures Update

- a. Mr. Schellenberg gave the board an update on the current water and sewer construction project. The water tank floors are poured, the walls and the interior supports are formed up ready to be poured. It's on track to be done this before the ski season opens. The transmission line between the well and the tank is in. It's probably 2/3 complete. They're doing the most northern most part of it now which includes the transmission line from the well up to the tank and then the distribution line down from the tank down to the development and the PRVs that will be in that distribution line coming down.

In regard to the sewer, we submitted for a groundwater discharge permit, which looks like really the only way to get rid of the water was to treat it to a level that it could be put back in the ground and then put it back in the ground.

- b. Mark Bell asked about the sewer line through the North Ogden Divide and Mr. Schellenberg noted that Weber County has taken over that effort at this time.
- c. Discussion was held around the Pole Canyon surface water rights owned by Nordic Village Ventures and how those surface water rights could be used to enhance snow making and could be transferred to the district to distribute water to the ski resort. Mr. Schellenberg noted that they have a study out and an exchange application to work through with the state.
- d. Discussion was also held around the process of formally adding water to the district services. Chairman Behunin will follow-up with the Lt. Governor's office and Mark Bell will follow-up with the Utah Association of Special Districts and their legal counsel.
- e. Mr. Schellenberg asked if the district would be ready to take-over the system when it was completed at the end of the year. After some discussion, Chairman Behunin suggested that since there are no customers to service with either water or sewer until at least 2027 or beyond that it would be best if the developer could manage and maintain the system in the interim.

5. Annexation Discuss

- a. Mark Bell led the discussion around the process for annexing property into the district. He created a two-page memo that outlines the process. That memo is in the minutes. It was suggested that Nordic Village Ventures prepare a petition for the next board meeting.

6. District Funding Discussion
 - a. Funding for the district is still a question as the district has no income at this juncture. It has no system to manage or operate and there is only one property owner within the district boundary: Nordic Village Venture, who is the developer and building all the infrastructure to one day convey to the district. It seems prudent for the developer to cover the district's administrative costs, largely legal and engineering, which can be sorted out at a later time when the district is ready to receive the water and sewer systems and has an equitable and functioning fee structure in place.
 7. Updates on Legal Matters
 - a. Trustee Lewis reported there was a hearing in the matter of Carver vs. Weber County. The court dismissed the TRO and has taken some other issues under advisement and will issue a ruling within 60 days. Trustee Lewis believes the county will prevail in its defense. It was also noted that Nordic Village Ventures filed a motion to intervene.
 8. Information and Reports
 - a. Chair, Mr. Behunin
 - i. Noted that website and emails are being created.
 - ii. Took the assignment to work with the Lt. Governor's office to see if we can straighten out the addition of water as a service for the district.
 - b. Clerk, Mr. Jouffray
 - c. Treasurer, Mr. Lewis
 - d. Legal Counsel, Mr. Bell
 - i. Noted that we should have some signage on the district offices before we have public hearings so the public can find the office easily.
 - e. Engineer
 9. Closed Session (if needed): Discussion of "Closed Meeting" Topics, Utah Code Annotated § 52-4-205²
 - a. No closed session needed
 10. Next Meeting: September 8, 2025, 11:00 a.m.
 11. Adjournment
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² See, e.g., https://le.utah.gov/xcode/title52/chapter4/C52-4_1800010118000101.pdf

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PETITION FOR ANNEXATION

to the Nordic Valley Sewer Improvement District

Petitioner:

Harmony Ranch Eden Holdings, LLC

Mailing Address: PO Box 521, Eden Utah 84310

Contact Sponsor:

Ian Silverberg, Managing Member

Mailing Address: 3528 N Elkridge Trail, UT 84310

Telephone: 805-570-9560

Email: ian@silverlineventures.com

1. Petition

Pursuant to Utah Code Ann. §§ 17B-1-401 et seq., the undersigned owner of real property hereby petitions the [Water Company / District] to annex the following described property into the boundaries of the District for the purpose of receiving water service.

2. Property Information

Street Address: 3207 E 3350 N, Eden, Utah 84310

Parcel Size: 53.878 acres (2,346,923 sq. ft.)

Owner: Harmony Ranch Eden Holdings, LLC, a Utah limited liability company

Legal Description:

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°24'00" WEST 2587.80 FEET AND NORTH 89°36'00" WEST 1350.36 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00

FEET; THENCE NORTH 17°03'24" EAST 47.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 466.94 FEET; THENCE NORTH 16°54'19" EAST 428.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 44.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 44.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 48.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 48.03 FEET; THENCE NORTH 16°54'19" EAST 231.56 FEET; THENCE SOUTH 83°16'13" EAST 50.80 FEET; THENCE SOUTH 16°54'19" WEST 240.53 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.69 FEET; THENCE NORTH 83°16'13" WEST 142.96 FEET; THENCE NORTH 16°54'19" EAST 33.53 FEET; THENCE SOUTH 83°16'13" EAST 526.37 FEET; THENCE SOUTH 09°05'44" WEST 33.03 FEET; THENCE NORTH 83°16'13" WEST 177.98 FEET; THENCE SOUTH 09°05'44" WEST 244.49 FEET; THENCE SOUTH 83°23'36" EAST 178.00 FEET; THENCE SOUTH 09°05'44" WEST 983.18 FEET; THENCE SOUTH 83°01'16" EAST 514.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,346,923 SQUARE FEET OR 53.878 ACRES

3. Sponsors

Petitioner designates the following sponsor and contact person for this petition:

- Ian Silverberg, Managing Member of Harmony Ranch Eden Holdings, LLC
3528 N Elkridge Trail, Eden, UT 84310
Tel: 805-570-9560

4. Map

Attached hereto as **Exhibit A** is a map of the area proposed to be annexed, consistent with statutory requirements.

5. Request

Petitioner respectfully requests that the [Water Company / District] Board of Trustees accept and certify this petition, hold any required hearings, and adopt a resolution approving annexation of the above-described property into the District.

DATED: August 26, 2025

PETITIONER:

Harmony Ranch Eden Holdings, LLC
a Utah limited liability company

By: _____
Ian Silverberg, Managing Member

ADDRESS NEEDS TO BE SHOWN ON
THE PLAT BEFORE THE PLAT WILL
BE SIGNED



**Reeve
& Associates, Inc.**
1500 S. 1900 W. SUITE 200, RAY, UT 84066

Revision: _____
Scale: 1"=100'
Checked: _____
Deputy: _____