

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC INFRASTRUCTURE DISTRICTS BY SPANISH FORK CITY, UTAH

Notice is hereby given that the City Council (the “Council”) of Spanish Fork City, Utah shall hold a public hearing on **Tuesday April 21, 2026, at or after 6 P.M.** The public hearing is regarding the proposed creation of the Stockman Flats Public Infrastructure District No. 1 through 3 (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Utah Code, Section 17D-4-201, the City may adopt a resolution creating the Proposed Districts 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 Districts 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 Spanish Fork City, Utah
Date and Time: Tuesday, April 21, 2026, at or after 6 P.M.
Location:
Spanish Fork City Council Chambers
80 South Main Street, Spanish Fork, UT 84660

To view Council meeting, live, visit the <https://www.sfcn.org/sf17/>.

Proposed District Boundaries:

Legal descriptions for the Proposed Districts is attached as **Appendix A**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their 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 Resolutions:

The proposed resolutions regarding the creation of the Proposed Districts contain consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts 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 each of the Proposed Districts, comprised as follows:
 - Trustee 1 – Farzad Mohebbizadeh, for an initial 6-year term;
 - Trustee 2 – Larry Christensen, for an initial 6-year term;
 - Trustee 3 – Yolanda Mohebbizadeh, for an initial 4-year term;
- Authorization for execution by the City of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed Districts:
 - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed Districts
 - Not limiting the amount of debt that may be issued by the Proposed Districts
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the Proposed Districts

Proposed Service:

Stockman Flats Public Infrastructure District No. 1 through 3 are proposed to be created for the purpose of financing the construction of improvements for the project known as The Stockman Flats (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 Utah County, State of Utah:

Initial District Boundaries

District No. 1:

Lot 4

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

AND

Lots 5a, 5b, 6 and 7a

Located in:

STOCKMAN FLATS CASPIAN PLAT "A"

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

District No. 2:

Lots 1, 2, & 3

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

AND

Lots 8,9,10,11,12,13,14

Located in:

STOCKMAN FLATS CASPIAN PLAT "A"

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

District No. 3:

Parcel B

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

Annexation Area Legal Description:

All the Lots and Public Right of ways Excluding LOT 15 located in

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST
OF THE SALT LAKE BASE AND MERIDIAN SPANISH FORK, UTAH COUNTY, UTAH

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE: SOUTH
89°35'48" WEST 2641.34 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION
35; THENCE NORTH 01°31'19" WEST 89.89 FEET; THENCE NORTH 0°08'51" EAST

2070.92 FEET; THENCE NORTH 0Q07'33" WEST 3145.14 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 89°34'47" EAST 2617.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35, THENCE SOUTH 0°15'57" EAST 2653.01 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 0°20'26" EAST 2653.58 FEET TO THE POINT OF BEGINNING

APPENDIX B

MAP OF PROPOSED DISTRICT BOUNDARIES AND ANNEXATION AREA

