

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

October 7, 2025

This notice is furnished to you by the City Council (the “Council”) of Kanab City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **October 21, 2025 at or after 6:30 P.M.** The public hearing is regarding the proposed creation of Hidden Canyon 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 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 by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Kanab City, Utah

Date and Time: October 21, 2025 at or after 6:30 P.M.

Location:

Kanab City Council Chambers

26 North 100 East

Kanab, UT 84741

Proposed District Boundaries:

The legal description and map for the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust their boundaries through 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 Resolutions:

The proposed resolutions regarding the creation of the Proposed District contain consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the withdrawal from the boundaries of the Proposed District of any area within the proposed inclusion area of the Proposed District without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the District, comprised as follows:
 - Trustee 1 – Jim Guthrie, for an initial 6-year term;
 - Trustee 2 – Juli Grahm, for an initial 4-year term;
 - Trustee 3 – Jared Grahm, for an initial 6-year term
- Authorization for execution by the City of the Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
 - A proposed aggregate debt limit for the Proposed District of \$45,000,000.00
 - Permitting the Proposed District to issue debt repayable from special assessments, and other revenues of the District

Proposed Service:

Hidden Canyon Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Hidden Canyon 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.

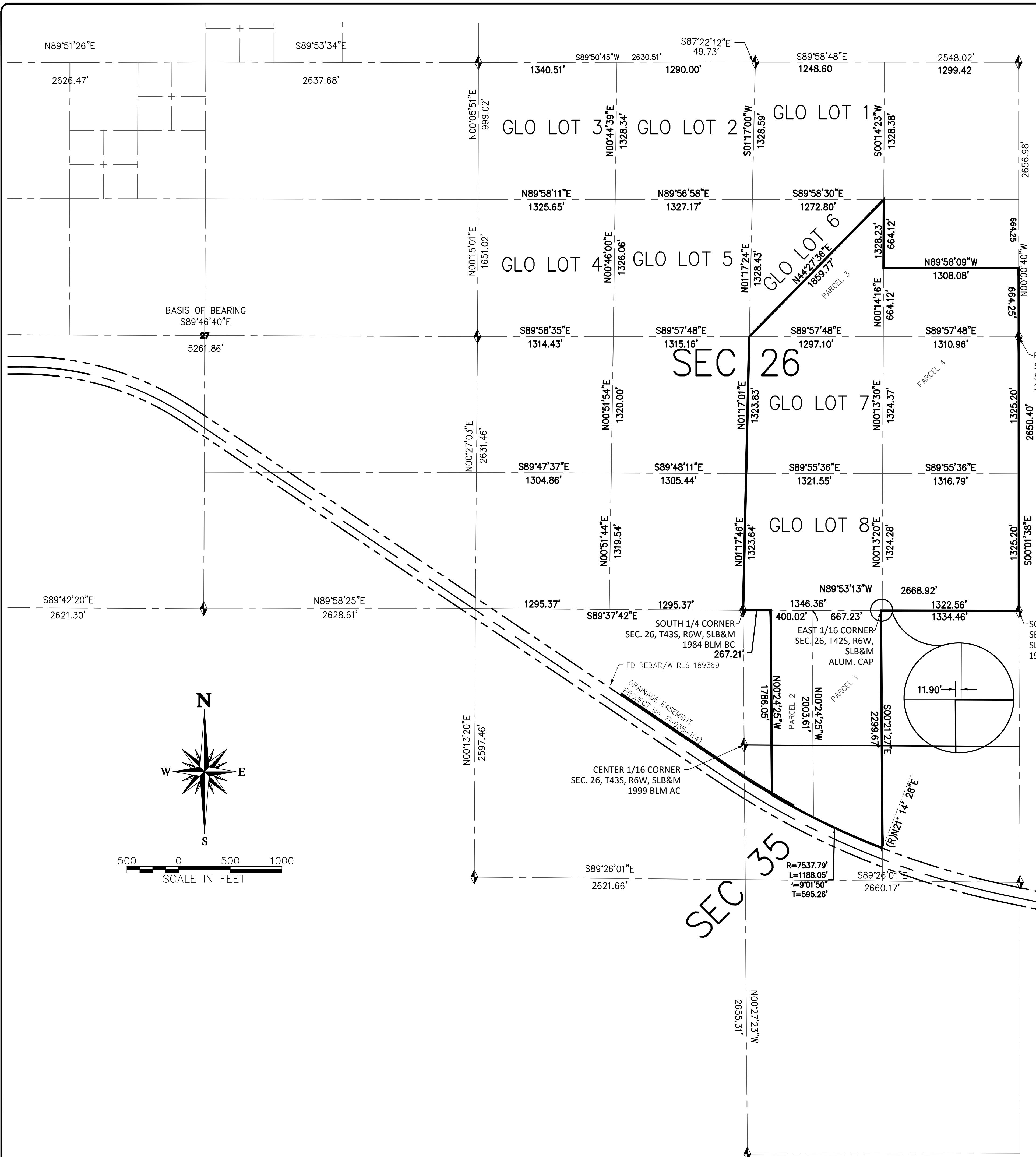
Sincerely,

The City Council of Kanab City,
Utah

APPENDIX A
PROPOSED DISTRICT BOUNDARIES
Legal Description (Initial District Boundaries)

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN: THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

APPENDIX B
Initial District Boundary Map



FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION
26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN,
KANAB, KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571



BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN:
THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01"E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36"E 1859.77; THENCE S00°00'40"E 664.25 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY.
THE BASIS OF BEARING FOR THIS PROJECT IS S89°46'40"E BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 27, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- EXISTING CLASS I MONUMENT (RING & LID)
- SET BCE PK NAIL AND WASHER OR AS NOTED
- FOUND REBAR AND CAP AS NOTED

HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS ____ DAY OF _____, 20____, BY THE HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

BOARD MEMBER

KANE COUNTY SURVEYOR APPROVAL

I, _____, KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 2025.

KANE COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF UTAH _____ S.S.

COUNTY OF KANE _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, JIM GUTHRIE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NO STAMP REQUIRED
UTAH CODE 46-1-16(6)

NOTARY PUBLIC (SIGNATURE)

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON SUBDIVISION PHASE 1-16
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, SLB&M, KANAB, UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 10/7/25
JOB NO. : 21-43
SCALE : 1"=500'

SHEET NO. :
FLEP

REVISIONS	DESCRIPTION	DATE	BY

BCE CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 S 900 E SUITE B105
ST. GEORGE, UTAH 84790
(435) 626-4700