

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

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2194.01 FEET; THENCE WEST A DISTANCE OF 607.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE SOUTH 27°15'52" EAST A DISTANCE OF 1662.34 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH 24°21'37" EAST A DISTANCE OF 600.54 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH 30°17'44" EAST A DISTANCE OF 1519.89 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG SAID NORTHERLY ROAD RIGHT OF WAY; (1) THENCE SOUTH 80°36'52" WEST A DISTANCE OF 443.72 FEET; (2) THENCE SOUTH 74°24'40" WEST A DISTANCE OF 200.00 FEET; (3) THENCE SOUTH 70°03'10" WEST A DISTANCE OF 657.94 FEET; (4) THENCE NORTH 85°31'26" WEST A DISTANCE OF 44.58 FEET; (5) THENCE SOUTH 79°57'25" WEST A DISTANCE OF 101.37 FEET; (6) THENCE SOUTH 20°11'16" WEST A DISTANCE OF 77.15 FEET; (7) THENCE SOUTH 74°24'40" WEST A DISTANCE OF 190.81 FEET TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1939.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°45'04" AND A CHORD THAT BEARS NORTH 67°12'48" WEST A DISTANCE OF 1797.25 FEET; (9) THENCE NORTH 10°50'58" WEST A DISTANCE OF 33.53 FEET; (10) THENCE NORTH 26°42'04" WEST A DISTANCE OF 43.55 FEET; (11) THENCE NORTH 49°42'09" WEST A DISTANCE OF 24.28 FEET TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 630.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 24°57'06" AND A CHORD THAT BEARS NORTH 12°28'33" WEST A DISTANCE OF 625.40 FEET; (13) THENCE NORTH A DISTANCE OF 1273.27 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (14) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING CENTRAL ANGLE OF 90°00'00" AND A CORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 60.81 FEET; (15) THENCE EAST A DISTANCE OF 5.00 FEET; (16) THENCE NORTH A DISTANCE OF 105.00 FEET; (17) THENCE WEST A DISTANCE OF 9.00 FEET TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (18) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00"

AND A CHORD THAT BEARS NORTH 45°00'00" WEST A DISTANCE OF 55.15 FEET; (19) THENCE NORTH A DISTANCE OF 1065.34 FEET TO A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (20) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 578.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°37'13" AND A CHORD THAT BEARS NORTH 04°48'37" EAST A DISTANCE OF 578.18 FEET; THENCE NORTH 81°32'42" EAST A DISTANCE OF 149.82 FEET; THENCE SOUTH 49°36'54" EAST A DISTANCE OF 543.23 FEET; THENCE SOUTH A DISTANCE OF 521.76 FEET; THENCE EAST A DISTANCE OF 702.05 FEET; THENCE NORTH 62°44'08" EAST A DISTANCE OF 395.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

CENTRAL UTAH WATER CONSERVANCY DISTRICT WELL PARCEL #2, ENTRY NO. 31523-2018 IN THE OFFICIAL RECORDS OF THE UTAH CONTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE WEST A DISTANCE OF 537.44 FEET; THENCE SOUTH A DISTANCE OF 2438.28 FEET TO THE REAL POINT OF BEGINNING; THENCE S.27°15'23"E. A DISTANCE OF 100.00 FEET; THENCE S.62°44'08"W. A DISTANCE OF 100.00 FEET; THENCE N.27°15'23"W. A DISTANCE OF 100.00 FEET; THENCE N.62°44'08"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: UTAH STATE PLANE CENTRAL ZONE NAD 83

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, BEING A PART OF LOTS 3 AND 4, GENEVA PARK WEST, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 14, 2013 AS ENTRY NO. 24721:2013, AS MAP NO. 13836, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1259.12 FEET; THENCE WEST A DISTANCE OF 2275.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON- TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE THE FOLLOWING TWELVE (12) COURSES ALONG SAID WESTERLY RIGHT OF WAY; (1) THENCE SOUTHWESTERLY ALONG

THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS SOUTH 06°50'36" WEST A DISTANCE OF 846.60 FEET; (2) THENCE SOUTH A DISTANCE OF 1073.34 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS SOUTH 45°00'00" WEST A DISTANCE OF 60.81 FEET; (4) THENCE WEST A DISTANCE OF 5.00 FEET; (5) THENCE SOUTH A DISTANCE OF 81.00 FEET; (6) THENCE EAST A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (7) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS SOUTH 45°00'00" EAST A DISTANCE OF 60.81 FEET; (8) THENCE SOUTH A DISTANCE OF 1285.27 FEET TO A POINT OF CURVATURE OF A 1552.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 681.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°09'32" AND A CHORD THAT BEARS SOUTH 12°34'46" EAST A DISTANCE OF 676.25 FEET; (10) THENCE SOUTH 00°51'18" WEST A DISTANCE OF 22.50 FEET; (11) THENCE SOUTH 26°42'04" EAST A DISTANCE OF 43.76 FEET; (12) SOUTH 48°55'21" EAST A DISTANCE OF 27.98 FEET; THENCE SOUTH 89°38'57" WEST A DISTANCE OF 556.95 FEET; THENCE NORTH 04°32'46" EAST A DISTANCE OF 1286.21 FEET; THENCE NORTH 08°52'57" WEST A DISTANCE OF 1042.47 FEET; THENCE NORTH 08°31'48" EAST A DISTANCE OF 351.11 FEET; THENCE NORTH 11°31'05" EAST A DISTANCE OF 1516.27 FEET; THENCE SOUTH 78°28'55" EAST A DISTANCE OF 177.87 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, BEING A PART OF LOT 4, GENEVA PARK WEST, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 14, 2013 AS ENTRY NO. 24721:2013, AS MAP NO. 13836, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1181.04 FEET; THENCE WEST A DISTANCE OF 2255.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE NORTH 78°28'55" WEST A DISTANCE OF 181.83 FEET; THENCE NORTH 11°31'05" EAST A DISTANCE OF 164.67 FEET; THENCE NORTH 04°54'22" WEST A DISTANCE OF 349.21 FEET; THENCE SOUTH 64°07'09" EAST A DISTANCE OF 341.02 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID WESTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44"

AND A CHORD THAT BEARS SOUTH 18°21'34" WEST A DISTANCE OF 418.01 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE WEST A DISTANCE OF 1898.33 FEET; THENCE SOUTH A DISTANCE OF 120.89 FEET TO A POINT ON THE FUTURE VINEYARD CONNECTOR WESTERLY RIGHT OF WAY, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE SOUTH 25°52'51" WEST A DISTANCE OF 438.24 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS SOUTH 24°40'51" WEST A DISTANCE OF 152.05 FEET; THENCE NORTH 64°07'09" WEST A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS NORTH 31°27'09" WEST A DISTANCE OF 161.93 FEET; THENCE NORTH 01°12'51" EAST A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ACR OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS NORTH 26°38'41" WEST A DISTANCE OF 327.11 FEET; THENCE NORTH 89°37'51" EAST A DISTANCE OF 430.06 FEET TO THE POINT OF BEGINNING.

PARCEL 5

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2194.01 FEET; THENCE WEST A DISTANCE OF 607.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.62°44'08"W. A DISTANCE OF 395.55 FEET; THENCE WEST A DISTANCE OF 702.05 FEET; THENCE NORTH A DISTANCE OF 521.76 FEET; THENCE N.49°36'54"W. A DISTANCE OF 543.23 FEET; THENCE S.81°32'42"W. A DISTANCE OF 149.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE FUTURE VINEYARD CONNECTOR ROAD, SAID POINT

ALSO BEING A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 578.86 FEET ALONG SAID EASTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 09°37'13" AND A CHORD THAT BEARS N.14°25'51"E. A DISTANCE OF 578.18 FEET; THENCE N.39°12'01"E. A DISTANCE OF 409.65 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE N.25°52'51"E. A DISTANCE OF 460.93 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE S.27°15'52"E. A DISTANCE OF 2207.89 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 38.60 ACRES OF LAND

LESS AND EXCEPTING THE FOLLOWING:

CENTRAL UTAH WATER CONSERVANCY DISTRICT WELL PARCEL #1, ENTRY NO. 31523-2018 IN THE OFFICIAL RECORDS OF THE UTAH CONTY RECORDER'S OFFICE.

PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1181.04 FEET; THENCE WEST A DISTANCE OF 2255.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.14°20'12"W. A DISTANCE OF 80.60 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 177.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 80.50 FEET; THENCE S.78°28'55"E. A DISTANCE OF 181.83 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.33 ACRES OF LAND

[illegible]