

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

Notice is hereby given that the South Jordan City Council (the “Council”) shall hold a public hearing on **Tuesday, March 17, 2026 at 6:30 p.m.** The public hearing is regarding the proposed creation of the So Jo Marketplace Public Infrastructure District (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) are 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 South Jordan City, Utah

Date and Time: Tuesday, March 17, 2026 at 6:30 p.m.

Location:

South Jordan City Hall – City Council Chambers

1600 W. Towne Center Drive, South Jordan City, UT 84095

To view Council meeting, live, visit the “South Jordan City Council Website”

<https://www.sjc.utah.gov/241/City-Council>

Proposed District Boundaries:

A legal description for the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District will 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 – John Gust, for an initial 6-year term;
 - Trustee 2 – Cory Gust, for an initial 4-year term;
 - Trustee 3 – Ryan Button, for an initial 6-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 the Proposed District to issue debt repayable from property taxes, special assessments, tax increment and any other legally available revenues of the Proposed District

Proposed Service:

So Jo Marketplace Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the “So Jo Marketplace” 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

PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

Beginning at a point South 0°02'50" West 1,309.93 feet along the section line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running; thence Southeasterly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37");

thence Southeasterly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05") to the Section line;

thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway;

thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:

(1) South 53°27'06" West 918.63 feet;

(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41");

(3) North 36°46'04" West 14.00 feet;

(4) South 57°58'15" West 75.52 feet;

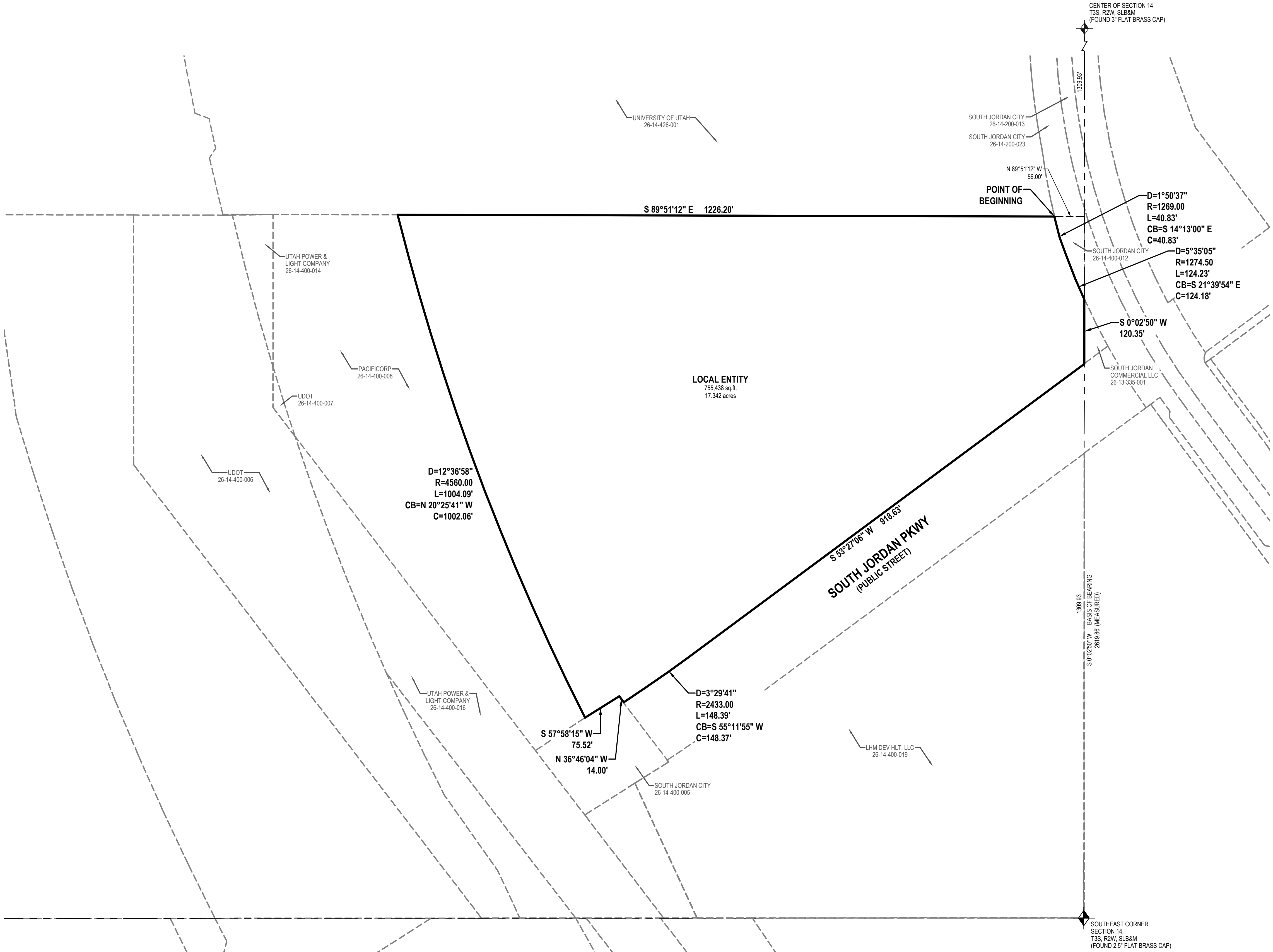
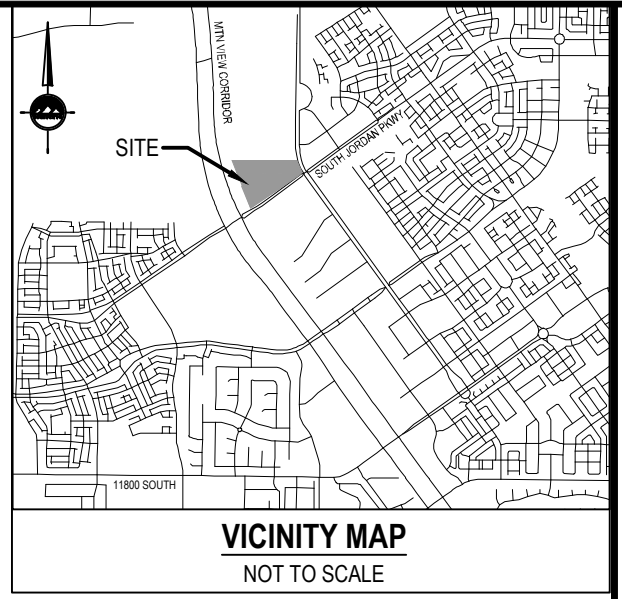
thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°15'50" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58");

thence South 89°51'12" East 1,226.20 feet to the point of beginning.

Contains 755,438 Square Feet or 17.342 Acres

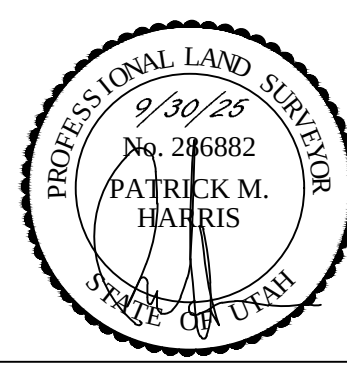
FINAL LOCAL ENTITY PLAT
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT
OCTOBER 2025

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 286882, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within the City of South Jordan, Salt Lake County to be annexed into the SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT.

BOUNDARY DESCRIPTION
A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point South 0°02'50" West 1,309.93 feet along the section line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running;
thence Southeastly 40.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37");
thence Southeastly 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05") to the Section line;
thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway;
thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:
(1) South 53°22'06" West 916.63 feet;
(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41");
(3) North 36°46'04" West 14.00 feet;
(4) South 57°58'15" West 75.52 feet;
thence Northwestly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°15'50" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58");
thence South 89°51'12" East 1,226.20 feet to the point of beginning.
Contains 755,438 Square Feet or 17.342 Acres



9/30/2025
DATE
PATRICK M. HARRIS
P.L.S. 286882

CITY OF SOUTH JORDAN
APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF SOUTH JORDAN.
MAYOR _____ ATTEST: CITY RECORDER _____

SALT LAKE COUNTY SURVEYOR
APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE COUNTY SURVEYOR. THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.
SALT LAKE COUNTY SURVEYOR _____

**FINAL LOCAL ENTITY PLAT
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT**
LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE

PID ANNEXATION PARCEL	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
26-14-400-018	LAST HOLDOUT, LLC

DEVELOPER
ARBOR COMMERCIAL
10610 S. SOUTH JORDAN GATEWAY, STE 110
SOUTH JORDAN, UTAH
PHONE: 801.561.8594

SHEET 1 OF 1
PROJECT NUMBER : 11448
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/30/25

ENSIGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3090
CEGAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.886.2993