



PUBLIC HEARING NOTICE

Notice is being given that the Washington City Council will be holding a **Public Hearing on Wednesday, November 9, 2022 at 6:00 P.M.** hosted at the Washington City Office located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>. The Public Hearing is for the purpose of the following:

Public Hearing and consideration to approve a Resolution providing for the creation of PID-22-01 Sienna Hills Public Infrastructure District No. 1 (The "District") as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; delegating to certain officers of the city the authority to execute and approve the final terms and provisions of the governing document, the interlocal agreement, the notice of boundary action and any other documents related thereto; approving of an annexation area; authorizing the district to provide services relating to the financing and construction of public infrastructure within the annexation area; appointing a board of trustees of the district; authorizing other documents in connection therewith; and related matters.

PID-22-01 Sienna Hills Public Infrastructure District No. 1 consists of commercial parcels of approximately 41.93 acres, located at approximately Merit Way and 1000 E
Applicant: Tri-State Funding, LLC

A detailed legal description and information is available in the Economic Development Office located in the Washington City Offices. If you have any questions concerning this issue, please contact the Economic Development Department at (435) 656-6312 or email rhughes@washingtoncity.org.

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.

Tara Pentz, MMC
City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

PROPOSED DISTRICT BOUNDARIES

PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°43'26"W 1305.43 FEET AND N01°16'34"E 663.32 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE N89°41'47"W 901.72 FEET; THENCE S81°07'23"W 448.01 FEET; THENCE S01°05'39"W 145.29 FEET; THENCE N87°36'22"W 33.53 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 112.55 FEET, A DELTA ANGLE OF 12°03'12", A CHORD BEARING OF S86°22'02"W, AND A CHORD LENGTH OF 112.34 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 75.06 FEET, A DELTA ANGLE OF 09°14'55", A CHORD BEARING OF S84°57'54"W, AND A CHORD LENGTH OF 74.98 FEET; THENCE N88°54'20"W 51.37 FEET; THENCE N01°05'40"E 687.29 FEET; THENCE N68°06'46"E 54.93 FEET; THENCE N68°08'35"E 239.46 FEET; THENCE N68°07'53"E 225.38 FEET; THENCE N89°27'41 "E 225.51 FEET; THENCE N58°08'35"E 657.85 FEET; THENCE N68°09'46"E 32.73 FEET; THENCE N68°08'24"E 33.13 FEET; THENCE N68° 12'09"E 305.40 FEET; THENCE N64°16' 11 "E 203.27 FEET; THENCE N71°55'19"E 102.86 FEET; THENCE N73°48'46"E 191.83 FEET; THENCE N73°48'46"E 251.87 FEET; THENCE S16°11'29"E 213.86 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 134.66 FEET, A DELTA ANGLE OF 11°25'50", A CHORD BEARING OF S60°30'50"W, AND A CHORD LENGTH OF 134.44 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 278.90 FEET, A DELTA ANGLE OF 25°34'04", A CHORD BEARING OF S67°34'57"W, AND A CHORD LENGTH OF 276.59 FEET; THENCE S09°38'01"E 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.48 FEET, A DELTA ANGLE OF 85°54'13", A CHORD BEARING OF S56°40'54"E, AND A CHORD LENGTH OF 34.07 FEET; THENCE S13°43'48"E 8.40 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 173.45 FEET, A DELTA ANGLE OF 17°17'01", A CHORD BEARING OF S22°22'18"E, AND A CHORD LENGTH OF 172.79 FEET; THENCE S30°52'5 7"E 18.3 7 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.92 FEET, A DELTA ANGLE OF 91°29'31", A CHORD BEARING OF S11°24'35"W, AND A CHORD LENGTH OF 35.81 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 1540.00 FEET, AN ARC LENGTH OF 187.07 FEET, A DELTA ANGLE OF 06°57'36", A CHORD BEARING OF S53°40'32"W, AND A CHORD LENGTH OF 186.96 FEET; THENCE S49° 14'26"W 30.77 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.16 FEET, AN ARC LENGTH OF 30.78 FEET, A DELTA ANGLE OF 87°28'28", A CHORD BEARING OF N86°46'55"W. AND A CHORD LENGTH OF 27.87 FEET; THENCE S47°39'04"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.18 FEET, A DELTA ANGLE OF 89°19'27", A CHORD BEARING OF S02°03'SO"W, AND A

CHORD LENGTH OF 28.12 FEET THENCE S46°43'33"W 63.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 5.21 FEET, A DELTA ANGLE OF 14°55'32". A CHORD BEARING OF S54°11'40"W, AND A CHORD LENGTH OF 5.20 FEET; THENCE S61°39'26"W 42.88 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 5.21 FEET, A DELTA ANGLE OF 14°55'32", A CHORD BEARING OF S54°11'19"W, AND A CHORD LENGTH OF 5.20 FEET; THENCE S46°43'33"W 137.77 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N88° 16'27"W, AND A CHORD LENGTH OF 28.28 FEET; THENCE S46°43'33"W 66.00 FEET; THENCE S43° 16'27"E 13.22 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 211.00 FEET, AN ARC LENGTH OF 30.50 FEET, A DELTA ANGLE OF 87°22'13". A CHORD BEARING OF S00°24'50"W, AND A CHORD LENGTH OF 27.63 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 272.85 FEET, A DELTA ANGLE OF 20° 18'11", A CHORD BEARING OF S33°57'01 "W, AND A CHORD LENGTH OF 271.43 FEET;

CONTAINING 41.193 ACRES MORE OR LESS.

MAP OF APPROXIMATE PROPOSED DISTRICT BOUNDARIES

