

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA BY VINEYARD CITY, UTAH

December 03, 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 one Utah Inland Port Authority project area to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Project Area, (ii) whether the service should be provided by the City or the Proposed Project Area, and (iii) all other matters relating to the Proposed Project Area.

Because consent to the creation of the Proposed Project Area 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 Project Area 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: Proposed Project Area Boundaries:

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

A legal description and map for the real property where the Proposed Project Area will be located is attached as Appendix A ("UIPA Project Area").

The Proposed Districts' boundaries will be established in each UIPA Project Area Agreement ("Governing Document") and may be adjusted through mutual agreement to end the Project Area and withdrawal of properties, so long as the Project Areas are within the UIPA project area and certain requirements as established in the Governing Document have been met.

Summary of Proposed Project Area:

A. UIPA is governed by the Utah Code §§ 11-58-101, *et seq.* (the "**Inland Port Act**") which allows UIPA to create a project area to fulfill its duties and

objectives.

B. Pursuant to the Inland Port Act, UIPA created the East Lake Innovation Park: A Utah Inland Port Project Area within the boundaries of City ("**Project Area**") and the City consented to its creation. Project Area includes land, if any, that is later added to the boundaries of the Project Area, as provided in the Inland Port Act.

C. The Inland Port Act provides that the difference between the property taxes revenue generated within the Project Area and base taxable value ("**General Differential**") is to be allocated in certain ways. UIPA will receive 75% of the General Differential ("**75% Differential**") for 25 years beginning after the trigger date designated in a UIPA resolution for the project area ("**Trigger Date Resolution**") within the Project Area ("**Collection Period**"). The City and the other taxing entities will receive 25% of the General Differential. UIPA may use the 75% Differential to: (i) support the development of the Project Area; (ii) for administrative, overhead, legal, consulting, and other operation expenses" for UIPA ("**Administrative Expenses**"); and, (iii) to share it with "a taxing entity that levies a property tax on land within the project area from which the general differential is generated".

D. The City's expectation and understanding in consenting to the creation of the Project Area is that the City, the Alpine School District ("**School District**"), and Utah County ("**County**") would receive a total of 30% of the General Differential for 20 years and thereafter receive all of the General Differential generated from their tax levies for the remaining 5 years of the Collection Period, less 5% for Administrative Expenses for UIPA. This requires that 6.667% of the 75% Differential generated by the City, School District, and County be paid to the City, School District, and Utah County for 20 years of the Collection Period and 100% of 75% Differential, less the Administrative Expenses, generated by the City, School District, and County be paid to each of them during the remaining 5 years of the Collection Period.

E. After the distribution to the City, School District, and County and payment of the 5% for Administrative Expenses, the remainder shall be used to develop the Project Area ("**Development Fund**"). The Parties also agree that the City should help guide how the Development Fund is used.

Sincerely,
The City Council of Vineyard City, Utah

Appendix A ("UIPA Project Area").



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.

Serial Number: 38:437:0001

Property Address: 372 E 1600 NORTH - VINEYARD

Acreage: 2.095656

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

Serial Number: 38:437:0002

Property Address: 372 E 1600 NORTH - VINEYARD

Acreage: 2.095656

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.

Serial Number: 17:022:0006

Property Address: 1165 N GENEVA RD - VINEYARD

Acreage: 27.36

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.

Serial Number: 46:870:0004

Property Address: 225 E 885 NORTH - VINEYARD

Acreage: 6.205388

Legal Description: PART LOT 2, MILL ROAD WEST SUB DESCRIBED AS FOLLOWS; COM S 400.6 FT & W 5326.89 FT FR NE COR. SEC. 8, T6S, R2E, SLB&M.; S 27 DEG 33' 11" E 1043.79 FT; S 29 DEG 41' 31" E 265.16 FT; S 41 DEG 42' 43" E 92.57 FT; S 26 DEG 26' 53" E 146.7 FT; N 71 DEG 36' 30" E 63.15 FT; S 34 DEG 28' 38" E 681.83 FT; S 31 DEG 48' 35" E 44.85 FT; S 9 DEG 33' 3" E 53.91 FT; S 1 DEG 22' 39" W 31.4 FT; S 57 DEG 26' 51" W 84.45 FT; S 36 DEG 34' 5" E 41.94 FT; S 36 DEG 52' 25" E 97.08 FT; S 30 DEG 0' 43" E 91.07 FT; S 29 DEG 3' 28" E 234.89 FT; S 54 DEG 2' 17" W 25.68 FT; S 74 DEG 24' 54" W 62.93 FT; N 30 DEG 4' 7" W 1188.36 FT; ALONG A CURVE TO R (CHORD BEARS: N 28 DEG 39' 59" W 609.57 FT, RADIUS = 12543.3 FT); N 27 DEG 15' 52" W 1046.6 FT; N 89 DEG 39' 23" E 58.16 FT TO BEG. AREA 6.205 AC.

Serial Number: 17:019:0043

Acreage: 3.5

Legal Description: COM N 36.54 FT & E 610.81 FT FR W 1/4 COR. SEC. 5. T6S, R2E, SLB&M.; S 54 DEG 14' 6" W 1497.46 FT; ALONG A CURVE TO L (CHORD BEARS: S 13 DEG 29' 7" W 748 FT, RADIUS = 572.96 FT); S 27 DEG 15' 52" E 1278.88 FT; N 16 DEG 55' 21" W 53.32 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 = 804.5 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 436.25 FT; S 89 DEG 39' 16" W 25.82 FT TO BEG. AREA 3.500 AC