

**NORDIC VALLEY WATER AND SEWER DISTRICT
AGENDA -- BOARD OF TRUSTEES MEETING
Monday, December 8, 2025, 11:00 AM
Electronic Meeting and Electronic Participation Invited**

A MEETING OF THE NORDIC VALLEY WATER AND SEWER DISTRICT BOARD OF TRUSTEES TO BE HELD ON Monday December 8, 2025, AT 11:00 A.M. THE MEETING WILL BE HELD ELECTRONICALLY. 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, Dial in by phone [+1 213-379-5544](tel:+12133795544), [103823155#](tel:+12133795544) United States, Los Angeles [Find a local number](#)
Phone conference ID: 103 823 155#

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 November 10, 2025 meeting
4. Discussion and Approval of Resolution 2025-12-8-A which is an Amendment to Resolution 2024-10-04-A : A Resolution Changing the Name of the Nordic Valley Sewer Improvement District, Setting an Effective Date for the Change and Authorizing and the Directing the Chair of the Board of Trustees to Implement the Name Change
5. Discussion and Approval of a Resolution (Resolution 2025-12-8-B) to Annex the Nordic Village Ventures property into the District
6. Discussion and Approval of a Resolution (Resolution 2025-12-08-C) to Annex the Harmony Ranch property into the District
7. Information and Reports
 - a. Chair, Mr. Behunin
 - b. Clerk, Mr. Jouffray
 - c. Treasurer, Mr. Lewis
 - d. Legal Counsel, Mr. Bell
 - e. Engineer
8. Closed Session (if needed): Discussion of "Closed Meeting" Topics, Utah Code Annotated § 52-4-205¹

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

9. Next Meeting: January 12, 2026, 11:00 a.m.

10. 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, December 8, 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.

**NORDIC VALLEY SEWER IMPROVEMENT DISTRICT
MINUTES (UNAPPROVED) -- BOARD OF TRUSTEES MEETING
Monday, November 10, 2025, 11:00 AM
Electronic Meeting and Electronic Participation Invited**

A MEETING OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES TO BE HELD ON Monday November 10, 2025, AT 11:00 A.M. THE MEETING WILL BE HELD ELECTRONICALLY. 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](tel:+12133795544), [402373115#](tel:+1402373115) United States. Phone conference ID: 402 373 115#

In attendance: Chair Behunin, Trustee Jouffray, District Counsel Bell.
Excused: Trustee Lews

1. Welcome and Introduction.
 - a. Chair Behunin started the meeting at 11:05am. Present on the call was Trustee Laurent Jouffray and Chair Behunin. Trustee John Lewis was excused. District Counsel Bell was also on the call. Chair Behunin noted the meeting was held electronically and that no members of the public reached out to request meeting information.
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. No members of the public were present at the meeting.
3. Approval of Minutes from the October 7 and 15, 2025 meetings
 - a. Discussion was held about the minutes. Mr. Bell had minor technical changes he submitted to Chair Behunin. Trustee Jouffray moved to approve the minutes of October 7th and October 15th. Chair Behunin seconded. No discussion to the motion. Motion passed unanimously in the affirmative.
4. Discussion and Approval of General Liability Insurance
 - a. Chair Behunin noted that Olympus Insurance secured three bids: Chubb \$4364, Munich RE \$5406 and Philadelphia \$5735. Chair Behunin noted that Olympus recommended Chubb as the preferred carrier. Trustee Jouffray asked if Chubb can provide adequate coverage. Chair Behunin confirmed that according to Olympus Chubb can provide the correct coverage. Chair Behunin asked Mr. Bell if he had any advice for the board. Mr. Bell noted that he would advise the board to follow the recommendation of Olympus Insurance. Chair Behunin moved to authorize Olympus Insurance to secure Chubb for general liability insurance at the rate of \$4364 per year. Trustee

Jouffray seconded. No discussion to the motion. Motioned passed unanimously in the affirmative.

5. Discussion and Certification of Harmony Ranch Annexation Proposal
 - a. Discussion was held about the certification of the Harmony Ranch Annexation Proposal. It was noted that it was good to wait on this until the amended resolution from the county was completed. Trustee Jouffray asked about the number of connections for Harmony Ranch. Chair Behunin noted that the petition did not address number of connections and that Harmony Ranches was not asking for more connections. Mr. Bell suggested we review the Harmony Ranch will serve letter and update it to reflect water and sewer connections.
 - b. Chair Behunin also indicated he had notified Harmony Ranch that annexation would also impose on the property the .0008 mill levy.
 - c. Mr. Bell noted that the word “Eden” was left off the address portion of the petition and should be corrected, but besides that, he recommended that the board certify the petition.
 - d. Discussion was held around the will serve letter and it was decided that the board should go back and review the Harmony Ranch will serve letter and potentially reissue the letter.
 - e. Chair Behunin moved to certify the Harmony Ranch petition for annexation. Trustee Jouffray seconded. No discuss to the motion. Motion passed unanimously in the affirmative.
6. Discussion and Approval of a Resolution to Annex the Nordic Village Ventures property into the District
 - a. Discussion was held around the resolution. The resolution was in draft form and Mr. Bell noted he would like to make some revisions. He suggested that the board table this resolution until the December 8th meeting.
 - b. This item was tabled.
7. Discussion and Approval of the 2026 Annual Meeting Schedule Resolution
 - a. Discussion was held regarding the annual meeting schedule. Meetings will be held on the second Monday of every month. It was noted that we needed to change the name of the district to Nordic Valley Water and Sewer District to reflect the change approved by the amended Weber County Resolution.
 - b. Trustee Jouffray motioned to approve the 2026 Annual Meeting Schedule Resolution 2025-11-10-A. Chair Behunin seconded. No discussion to the motion. Motion passed unanimously in the affirmative.
8. Information and Reports
 - a. Chair, Mr. Behunin
 - i. Noted that Weber County passed the amended resolution clarifying the services the district can provide: culinary water, secondary water and sewer. The board will take up amending name change resolutions in the December meeting to submit to the Lt. Governor’s Office. Mr. Bell noted that the resolution also reaffirms that the district is a

“basic special district” which preserves Nordic Village Venture’s voting rights on the board.

- b. Clerk, Mr. Jouffray
 - i. No Report
 - c. Treasurer, Mr. Lewis
 - d. Legal Counsel, Mr. Bell
 - i. Mr. Bell asked for an update on the website. Chair Behunin said it is ready to go and we were waiting for the final name change and addition of services. Chair Behunin will get everyone access to review the website. Mr. Bell will research what contact information we need to have on the website for board member.
 - e. Engineer
9. Closed Session (if needed): Discussion of "Closed Meeting" Topics, Utah Code Annotated § 52-4-205¹
- a. No Closed Session needed.
10. Next Meeting: December 8, 11:00 a.m.
11. Adjournment: Meeting adjourned at 11:36 a.m.

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, November 10, 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

RESOLUTION 2025-12-08-A
AMENDMENT TO
RESOLUTION 2024-10-4-A
CHANGING THE NAME OF THE DISTRICT

A. The Nordic Valley Sewer Improvement District ("District") was created by Weber County, Utah in 1980.

B. A purpose of the creation of the District was to provide sanitary sewer services within the geographical boundaries of the District;

C. Until 2024, the District never conducted any formal operations; in May 2024, Weber County appointed a three (3) member board of trustees to operate and conduct the business of the District;

D. The District's service area encompasses a portion of Weber County commonly known as "Nordic Valley;"

E. On November 4, 2025 The Board of Commissioners of Weber County passed Resolution 44-2025 adding culinary and secondary water as services authorized to be provided by the District;

F. Weber County Resolution 44-2025 also provides that the District is "to be known and designated as the Nordic Valley Water and Sewer District;

G. Weber County Resolution 44-2025 also indicates that the District shall operate as a "basic special district" as provided by law;

H. The District Board of Trustees finds that the current name of the District is not adequately descriptive of the services it will provide; the reason for this finding is that the District is authorized to provide three services: sanitary sewer, culinary water and secondary water, and may in the future provide other services allowed by law;

I. The Board finds it reasonable and appropriate to adopt a new name for the District, to more clearly reflect the services to be provided.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOVLED AND ORDERED by the NORDIC VALLEY SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES as follows:

1. Section 1. Name Change of Resolution 2024-10-04-A is amended as follows:

“The name of the District shall be changed to Nordic Valley Sewer Improvement District after the date hereof shall mean and refer to The Nordic Valley Water and Sewer District.”

2. The Nordic Valley Water and Sewer District is authorized to provide culinary and secondary water services, sanitary sewer services, and other such services as may be lawful.
3. Consistent with Weber County Resolution 44-2025, inasmuch as the District was created in 1980, the District shall be a “basic special district” as defined by Utah Code Ann. Title 17B, Chapter 1, and shall conduct its operations in a manner consistent with all laws pertaining to a “basic special district” including without limitation the trustee appointment and elections provisions of Title 17B Chapter 1 Part 14.
4. The current board of trustees shall serve during the terms describe in Resolution 29-2024, and thereafter shall be appointed or elected as provided by law.
5. Except as expressly modified, Resolution 2024-10-04-A shall not be affected by this Resolution.

This Resolution shall take effect immediately.

RESOLVED this _____ day of December 2025.

NORDIC VALLEY SEWER IMPROVEMENT DISTRICT

Rob Behunin, Board Chair

ATTEST:

District Clerk/Deputy Clerk

Board Member’s Name	Aye	Nay	Abstain "A" or Not Present "NP"
Rob Behunin—Board Chair			
Laurent Jouffray—Board Member and Clerk			
John Lewis—Board Member			

RESOLUTION 2025-12-08-B

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE NORDIC VALLEY WATER AND SEWER DISTRICT APPROVING THE ANNEXATION OF 442 ACERS OF LAND OWNED BY NORDIC VILLAGE VENTURES INTO THE DISTRICT FOR THE PURPOSE OF RECEIVING DISTRICT SERVICES

WHEREAS, pursuant to the provisions of U.C.A §17B-1-401, et seq, which allows the District to expand its boundaries to provide District services if certain criteria are met; and

WHEREAS, Nordic Village Ventures has made a valid petition to the District Board of Trustees requesting that the District annex 442 acres of land adjacent to the District for the purposes of receiving District services; and

WHEREAS, the District Board of Trustees certified the petition for annexation in its October 15, 2025, board meeting; and

WHEREAS, the District Board of Trustees provided notice of the certification action to the Board of Weber County Commissioners via email on October 16, 2025; and

WHEREAS, the Board of Weber County Commissioners in its work meeting of November 3, 2025, indicated to the chair of the District Board of Trustees, Robert Behunin, that Weber County has no intention of providing water or sewer services to the proposed annexation area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE NORDIC VALLEY WATER AND SEWER DISTRICT AS FOLLOWS:

Section 1. Annexation Petition. Attached hereto as Exhibit “A” is the Nordic Village Venture Annexation Petition.

Section 2. Findings. The District Board of Trustees finds that the property to be annexed into the District can be efficiently served by the District and that no other entity will be providing similar services.

Section 3. Approval of Resolution. The District Board of Trustees hereby approves the annexation of the Nordic Village Ventures property as described in Exhibit “A”.

Section 4. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

Section 5. Other Actions. The Chair of the District Board of Trustees of the Nordic Valley Water and Sewer District is authorized to execute other such documents and to take such other action as may be necessary and appropriate for the completion of the annexation process of the property, including the creation and filing of documents that may be required by the office of the Utah Lieutenant Governor.

PASSED AND ADOPTED ON DECEMBER 8, 2025

NORDIC VALLEY WATER AND SEWER DISTRICT

Rob Behunin, Board Chair

ATTEST:

District Clerk/Deputy Clerk

Board Member's Name	Aye	Nay	Abstain "A" or Not Present "NP"
Rob Behunin—Board Chair			
Laurent Jouffray—Board Member and Clerk			
John Lewis—Board Member			

EXHIBIT A

PETITION FOR ANNEXATION

Petitioner: Nordic Village Ventures

Mailing Address: 482 W 800 N #204, Orem, UT 84057

Contact Sponsor: Ryan Christofferson, General Manager

Telephone: 801-420-6467

Email: rchristofferson@clydecapitalgroup.com

1. Petition

Pursuant to Utah Code Ann. §§ 17B-1-401 et seq., the undersigned owner of real property hereby petitions the 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: 3567 Nordic Valley Way, Eden, UT 84310

Parcel Size: 442.37 Acres (19,269,569.48 sq. ft.)

Owner: Nordic Village Ventures, LLC, a Utah limited liability company

Legal Description:

LOCATED IN SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32 AND RUNNING THENCE:

NORTH 00°31'29" EAST 2,715.63 FEET ALONG THE WESTERLY SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°32'20" EAST 2,716.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 88°21'41" EAST 670.66 FEET ALONG THE NORTHERLY SECTION LINE OF SECTION 32; THENCE NORTH 00°38'43" EAST 708.80 FEET; THENCE NORTH 00°38'43" EAST 635.03 FEET; THENCE NORTH 89°33'56" EAST 535.62 FEET; THENCE SOUTH 04°33'34" WEST 11.11 FEET; THENCE SOUTH 89°31'36" EAST 1,124.87 FEET; THENCE SOUTH 89°41'49" EAST 290.39 FEET TO THE WESTERLY LINE OF 3500 EAST STREET (ALSO KNOWN AS NORDIC VALLEY HIGHWAY); THENCE SOUTH 01°20'16" WEST 27.65 FEET ALONG SAID WESTERLY LINE OF 3500 EAST STREET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT ENTRY No. 805058; THENCE ALONG SAID BOUNDARY LINE OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 89°42'02" WEST 487.98 FEET; 2. NORTH 89°42'02" WEST 487.98 FEET; 3. SOUTH 89°42'02" EAST 147.94 FEET; THENCE SOUTH 62°03'22" WEST 475.30 FEET; THENCE SOUTH 34°41'57" EAST 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND

DISTANCES: 1. SOUTH 01°41'59" EAST 987.73 FEET; 2. SOUTH 34°42'03" EAST 1,736.48 FEET; 3. SOUTH 55°52'02" EAST 1,014.59 FEET; 4. SOUTH 71°29'02" EAST 531.56 FEET; 5. SOUTH 78°42'02" EAST 50.00 FEET; 6. SOUTH 11°17'58" WEST 121.53 FEET; 7. SOUTH 13°34'21" WEST 49.93 FEET; 8. SOUTH 73°59'14" EAST 237.98 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. SOUTH 20°30'14" WEST 70.78 FEET; 2. SOUTH 01°30'14" WEST 140.39 FEET; 3. SOUTH 16°30'14" WEST 134.78 FEET; 4. SOUTH 28°29'46" EAST 132.50 FEET; 5. SOUTH 19°30'14" WEST 96.54 FEET; 6. SOUTH 09°30'14" WEST 253.28 FEET; 7. SOUTH 45°30'14" WEST 140.34 FEET; 8. SOUTH 09°14'14" WEST 190.45 FEET ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT; THENCE SOUTH 18°30'14" WEST 119.54 FEET ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 FIRST AMENDMENT; THENCE NORTH 73°14'16" WEST 205.08 FEET; THENCE SOUTH 29°45'14" WEST 140.00 FEET; THENCE SOUTH 38°29'04" WEST 254.04 FEET; THENCE SOUTH 09°12'14" WEST 60.00 FEET; THENCE NORTH 84°26'14" EAST 45.91 FEET; THENCE SOUTH 05°33'43" EAST 50.00 FEET; THENCE SOUTH 84°26'14" WEST 220.00 FEET; THENCE SOUTH 29°36'02" WEST 302.03 FEET; THENCE SOUTH 88°56'52" WEST 892.75 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTH QUARTER CORNER OF SECTION 32; THENCE SOUTH 88°58'48" WEST 2,679.23 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 32 TO THE POINT OF BEGINNING.

CONTAINING 19,269,569.48 SQUARE FEET OR 442.37 ACRES, MORE OR LESS.

(THE ABOVE DESCRIPTION IS COMPRISED OF ASSESSOR PARCELS: 22-023-0173, 22-023-0182, 22-023-0181, 22-029-0016, 22-029-0018, 22-029-0019 AND PORTION OF 22-023-0172)

3. Sponsors

Petitioner designates the following sponsor and contact person for this petition: Ryan Christofferson, General Manager of Nordic Village Ventures, LLC

4. Map

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

5. Request

Petitioner respectfully requests that the 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: September 19, 2025

PETITIONER:

Nordic Village Ventures, LLC
a Utah limited liability company

By: Ryan Christofferson, General Manager

Exhibit A NORDIC SEWER DISTRICT ANNEXATION BOUNDARY

P.O.B.

LEGEND

 EXISTING
DISTRICT AREA
ENTRY No. 805058
BOOK 1347 PAGE 217

 ANNEXED AREA

NORDIC SEWER
DISTRICT ANNEXATION
19,269,569.48 SQ FT

22-029-0016

22-029-0019

22-029-0018

VIKING DRIVE

SOMERSET
DRIVE

2700 N STREET

NORDIC
VALLEY WAY

22-029-0013

22-023-0060

22-023-0172

3500 EAST STREET

22-023-0173

22-023-0182

22-023-0181

22-023-0178

22-023-0112

22-023-0113

22-023-0114

22-023-0124

22-023-0121

22-023-0125

22-023-0087

22-023-0059

22-029-0004

22-029-0004

NORDIC VALLEY DRIVE

NORDIC VALLEY ROAD



NORTH
N.T.S.

RESOLUTION 2025-12-08-C

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE NORDIC VALLEY WATER AND SEWER DISTRICT APPROVING THE ANNEXATION OF 53.878 ACRES OF LAND OWNED BY HARMONY RANCH EDEN HOLDINGS, LLC INTO THE DISTRICT FOR THE PURPOSE OF RECEIVING DISTRICT SERVICES

WHEREAS, pursuant to the provisions of U.C.A §17B-1-401, et seq, which allows the District to expand its boundaries to provide District services if certain criteria are met; and

WHEREAS, Harmony Ranch Eden Holdings, LLC has made a valid petition to the District Board of Trustees requesting that the District annex 53.878 acres of land adjacent to the District for the purposes of receiving District services; and

WHEREAS, the District Board of Trustees certified the petition for annexation in its November 10, 2025, board meeting; and

WHEREAS, the District Board of Trustees provided notice of the certification action to the Board of Weber County Commissioners via email on November 17, 2025; and

WHEREAS, the Board of Weber County Commissioners in its work meeting of November 3, 2025, indicated to the chair of the District Board of Trustees, Robert Behunin, that Weber County has no intention of providing water or sewer services to the proposed annexation area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE NORDIC VALLEY WATER AND SEWER DISTRICT AS FOLLOWS:

Section 1. Annexation Petition. Attached hereto as Exhibit “A” is the Harmony Ranch Eden Holdings, LLC Annexation Petition.

Section 2. Findings. The District Board of Trustees finds that the property to be annexed into the District can be efficiently served by the District and that no other entity will be providing similar services.

Section 3. Approval of Resolution. The District Board of Trustees hereby approves the annexation of the Harmony Ranch Eden Holdings, LLC property as described in Exhibit “A”.

Section 4. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

Section 5. Other Actions. The Chair of the District Board of Trustees of the Nordic Valley Water and Sewer District is authorized to execute other such documents and to take such other action as may be necessary and appropriate for the completion of the annexation process of the property, including the creation and filing of documents that may be required by the office of the Utah Lieutenant Governor.

PASSED AND ADOPTED ON DECEMBER 8, 2025

NORDIC VALLEY WATER AND SEWER DISTRICT

Rob Behunin, Board Chair

ATTEST:

District Clerk/Deputy Clerk

Board Member's Name	Aye	Nay	Abstain "A" or Not Present "NP"
Rob Behunin—Board Chair			
Laurent Jouffray—Board Member and Clerk			
John Lewis—Board Member			

EXHIBIT A

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 Nordic Valley Sewer Improvement District (NVSID) to annex the following described property into the boundaries of the District for the purpose of receiving water and sewer 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 NVSID 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

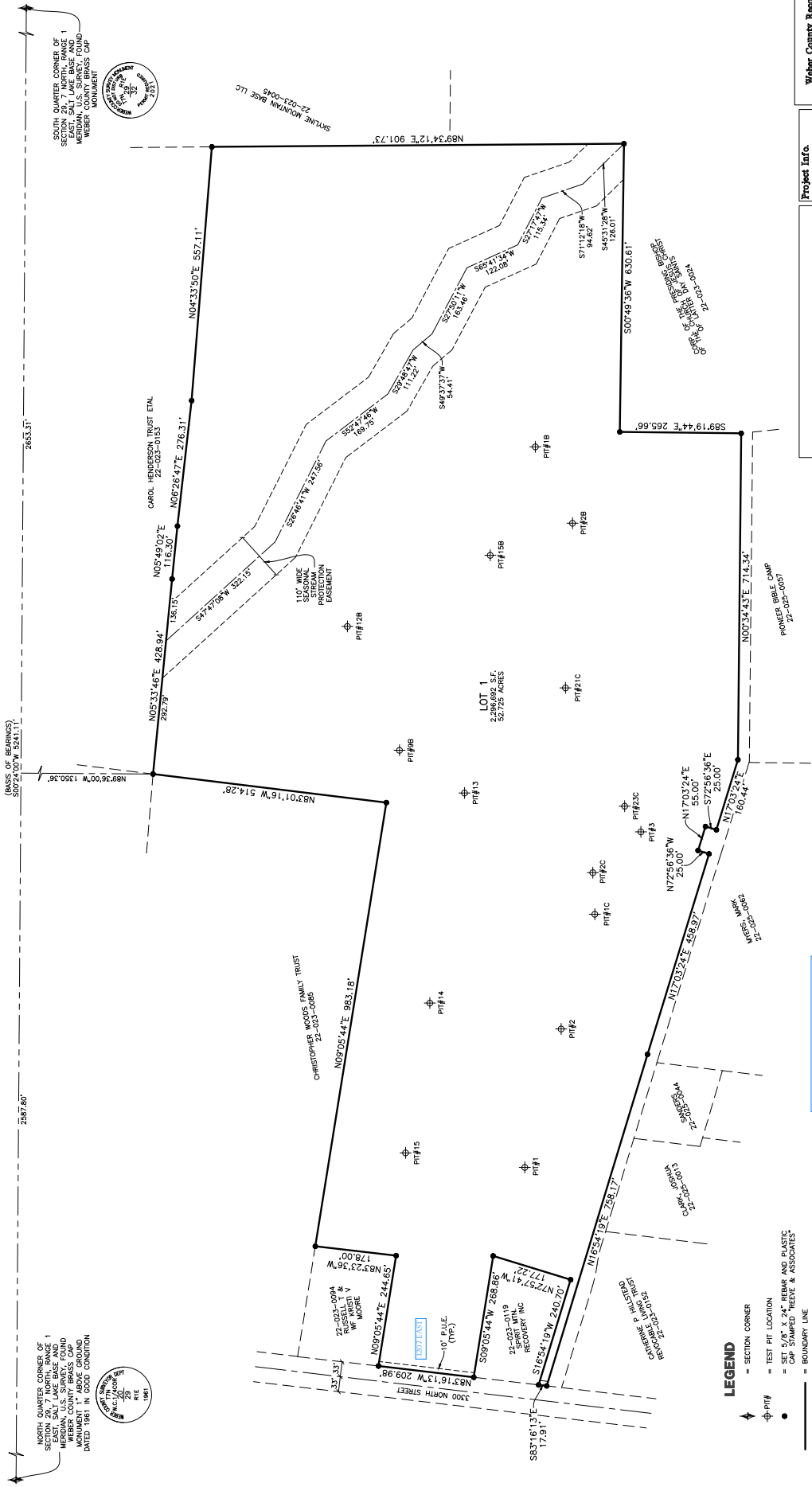
PETITIONER:

Harmony Ranch Eden Holdings, LLC
a Utah limited liability company

By: _____
Ian Silverberg, Managing Member

HARMONY RANCH SUBDIVISION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH APRIL, 2023



LEGEND

- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE

Scale: 1" = 100'

APPROVED
BY THE WEBER COUNTY
SURVEYOR'S OFFICE

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

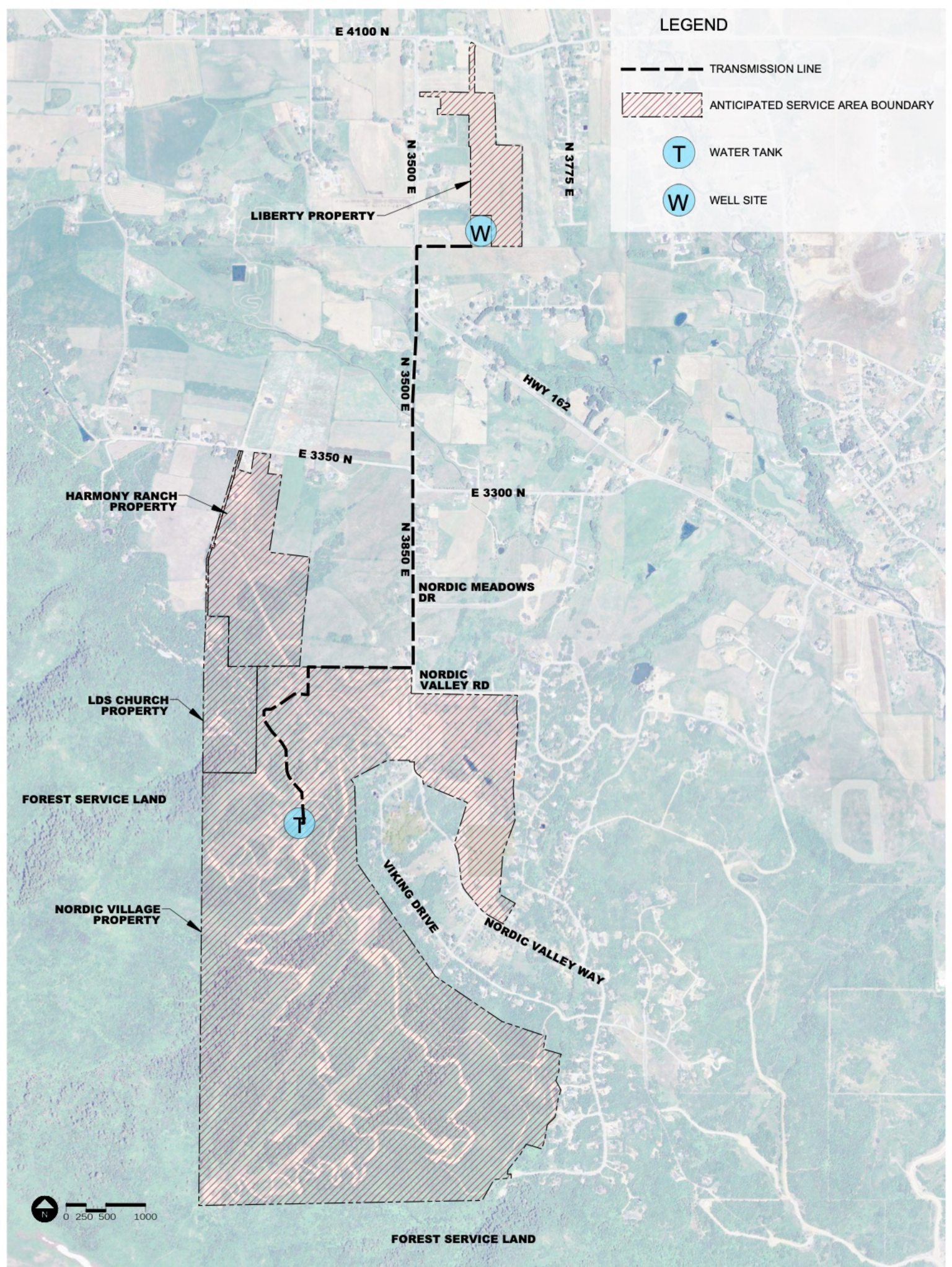
Project Info.

Surveyor: R. KUNZ
And Recorded: _____
Of The Official Records, Page _____
Recorded For: _____
Name: HARMONY RANCH
Cluster Subdivision
Number: 756E-01
Recorded: _____
State: _____
Checked: _____
Deputy: _____

Reeve & Associates, Inc.
P.A.
Tel: (801) 675-5555 Fax: (801) 675-5555
www.reeve-assoc.com

Weber County Recorder

Entry No. _____
And Recorded: _____
Of The Official Records, Page _____
Recorded For: _____
Name: HARMONY RANCH
Cluster Subdivision
Number: 756E-01
Recorded: _____
State: _____
Checked: _____
Deputy: _____



NORDIC VILLAGE

PID EXHIBIT A WATER SYSTEMS IMPROVEMENT MAP

MAP DATE: FEBRUARY 2024