



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

Notice is hereby given that the City Council (the “Council”) of Washington City, Utah shall hold a public hearing on **Wednesday, February 25, 2026, at or after 6 P.M.** The public hearing is regarding the proposed creation of the Corner Post 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 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 Utah Code, Section 17D-4-201, 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 Washington City, Utah
Date and Time: Wednesday, February 25, 2026, at or after 6 P.M.

Location:

Washington City Council Chambers
111 North 100 East, Washington, UT 84780

The meeting will be broadcast via Youtube Live linked online at
<https://washingtoncity.org/meetings>.

Public comment for this topic may be submitted through the “Items Available for Public Comment” portal at <https://washingtoncity.org/meetings>. The public comment portal opens the Friday before the meeting and is available until 5:00 pm on the day preceding the meeting. Virtual or in-person meeting attendance is also welcome.

Proposed District Boundaries:

Legal descriptions for the Proposed District are attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust its boundaries through annexation and 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 Resolution:

The proposed resolution regarding the creation of the Proposed District contains consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the annexation area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the Proposed District, comprised as follows:
 - Trustee 1 – Tyler Carlson, for an initial 6-year term;
 - Trustee 2 – Matt Nielson, for an initial 6-year term;
 - Trustee 3 – Doug Leventhal, for an initial 4-year term;
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed District:
 - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed District
 - Permitting the Proposed District to issue debt repayable from property taxes, special assessments, and other revenues of the Proposed District

Proposed Service:

Corner Post Public Infrastructure District is proposed to be created for the purpose of financing the construction of improvements for the project known as The Corner Post (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.

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

The following parcels located in Washington County, State of Utah:

COMMENCING AT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°14'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,327.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°22'49" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SDUIH 89°12'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER , 1,327.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18'59" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 879,341 SQ. FT. OR 20.187 ACRES. MORE OR LESS.

MAP OF PROPOSED DISTRICT BOUNDARIES AND ANNEXATION AREA

