

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY SUMMIT COUNTY, UTAH

Notice is hereby given that the Summit County Council (the “Council”) 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 Resort Core Public Infrastructure District No. 1 (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 County 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 County 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 County prior to the public hearing described herein.**

Meeting Information:

Held By: The County Council of Summit County, Utah

Date and Time: Wednesday, February 25, 2026 at or after 6 P.M.

Location:

Summit County Courthouse

60 N Main Street

Coalville, UT 84017

To view Council meeting, live, visit the “Summit County, Utah” Facebook page

OR

To participate in Council meeting: Join Zoom webinar: <https://zoom.us/j/772302472>

OR

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

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 County, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the Proposed District, comprised as follows:
 - Trustee 1 – David Smith, for an initial 6-year term;
 - Trustee 2 – Laurel Simpson, for an initial 4-year term;
 - Trustee 3 – Alex Blumenfrucht, for an initial 6-year term;
 - Trustee 4 – Michael Bodnar, for an initial 4-year term; and
 - Trustee 5 – Donald Fishoff, for an initial 6-year term.
- Authorization for execution by the County of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed District:
 - Permitting a mill levy of 0.015 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:

Resort Core Public Infrastructure District No. 1 is proposed to be created for the purpose of financing the construction of public infrastructure relating to Resort Core 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.

APPENDIX A
LEGAL DESCRIPTION AND MAP OF PROPOSED DISTRICT BOUNDARIES

Legal Descriptions (Initial District Boundaries)

Parcel 1

A parcel of land within the North half of Section 36, Township 1 South Range 3 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as follows:

Beginning at a point North 89°16'07" West 1339.26 feet from a found brass cap at the East quarter corner of Section 36, Township 1 South Range 3 East, Salt Lake Base and Meridian. (Basis of Bearing being North 00°00'06" West 2641.45 feet between said East quarter corner and the Northwest corner of Section 31, Township 1 South Range 4 East, Salt Lake Base and Meridian); said point lying on the Westerly boundary of The First Amended Master Development Plat of Frostwood, recorded December 22, 2006 as Entry No. 799952 of the official records; thence North 89°16'07" West 1800.19 feet along the center of Section line to a point on the boundary of the tract of land described in that certain Special Warranty Deed recorded December 12, 1997 as Entry No. 494864 in Book 1102 at Page 492 of the official records, and following said boundary the next two courses: 1) thence North 00°05'47" West 1363.98 feet; 2) thence South 88°58'15" East 1800.35 feet to a point on the Northwest corner of said First Amended Master Development Plat of Frostwood; and following the Westerly boundary of said plat South 00°05'47" East 1354.62 feet, more or less, to the point of beginning.

[Tax Serial No. PP-73]

Parcel 2

Lot WWD4B, WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT; according to the Official Plat thereof, on file and of record in the Summit County Recorder's Office.

[Tax Serial No. WWDDAM-WWD4B]

Parcel 3

a. The North 10 rods of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

[Tax Serial No. PP-75-H-6]

b. The South 10 rods of the North 20 rods of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

[Tax Serial No. PP-75-H-5]

c. The South 10 rods of the North 30 rods of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian and the

South 10 rods of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

Excepting therefrom any portion lying within West Willow Draw Development Area Master Plat, recorded December 30, 2010, Entry No. 914098 on file and of record in the Office of the Summit County Recorder. [Tax Serial No. PP-75-J]

d. A parcel of land located in the northwest quarter of the southeast quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°00'29" East 2004.66 feet coincident with the east section line and West 2675.26 feet from a brass cap monument at the southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the north-south quarter line of Section 36 and also being the northeast corner of Lot WWD4 A of West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah; and running thence coincident with said north-south quarter section line North 00°13'38" West 334.08 feet to the north line of the south half of the northwest quarter of the northwest quarter of the southeast quarter of said Section 36; thence coincident with said north line South 89°22'14" East 379.08 feet to the northerly boundary of said West Willow Draw Development Area Master Plat; thence coincident with said northerly boundary the following twelve (12) courses: 1) South 60°31'57" West 135.64 feet; thence 2) South 43°51'27" West 28.98 feet; thence 3) South 59°46'54" West 112.25 feet; thence 4) South 33°00'00" West 61.70 feet to a point on a non tangent curve to the left having a radius of 128.00 feet, of which the radius point bears North 44°28'36" East; thence 5) along the arc of said curve 41.28 feet through a central angle of 18°28'37"; thence 6) South 26°00'00" West 31.16 feet to a point on a non tangent curve to the right having a radius of 125.00 feet, of which the radius point bears South 59°08'33" West; thence 7) along the arc of said curve 45.50 feet through a central angle of 20°51'27"; thence 8) South 10°00'00" East 55.82 feet to a point on a curve to the right having a radius of 17.00 feet, of which the radius point bears South 80°00'00" West; thence 9) along the arc of said curve 29.67 feet through a central angle of 100°00'00"; thence 10) West 107.44 feet; thence 11) North 00°13'26" West 35.01 feet (plat: 35.00 feet); thence 12) West 30.04 feet (plat: 30.00 feet) to the point of beginning.

The Basis of Bearing for the above description is North 00°00'29" East 2639.24 feet between a brass cap in concrete in a street monument at the east quarter corner and a brass cap monument at the southeast corner of said Section 36 as shown on Survey S-7915 on file with Summit County.

[Portion of Tax Serial No. PP-75-A-2]

Parcel 4

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 00°00'31" West a distance of 782.82 feet; thence leaving said section line North 89°59'29" West a distance of 1575.68 feet to the POINT OF BEGINNING; thence North 79°00'00" West a distance of 578.27 feet to a point on a 475.00 foot radius curve to the right, center bears North 11°00'00" East; thence along the arc of said curve through a central angle of 7°00'00", a distance of 58.03 feet; thence North 72°00'00" West a distance of 20.84 feet to a point on a 225.00 foot radius curve to the left, center bears South 18°00'00" West; thence along the arc of said curve through a central angle of 35°33'57", a distance of 139.67 feet; thence South 72°26'03" West a distance of 35.47 feet; to a point on a 175.00 foot radius curve to the right, center bears North 17°33'57" West; thence along the arc of said curve through a central angle of 5°45'19", a distance of 17.58 feet to a point on a 57.00 foot radius curve to the right, center bears North 11°48'39" West; thence along the arc of

said curve through a central angle of 91°48'39", a distance of 91.34 feet; thence North 10°00'00" West a distance of 34.53 feet to a point on a 175.00 foot radius curve to the left, center bears South 80°00'00" West; thence along the arc of said curve through a central angle of 11°31'49", a distance of 35.22 feet; thence North 26°00'00" East a distance of 104.99 feet; thence North 74°30'52" East a distance of 306.99 feet; thence North 85°02'48" East a distance of 224.36 feet; thence North 71°36'34" East a distance of 146.33 feet; thence South 89°22'14" East a distance of 411.05 feet; thence South 23°09'22" West a distance of 508.74 feet to said point of beginning.

[Portion of Tax Serial No. PP-75-A-2 and portion of Tax Serial No. PP-74-G]

Parcel 5

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 00°00'31" West a distance of 831.70 feet; thence leaving said section line North 89°59'29" West a distance of 1586.22 feet to the POINT OF BEGINNING; thence South 29°04'15" West a distance of 39.83 feet; thence South 62°43'34" West a distance of 147.77 feet; thence South 71°58'23" West a distance of 138.22 feet; thence South 88°58'01" West a distance of 309.96 feet; thence North 72°25'33" West a distance of 144.35 feet; thence North 51°33'19" West a distance of 125.97 feet; thence South 46°38'46" West a distance of 44.83 feet; thence North 58°49'24" West a distance of 230.87 feet; thence North 00°13'26" West a distance of 52.08 feet; thence North 90°00'00" East a distance of 201.51 feet to a point on a 225.00 foot radius curve to the left, thence along the arc of said curve through a central angle of 17°33'57", a distance of 68.98 feet; thence North 72°26'03" East a distance of 35.47 feet to a point on a 175.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 35°33'57", a distance of 108.63 feet; thence South 72°00'00" East a distance of 20.84 feet to a point on a 525.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 7°00'00", a distance of 64.14 feet; thence South 79°00'00" East a distance of 577.24 feet to said point of beginning.

[Portion of Tax Serial No. PP-74-G]

Parcel 6

All of PARCEL C, RESORT CORE DEVELOPMENT AREA - RC14 & RC15 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-14-15-C]

Parcel 7

All of PARCEL RC15, RESORT CORE DEVELOPMENT AREA - RC14 & RC15 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-14-15-RC15]

Parcel 8

All of PARCEL RC21, RESORT CORE DEVELOPMENT AREA - RC21 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-RC21]

Parcel 9

All of PARCEL RC20-A, RESORT CORE DEVELOPMENT AREA - RC20 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-RC20-A]

Parcel 10

All of PARCEL RC20-B, RESORT CORE DEVELOPMENT AREA - RC20 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-RC20-B]

Parcel 11

All of PARCEL RC16-A, RESORT CORE DEVELOPMENT AREA - RC16 SUBDIVISION PLAT; according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

[Tax Serial No. RCDA-RC16-A]

Parcel 12

A parcel of land located in the northwest quarter of northeast quarter of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at the north quarter corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian; and running thence coincident with the north line of the northwest quarter of the northeast quarter of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian South 89°56'56" East 470.19 feet to the south quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence coincident with the south line of the southeast quarter of Section 36 South 89°59'45" East 206.51 feet to the northwest corner of Escala Lodges Plat 'A', recorded June 17, 2005, as Entry No. 739707 in the Office of the Recorder, Summit County, Utah; thence coincident with the west boundary of Escala Lodges Plat 'A' South 479.50 feet; thence continuing South 43.61 feet, more or less, to the north boundary of Plat Amendment for Timberwolf Subdivision, recorded September 21, 2001, as Entry No. 598724 in the Office of the Recorder, Summit County, Utah; thence coincident with the north boundary of said Timberwolf Subdivision West 2.99 feet; thence North 18.29 feet; thence West 289.48 feet; thence South 556.75 feet to the north boundary of that certain Warranty Deed, recorded April 27, 2000, as Entry No. 564398 in the Office of the Recorder Summit County, Utah; thence coincident with the north boundary of said Warranty Deed West 381.23 feet to the west line of the northeast quarter of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian; thence coincident with said west line North 00°09'43" West 1062.01 feet to the point of beginning.

[Tax Serial No.'s PP-2-C-1, PP-2-D-2, PP-2-D-1, PP-2-D, PP-2-D-3, PP-2-B, PP-2-E, PP-2-E-2, and PP-2-E-A]

APPENDIX B
LEGAL DESCRIPTION AND MAP OF ANNEXATION AREA

Legal Descriptions (Annexation Area)

Parcel 1

Property located in Summit County, State of Utah, more particularly described as follows:

Beginning at the northeast corner of Lot WWD7, also being on the boundary of the West Willow Draw Development Area Master Plat, on file and of record in the Office of the Summit County Recorder and running thence leaving said boundary South 89°16'50" East along the quarter section line a distance of 70.85 feet; thence leaving said quarter section line South 00°10'55" East a distance of 549.59 feet to a point on the said West Willow Draw Development Area Master Plat boundary; thence along said boundary North 77°35'33" West a distance of 77.51 feet; thence continuing along said boundary North 00°20'00" East a distance of 533.83 feet to the point of beginning. [Tax Serial No.: PP-75-H-X]

Parcel 2

That portion of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, encompassed by the North ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 36.

LESS and EXCEPTING therefrom the following:

Any portion lying within West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah.

[Tax Serial No.: PP-75-A-3-X]

Parcel 3

That portion of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian encompassed by the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section.

LESS and EXCEPTING therefrom the following:

Any portion lying within West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah.

[Tax Serial No.: PP-75-A-9-X]

Parcel 4

Lot WWD8 (Private Road) West Willow Draw Development Area Master Plat Subdivision; according to the official plat on file in the Summit County Recorder's Office.

[Tax Serial No.: WWDDAM-WWD8]

Parcel 5

A parcel of land located in the southeast quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is South 00°00'29" West 982.31 feet coincident with the section line and West 2178.23 feet from the east quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the north boundary of parcel WWD 2, West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah; and running thence South 88°58'01" West 21.65 feet; thence North 73°55'56" West 245.43 feet; thence North 58°34'30" West 84.90 feet; thence South 89°54'42" West 166.11 feet to the southeast corner of parcel WWD4 A, West Willow Draw Development Area Master Plat, said point also being on the boundary of said parcel WWD 2; thence coincident with the east boundary of parcel WWD4 A and the boundary of parcel WWD 2 North 00°13'38" West 117.32 feet (record North 00°13'26" West 117.30 feet); thence coincident with said boundary of parcel WWD 2 the following four (4) courses: 1) South 58°49'24" East 266.06 feet (record 266.02 feet); thence 2) North 46°38'46" East 44.83 feet; thence 3) South 51°33'19" East 125.97; thence 4) South 72°25'33" East 144.35 feet to the point of beginning.

[Portion of Tax Serial No.: WWDDAM-WWD2]

Parcel 6

A parcel of land located in the southeast quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is South 00°00'29" West 915.49 feet coincident with the section line and West 1701.09 feet from the east quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the north boundary of parcel WWD 2, West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah; and running thence South 53°48'22" West 101.08 feet; thence South 88°58'01" West 85.68 feet to a point on said parcel WWD 2; thence coincident with said parcel WWD2 the following two (2) courses: 1) North 71°58'23" East 138.22 feet; thence 2) North 62°43'34" East 40.29 feet to the point of beginning.

[Portion of Tax Serial No.: WWDDAM-WWD2]

Parcel 7

Parcel E, Resort Core Development Area RC14 & RC15 Subdivision; according to the official plat on file in the Summit County Recorder's Office.

[Tax Serial No.'s: RCDA-14-15-E]

Parcel 8

Parcel D, Resort Core Development Area RC14 & RC15 Subdivision; according to the official plat on file in the Summit County Recorder's Office.

[Tax Serial No.: RCDA-14-15-D]

Parcel 9

Parcel B, Resort Core Development Area RC14 & RC15 Subdivision; according to the official plat on file in the Summit County Recorder's Office. [Tax Serial No.: RCDA-14-15-B]

Parcel 10

A parcel of land located in the southwest quarter of the southeast quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°00'29" East 600.05 feet coincident with the east section line and West 2002.12 feet from a brass cap monument at the southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being on the north-south one-sixty-fourth line in the southwest quarter of the southeast quarter of said Section 36; and running thence coincident with said north-south one-sixty-fourth section line North 00°10'08" West 407.65 feet to the west boundary of Grand Summit Resort Hotel, recorded January 31, 2000, as Entry No. 558242 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grand Summit Resort Hotel the following twelve (12) courses: 1) South 14°50'26" East 80.38 feet; thence 2) North 75°09'34" East 3.76 feet; thence 3) South 14°50'26" East 41.75 feet; thence 4) North 75°09'34" East 23.00 feet; thence 5) North 14°50'26" West 0.82 feet; thence 6) North 75°09'34" East 224.16 feet; thence 7) South 14°50'26" East 6.54 feet; thence 8) North 75°09'34" East 31.83 feet; thence 9) North 14°50'26" West 6.54 feet; thence 10) North 75°09'34" East 19.42 feet; thence 11) North 14°50'26" West 6.58 feet; thence 12) North 75°09'34" East 29.76 feet to a point on the west boundary of Resort Core Development Area-RC14 & RC15 Subdivision Plat, recorded May 29, 2018, as Entry No. 1092360 in the Office of the Recorder, Summit County, Utah; thence coincident with the west boundary of Resort Core Development Area-RC14 & RC15 Subdivision Plat the following three (3) courses: 1) North 75°09'34" East 25.10 feet to a point on a non tangent curve to the left having a radius of 60.00 feet, of which the radius point bears South 51°58'15" East; thence 2) along the arc of said curve 72.34 feet through a central angle of 69°05'04"; thence 3) South 31°03'19" East 56.41 feet to the northerly boundary of Westgate at the Canyons Final Subdivision Second Amendment, recorded October 25, 2013, as Entry No. 982485 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly boundary of Westgate at the Canyons the following eight (8) courses: 1) South 60°30'24" West 101.23 feet; thence 2) South 29°29'36" East 15.00 feet; thence 3) South 60°30'24" West 104.67 feet; thence 4) South 29°29'36" East 120.00 feet; thence 5) South 60°30'24" West 59.67 feet; thence 6) North 29°29'36" West 8.19 feet; thence 7) South 60°30'24" West 59.57 feet; thence 8) South 29°29'38" East 1.72 feet; thence West 39.05 feet to the boundary of Sundial Lodge, recorded December 15, 1999, as Entry No. 555291 in the Office of the Recorder, Summit County, Utah; thence coincident with the boundary of Sundial Lodge the following eight (8) courses: 1) North 29°28'29" West 20.72 feet; thence 2) South 60°31'31" West 13.58 feet; thence 3) North 29°28'29" West 3.25 feet; thence 4) South 60°31'31" West 12.00 feet; thence 5) South 29°28'29" East 3.25 feet; thence 6) South 60°31'31" West 10.70 feet; thence 7) North 74°29'36" West 6.19 feet; thence 8) South 60°30'24" West 3.75 feet; thence West 88.47 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°00'29" East 2639.24 feet between a brass cap in concrete in a street monument at the east quarter corner and a brass cap monument at the southeast corner of said Section 36 as shown on Survey S-7915 on file with Summit County.

[Tax Serial No.: PP-75-6]

