

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC INFRASTRUCTURE DISTRICT BY VINEYARD CITY, UTAH

November 28, 2023

This notice is furnished to you by the City Council (the “Council”) of Vineyard City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **December 13, 2023 at or after 6 P.M.** The public hearing is regarding the proposed creation of five Public Infrastructure Districts (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the 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 District, pursuant to Section 17D-4-201 of the Utah Code, 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 Vineyard City, Utah

Date and Time: December 13, 2023 at or after 6 P.M.

Location: Vineyard City Hall 125 South Main Street, Vineyard, UT 84059

Proposed District Boundaries:

A legal description and map for the real property where the Proposed Districts will be located is attached as **Appendix A** (“PID Property”). The Proposed Districts’ boundaries will be established in each Public District’s Governing Document (“Governing Document”) and may be adjusted through annexation and withdrawal of properties, so long as the Proposed Districts are within the PID Property and certain requirements as established in the Governing Document have been met.

Summary of Proposed Resolutions:

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

- Creation of the Proposed Districts within the PID Property.
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the PID Property 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 Districts to be established by the Governing Document.
- Authorization for execution by the City of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District

Proposed Service:

Five Public Infrastructure Districts are proposed to be created 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.

Sincerely,
The City Council of Vineyard City, Utah

APPENDIX A

Parcel 1

Geneva Nitrogen

Serial Number: 17:022:0006 Legal Description: COM S 424.05 FT & W 883.28 FT FR E1/4 COR SEC 5, T6S, R2E, SLM; S 7 DEG 46'32"E 2796.57 FT; S 82 DEG 30'21"W 147.14 FT; N 7 DEG 57'36"W 35.24 FT; S 82 DEG 13'39"W 108.33 FT; N 11 DEG 59'48"W 25.69 FT; N 14 DEG 56'37"W 283.94 FT; S 83 DEG 36'20"W 29.09 FT; N 20 DEG 34'54"W 280.71 FT; N 14 DEG 56'19"W 1448.27 FT; N 8 DEG 15'56"W 136.96 FT; N 7 DEG 27'14"W

69.61 FT; N 82 DEG 14'36"E 53.65 FT; N 3 DEG 18'46"W 106.60 FT; N 10 DEG 55'05"E 92.03 FT; N 25 DEG 14'35"E 120.70 FT; N 40 DEG 54'42"E 377.48 FT; N 86 DEG 07'56"E 125.13 FT TO BEG. AREA

27.36 ACRES.

Parcel 2

Anderson Geneva Property

Serial Number: 17:019:0047

Acreage: 331.114037

Legal Description: COM S 20.61 FT & E 2080 FT FR W 1/4 COR. SEC. 5, T6S, R2E, SLB&M.; S 0 DEG 20' 45" E 393.4 FT; N 89 DEG 58' 6" E 460.11 FT; S 0 DEG 1' 54" E 577.09 FT; N 89 DEG 59' 2" E 52.98 FT; ALONG A CURVE TO L (CHORD BEARS: S 3 DEG 55' 19" E 131.19 FT, RADIUS = 962.97 FT); S 7 DEG 49' 40" E 1116.19 FT; N 82 DEG 10' 20" E 854.71 FT; N 81 DEG 38' 8" E 596.54 FT; S 14 DEG 56' 19" E 598.99 FT; S 20 DEG 34' 54" E 280.7 FT; N 83 DEG 36' 15" E 29.09 FT; S 14 DEG 56' 37" E 283.93 FT; S 11 DEG 59' 44" E 25.69 FT; N 82 DEG 13' 40" E 108.33 FT; S 7 DEG 57' 37" E 35.24 FT; N 82 DEG 30' 21" E 149.03 FT; S 7 DEG 47' 31" E 160.02 FT; S 82 DEG 11' 4" W 42.37 FT; N 7 DEG 48' 57" W 99.4 FT; S 82 DEG 11' 4" W 40.44 FT; N 7 DEG 49' 57" W .38 FT; S 82 DEG 11' 3" W 100 FT; S 7 DEG 48' 53" E 100 FT; N 82 DEG 11' 5" E 182.8 FT; S 7 DEG 47' 29" E 1708.18 FT; S 82 DEG 11' 8" W 41.65 FT; N 7 DEG 48' 57" W 99.4 FT; S 82 DEG 11' 4" W 40.39 FT; N 7 DEG 50' 3" W .37 FT; S 82 DEG 11' 5" W 100 FT; S 7 DEG 48' 58" E 100 FT; N 82 DEG 11' 6" E 182.05 FT; S 7 DEG 47' 30" E 148.27 FT; N 89 DEG 31' 18" W 1297.89 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 31' 20" W 550.91 FT, RADIUS = 7960.42 FT); N 47 DEG 15' 28" W 113.97 FT; S 82 DEG 0' 1" W 72.78 FT; N 8 DEG 0' 0" W 355.88 FT; ALONG A CURVE TO L (CHORD BEARS: N 12 DEG 30' 0" W 313.84 FT, RADIUS = 2009 FT); N 17 DEG 0' 0" W 143.33 FT; ALONG A CURVE TO R (CHORD BEARS: N 8 DEG 0' 0" W 312.87 FT, RADIUS = 1000.13 FT); N 1 DEG 0' 0" E 370.69 FT; ALONG A CURVE TO

L (CHORD BEARS: N 3 DEG 24' 50" W 307.84 FT, RADIUS = 2015.55 FT); N 7 DEG 49' 40" W 310.49 FT; S 89 DEG 39' 23" W 2853.38 FT; N 27 DEG 15' 52" W 363.14 FT; N 16 DEG 55' 21" W 50.77 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 6' 9" W 87.59 FT, RADIUS = 789.49 FT); N 23 DEG 16' 49" W 263.37 FT; ALONG A CURVE TO L (CHORD BEARS: N 25 DEG 11' 29" W 53.6 FT, RADIUS = 804.51 FT); N 27 DEG 6' 2" W 657.87 FT; ALONG A CURVE TO R (CHORD BEARS: N 13 DEG 37' 20" E 964.89 FT, RADIUS = 739.49 FT); N 54 DEG 14' 6" E 720.29 FT; ALONG A CURVE TO L (CHORD BEARS: N 51 DEG 3' 2" E 87.59 FT, RADIUS = 789.49 FT); N 47 DEG 52' 15" E 91.55 FT; N 54 DEG 13' 50" E 334.34 FT; N 89 DEG 38' 50" E 11.55 FT; ALONG A CURVE TO L (CHORD BEARS: N 74 DEG 1' 0" E 53.89 FT, RADIUS = 100.32 FT); ALONG A CURVE TO R (CHORD BEARS: N 64 DEG 42' 55" E 21.94 FT, RADIUS = 100.34 FT); ALONG A CURVE TO R (CHORD BEARS: S 83 DEG 49' 7" E 169.27 FT, RADIUS = 957 FT); ALONG A CURVE TO L (CHORD BEARS: S 82 DEG 40' 12" E 143.47 FT, RADIUS = 1048 FT); ALONG A CURVE TO R (CHORD BEARS: N 14 DEG 9' 18" E 45.12 FT, RADIUS = 68 FT); N 89 DEG 39' 16" E 4.85 FT; ALONG A CURVE TO L (CHORD BEARS: S 61 DEG 2' 7" E 131.72 FT, RADIUS = 66 FT); ALONG A CURVE TO R (CHORD BEARS: N 57 DEG 21' 51" E 53.34 FT, RADIUS = 50.01 FT); N 89 DEG 39' 15" E 956.11 FT TO BEG. AREA 331.114 AC.

Parcel 3

LOT 1, EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 4 SUB AREA
2.065 AC.

Parcel 4

LOT 2, EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 4 SUB AREA
2.096 AC.
