

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC
INFRASTRUCTURE DISTRICTS BY HARRISVILLE CITY, UTAH**

October 28, 2024

This notice is furnished to you by the City Council (the “Council”) of Harrisville City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **November 12, 2024 at or after 7 P.M.** The public hearing is regarding the proposed creation of Ben Lomond Public Infrastructure District Nos. 1-2 (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.

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 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 Harrisville City, Utah
Date and Time: November 12, 2024 at or after 7 P.M.
Location: Harrisville City Offices
 363 West Independence Boulevard
 Harrisville, Utah 84404

Proposed District Boundaries:

Legal descriptions and maps for the Proposed Districts are attached as **Appendix A**. A legal description and map of the Annexation Area Boundaries 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 proposed inclusion area, as shown on the map attached as **Appendix C**, 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 contain consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the Annexation Area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:
 - Trustee 1 – Scott Kirkland, for an initial 6-year term;
 - Trustee 2 – Andrew Peterson, for an initial 6-year term;
 - Trustee 3 – Mike Nixon, for an initial 4-year term;
- Authorization for execution by the City of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed Districts:
 - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed Districts;
 - A proposed aggregate limited tax debt limit for the Proposed Districts of \$15,000,000; and
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District.

Proposed Service:

Ben Lomond Public Infrastructure District Nos. 1-2 are proposed to be created for the purpose of financing the construction of public infrastructure relating to Ben Lomond Views (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953, as amended, and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended.

Sincerely,

The City Council of Harrisville City,
Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

BEN LOMOND PID 1 LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S89°46'21"W along the Section Line 1868.31 feet and North 165.23 feet from the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N01°43'05"W along the Section Line from the Southeast Corner to the East Quarter Corner of said Section 31); thence N63°32'55"E 100.00 feet; thence S26°27'05"E 50.00 feet; thence S63°32'55"W 100.00 feet; thence N26°27'05"W 50.00 feet to the point of beginning.

Contains: ±0.11 Acres
5,000 Sq. Ft.

BEN LOMOND PID 2 LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S89°46'21"W along the Section Line 1868.31 feet and North 165.23 feet from the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N01°43'05"W along the Section Line from the Southeast Corner to the East Quarter Corner of said Section 31); thence N26°27'05"W 50.00 feet; thence N63°32'55"E 100.00 feet; thence S26°27'05"E 50.00 feet; thence S63°32'55"W 100.00 feet; to the point of beginning.

Contains: ±0.11 Acres
5,000 Sq. Ft.

APPENDIX B

Legal Description (Annexation Area Boundaries)

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S00°56'12"W along the Section Line (also being the west line of the Ben Lomond Estates No. 1 subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the westerly line of Lacey Lane Subdivision and the westerly line of Hunting Creek Subdivision No. 3 subdivision 685.73 feet to the north line of the Hunting Creek Subdivision No. 1 subdivision; thence N89°36'23"W along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 2651.55 feet to the easterly line of that real property described in Deed Entry No. 2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said easterly line 192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E 7.27 feet; thence N07°40'58"W 77.15 feet to the southwest corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the Golfcrest Village Townhomes Subdivision Phase 1; thence along the westerly and southerly lines of the Golfcrest Village Townhomes Subdivisions Phases 1 and 2, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the southwest corner of the Golf View Estates Subdivision Phase 2 P.R.U.D.; thence along said Subdivision the following five (5) courses: S65°26'08"E 142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence N6°51'52"E 229.25 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of Roylance Farms Subdivision Phase 3; thence S0°14'56"W along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of Roylance Farms P.R.U.D Phase 2 subdivision; thence along said subdivision (being between 0.1' -1.0' south of an existing chain link fence) the following three (3) courses: S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of Ben Lomond Estates No. 1 subdivision) to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

Part of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point that is South 463.31 feet and East 1375.40 feet from the North Quarter Corner of Section 6, Basis of Bearings being N00°46'49"E between said Corner and the Center of Section 31, Township 7 North, Range 1 West, the line N79°11'00"E 60.00 feet; thence S10°49'00"E 100.00 feet; thence S79°11'00"W 60.00 feet; thence N10°40'00"W 100 feet to the point of beginning.

Net Area Contains: ±123.20 Acres
5,366,643 Sq. Ft.

APPENDIX C

MAP OF PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries & Annexation Area Map

