

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 8 day of December 2025.

NORDIC VALLEY SEWER IMPROVEMENT DISTRICT


Robert T Behunin (Dec 17, 2025 08:54:39 MST)

Rob Behunin, Board Chair

ATTEST:


Laurent Jouffray (Dec 12, 2025 16:10:28 MST)

District Clerk/Deputy Clerk

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

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


Robert T Behunin (Dec 17, 2025 08:54:39 MST)
Rob Behunin, Board Chair

ATTEST:


Laurent Jouffray (Dec 12, 2025 16:10:28 MST)
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-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


Robert T Behunin (Dec 17, 2025 08:54:39 MST)

Rob Behunin, Board Chair

ATTEST:


Laurent Jouffray (Dec 12, 2025 16:10:28 MST)

District Clerk/Deputy Clerk

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