



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

July 1, 2026

Dear Property Owner and/or Registered Voter,

This notice is furnished to you by the City Council (the "Council") of Salem City, Utah (the "City") to provide notice of a public hearing to be held by the Council on **July 15, 2026 at or after 7:00 P.M.** The public hearing is regarding the proposed creation of the SC Public Infrastructure District Nos. 1 and 2 (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. **In addition, the City Council will be discussing the Proposed Districts at its work session the same night beginning at 6:00 P.M. and you are invited to attend.**

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 Section 17D-4-201 of the Utah Code, 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 must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Salem City, Utah

Date July 15, 2026

Work Session: 6:00 P.M.

Public Hearing: at or after 7:00 P.M.

Location:

City Council Chambers

30 West 100 South

Salem UT, 84653

Proposed Districts Boundaries:

A metes and bounds boundary description of the Proposed Districts is attached as **Appendix A** and a map of Proposed Districts is attached as **Appendix B**. 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 initial boundaries of the Proposed Districts 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 Districts contains consideration of approval the following items:

- Creation of the Proposed Districts with the boundaries as described herein
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement with respect to each Proposed Districts containing the following limitations:
 - A property tax limit of 0.006 per dollar of taxable value for the Proposed Districts
 - An aggregate limited tax debt limit for all of the Proposed Districts of \$30,000,000
- The Governing Document also establishes the Board of Trustees for each of the Proposed Districts with the following individuals as initial members:
 - Dave Morton
 - Brook Anderson
 - Keaton Morton

Proposed Service:

SC Public Infrastructure District Nos. 1 and 2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the SC 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 (collectively, the “Act”).

Sincerely,

The City Council of Salem City,
Utah

APPENDIX A
PROPOSED DISTRICTS BOUNDARIES

INITIAL BOUNDARY LEGAL DESCRIPTIONS:

District No. 1

(WEST AREA) BEGINNING AT A POINT WHICH LIES SOUTH 00° 52' 18" EAST ALONG THE SECTION LINE 257.03 FEET AND DUE WEST 720.08 FEET FROM THE EAST 1 /4 CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 77° 51' 00" WEST 426.21 FEET; THENCE NORTH 21° 44' 35" WEST 16.58 FEET; THENCE SOUTH 78° 15' 00" WEST 494.05 FEET; THENCE SOUTH 21° 44' 35" EAST 21.23 FEET; THENCE SOUTH 77° 51' 00" WEST 391.65 FEET; THENCE NORTH 22° 05' 02" WEST 1056.02 FEET; THENCE NORTH 67° 42' 00" EAST 764.58 FEET; THENCE SOUTH 00° 46' 35" WEST 0.87 FEET; THENCE NORTH 68° 09' 35" EAST 328.60 FEET; THENCE NORTH 67° 14' 06" EAST 155.13 FEET; THENCE NORTH 66° 40' 44" EAST 107.91 FEET; THENCE SOUTH 20° 45' 00" EAST 0.97 FEET; THENCE NORTH 66° 40' 44" EAST 130.20 FEET; THENCE NORTH 66° 40' 39" EAST 155.68 FEET; THENCE NORTH 60° 43' 39" EAST 33.99 FEET; THENCE NORTH 60° 42' 26" EAST 26.43 FEET; THENCE NORTH 64° 04' 11" EAST 164.01 FEET; THENCE NORTH 66° 28' 22" EAST 137.29 FEET; THENCE NORTH 66° 32' 32" EAST 4.01 FEET; THENCE SOUTH 21° 30' 00" EAST 729.95 FEET; THENCE SOUTH 69° 19' 46" WEST 702.57 FEET; THENCE SOUTH 20° 31' 00" EAST 602.36 FEET TO THE POINT OF BEGINNING. CONTAINING 2,015,415 SQUARE FEET OR 46.27 ACRES.

(EAST AREA) BEGINNING AT A POINT WHICH LIES NORTH 00° 37' 24" WEST ALONG THE SECTION LINE 1465.73 FEET AND DUE EAST 89.17 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 21° 15' 00" WEST 0.93 FEET; THENCE NORTH 69° 15' 00" EAST 343.20 FEET; THENCE SOUTH 22° 15' 00" EAST 15.56 FEET; THENCE NORTH 69° 15' 00" EAST 332.23 FEET; THENCE NORTH 22° 30' 04" WEST 18.04 FEET; THENCE NORTH 69° 35' 54" EAST 347.81 FEET; THENCE SOUTH 22° 05' 34" EAST 712.20 FEET; THENCE NORTH 68° 41' 21" EAST 331.54 FEET; THENCE SOUTH 21° 43' 19" EAST 701.14 FEET; THENCE SOUTH 74° 36' 50" WEST 234.90 FEET; THENCE SOUTH 76° 38' 44" WEST 163.74 FEET; THENCE SOUTH 10° 39' 06" EAST 297.99 FEET; THENCE SOUTH 78° 21' 11" WEST 56.00 FEET; THENCE NORTH 10° 39' 06" WEST 296.33 FEET; THENCE SOUTH 72° 51' 03" WEST 75.15 FEET; THENCE SOUTH 72° 52' 14" WEST 75.02 FEET; THENCE SOUTH 74° 34' 53" WEST 59.70 FEET; THENCE NORTH 23° 03' 08" WEST 2.70 FEET; THENCE SOUTH 68° 30' 00" WEST 100.42 FEET; THENCE NORTH 11° 36' 08" WEST 11.72 FEET; THENCE SOUTH 70° 06' 00" WEST 127.44 FEET; THENCE SOUTH 70° 06' 00" WEST 21.08 FEET; THENCE SOUTH 11° 03' 32" EAST 9.93 FEET; THENCE SOUTH 68° 38' 39" WEST 50.64 FEET; THENCE SOUTH 64° 21' 50" WEST 34.21 FEET; THENCE SOUTH 54° 38' 25" WEST 7.49 FEET; THENCE NORTH 20° 45' 00" WEST 627.90 FEET; THENCE SOUTH 68° 30' 00" WEST 374.99 FEET; THENCE NORTH 21° 15' 00" WEST 720.24 FEET TO THE POINT

OF BEGINNING. CONTAINING 1,394,656 SQUARE FEET OR 32.02 ACRES.

District No. 2

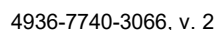
(WEST AREA) BEGINNING AT A POINT WHICH LIES SOUTH 00° 52' 18" EAST ALONG THE SECTION LINE 257.03 FEET AND DUE WEST 720.08 FEET FROM THE EAST 1 /4 CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 20° 31' 00" WEST 602.36 FEET; THENCE NORTH 69° 19' 46" EAST 702.57 FEET; THENCE NORTH 21° 30' 00" WEST 729.95 FEET; THENCE SOUTH 66° 32' 32" WEST 4.01 FEET; THENCE NORTH 18° 03' 32" WEST 38.42 FEET; THENCE NORTH 56° 15' 00" EAST 196.74 FEET; THENCE SOUTHEASTERLY 276.25 FEET ALONG THE ARC OF A 1303 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 21° 36' 21" EAST 275.73 FEET; THENCE SOUTH 25° 58' 00" EAST 491.38 FEET; THENCE SOUTHEASTERLY 47.98 FEET ALONG THE ARC OF A 1347.47 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 24° 08' 05" EAST 47.98 FEET; THENCE SOUTHEASTERLY 532.60 FEET ALONG THE ARC OF A 1322.31 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 11° 33' 44" EAST 529.01 FEET; THENCE SOUTH 00° 01' 48" EAST 172.35 FEET; THENCE SOUTH 38° 51' 59" WEST 36.16 FEET; THENCE SOUTH 77° 44' 14" WEST 189.18 FEET; THENCE SOUTH 20° 39' 22" EAST 14.05 FEET; THENCE SOUTH 77° 33' 06" WEST 212.15 FEET; THENCE SOUTH 82° 10' 03" WEST 20.32 FEET; THENCE SOUTH 77° 51' 00" WEST 346.99 FEET TO THE POINT OF BEGINNING, CONTAINING 748,869 SQUARE FEET OR 17.19 ACRES.

(EAST AREA) BEGINNING AT A POINT WHICH LIES NORTH 00° 37' 24" WEST ALONG THE SECTION LINE 1465.73 FEET AND DUE EAST 89.17 FEET FROM THE WEST 1 /4 CORNER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 21° 15' 00" EAST 720.24 FEET; THENCE NORTH 68° 30' 00" EAST 374.99 FEET; THENCE SOUTH 20° 45' 00" EAST 627.90 FEET; THENCE NORTH 54° 38' 25" EAST 7.49 FEET; THENCE NORTH 64° 21' 50" EAST 34.21 FEET; THENCE NORTH 68° 38' 39" EAST 50.64 FEET; THENCE SOUTH 11° 03' 32" EAST 128.55 FEET; THENCE SOUTH 77° 13' 26" WEST 68.52 FEET; THENCE SOUTH 09° 11' 43" EAST 139.05 FEET; THENCE SOUTH 79° 10' 19" WEST 154.49 FEET; THENCE NORTH 12° 07' 37" WEST 12.23 FEET; THENCE SOUTH 78° 15' 00" WEST 229.20 FEET; THENCE NORTH 19° 30' 00" WEST 9.89 FEET; THENCE SOUTH 71° 00' 00" WEST 51.19 FEET; THENCE NORTH 20° 45' 00" WEST 96.94 FEET; THENCE SOUTH 78° 15' 00" WEST 88.44 FEET; THENCE SOUTH 20° 10' 48" EAST 87.44 FEET; THENCE SOUTH 77° 44' 11" WEST 237.88 FEET; THENCE NORTH 51° 08' 30" WEST 42.70 FEET; THENCE NORTH 00° 01' 14" WEST 118.74 FEET; THENCE NORTHWESTERLY 580.01 FEET ALONG THE ARC OF A 1453 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 11° 27' 22" WEST 576.17 FEET; THENCE NORTHWESTERLY 159.79 FEET ALONG THE ARC OF A 1447.99 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 26° 02' 36" WEST 159.71 FEET; THENCE NORTH 29° 11' 57" WEST 30.92 FEET; THENCE NORTH 21° 11' 59" WEST 33.03 FEET; THENCE NORTH 29° 11' 57" WEST 299.02 FEET; THENCE NORTHWESTERLY 212.58 FEET ALONG THE ARC OF A 1192 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 24° 05' 24" WEST 212.30 FEET; THENCE NORTH 69° 15' 00" EAST 357.67 FEET TO THE POINT OF BEGINNING. CONTAINING 805,112 SQUARE FEET OR 18.48 ACRES.

ANNEXATION AREA LEGAL DESCRIPTION:

The entirety of the Initial District Boundaries described above.

District No. 1



4936-7740-3066, v. 2

