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

July 9, 2021

Dear Property Owner and/or Registered Voter,

This letter is furnished to you by the City Council (the "Council") of Ivins City, Utah (the "City") to provide notice of a public hearing to be held by the Council on **July 15, 2021 at or after 6:00 P.M.** The public hearing is regarding the proposed creation of the Black Desert Public Infrastructure (the "Proposed District") and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

You are receiving this letter because your property or residence is located within the boundaries of the Proposed District. Because consent to the creation of the Proposed District 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 must be submitted to the City prior to the public hearing described herein.**

Hearing Information:

Held By: The City Council of Ivins City, Utah
Date and Time: July 15, 2021 at or after 6:00 P.M. (meeting begins at 5:30 P.M.)
Location:
55 Main St.
Ivins, Utah

Proposed District Boundaries:

A metes and bounds boundary description of the overall district area of the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust its boundaries through withdrawal of properties from the initial district boundaries, as shown on the map attached as **Appendix B** and so long as certain requirements as established in a governing document have been met.

Summary of Proposed Resolutions:

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

- Creation of the Proposed District with the boundaries as described therein
- Approval of the withdrawal from the boundaries of the Proposed District 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 the Proposed District and appointment of the following individuals as initial members:
    - Patrick Manning (with an initial six-year term)
    - Paul Bringhurst (with an initial four-year term)
    - Brett Boren (with an initial six-year term)
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement with respect to each Proposed District containing the following limitations
    - A property tax limit of 0.010 per dollar of taxable value for the Proposed District
    - A debt limit for the Proposed District of $106,000,000

Proposed Service:

Black Desert Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Project, as permitted under the Local 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 Ivins City, Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries and Annexation Area Boundaries (Parcels 1 and 2 below)

Parcel 1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°17'15" WEST 1329.40 FEET; THENCE NORTH 88°27'56" WEST 197.75 FEET; THENCE SOUTH 28°17'29" EAST 206.34 FEET; THENCE SOUTH 11°24’38" EAST 137.29 FEET; THENCE SOUTH 48°56'39" EAST 44.36 FEET; THENCE SOUTH 87°54T4" EAST 35.96 FEET; THENCE SOUTH 82°30’25” EAST 127.57 FEET; THENCE SOUTH 06o23’42" WEST 84.40 FEET; THENCE NORTH 72°08T0” WEST 60.27 FEET; THENCE SOUTH 27°54'55" WEST 70.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°46'20", HAVING A RADIUS OF 300.00 FEET (RADIUS POINT BEARS SOUTH 19°13’30" WEST), AND WHOSE CHORD BEARS NORTH 85°09’40" WEST 149.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 150.65 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°02'57", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 09°32’50" WEST), AND WHOSE CHORD BEARS NORTH 78°0F21M WEST 18.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.78 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 142°21'08", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 33°30'07" WEST), AND WHOSE CHORD BEARS SOUTH 52°19’33" WEST 94.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.23 FEET; THENCE NORTH 78°51'01" WEST 174.68 FEET; THENCE SOUTH 55°30'38" WEST 81.08 FEET; THENCE NORTH 36°04'49" WEST 91.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°28'05", HAVING A RADIUS OF 2045.30 FEET (RADIUS POINT BEARS SOUTH 77°11'59" WEST), AND WHOSE CHORD BEARS NORTH 20°02'03" WEST 515.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 516.46 FEET; THENCE NORTH 88°27'56" WEST 2087.65 FEET; THENCE NORTH 88°56'23" WEST 1329.94 FEET; THENCE NORTH 00°29'06" EAST 2658.70 FEET; THENCE SOUTH 88°47'01" EAST 2678.31 FEET; THENCE NORTH 00°40'48" EAST 368.80 FEET; THENCE SOUTH 43°53'13" EAST 1331.91 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 46°06’47" WEST), AND WHOSE CHORD BEARS SOUTH 19°47'31" EAST 81.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.11 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 99°56T3", HAVING A RADIUS OF 110.00 FEET (RADIUS POINT BEARS SOUTH 85°41’50" EAST), AND WHOSE CHORD BEARS SOUTH 45°39'56" EAST 168.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 191.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°10'19", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 03°55'23" EAST), AND WHOSE CHORD BEARS SOUTH 72°20T4" EAST 73.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 75.35 FEET; THENCE SOUTH 50°30T8"

EAST 695.11 FEET; THENCE SOUTH 43°12'29" WEST 169.49 FEET; THENCE NORTH 89°06'55” WEST 133.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 246.838 ACRES, MORE OR LESS

Parcel 2:

Beginning at a point which lies South 88°43'01" East 174.23 feet along the section line and South 41.26 feet from the North Quarter corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being also on the Southerly right of way line of Snow Canyon Parkway and running thence along said Southerly right of way the following four courses; South 88°43'01" East 109.11 feet to the point of a 460.00 foot radius curve to the right; thence Southeasterly along the arc of said curve through a central angle of 56°18'04", a distance of 452.01 feet to the point of a reverse curve to the left, the radius point of which bears North 57°35'03" East 790.00 feet distant; thence Southeasterly along the arc of said curve through a central angle of 11°28T6"; a distance of 158.16 feet to the point of tangency; thence South 43°53'13" East 849.37 feet; thence South 0°41'23" West 368.83 feet to the Southeast corner of Sectional Lot 1 of said Section 4; thence North 88°47'13" West 1352.63 feet to the Southwest comer of said Lot 1; thence North 88°46’07" West 425.56 feet to the Southeast corner of Lot 30 of Padre Canyon Estates Phase 1, according to the official plat thereof, records of Washington County; thence North 0°45'46" East 317.43 feet to the Northeast corner of said Lot 30; thence South 89°24'44" East 224.81 feet; thence South 89°14'01" East 220.65 feet; thence North 1°24'55" East 442.42 feet to a point of a curve to the right, the radius point of which bears South 57°10'23" East 495.45 feet distant; thence Northeasterly along the arc of said curve through a central angle of 7°51'01", a distance of 67.88 feet to the point of a reverse curve to the left, the radius point of which bears North 49°19'22" West 558.71 feet distant; thence Northeasterly along the arc of said curve through a central angle of 39°23'39", a distance of 384.15 feet to the point of tangency; thence North 1°16'59" East 92.00 feet to the point of a 30.00 foot radius curve to the left; thence Northwesterly along the arc of said curve through a central angle of 90°00'00", a distance of 47.12 feet to the point of beginning.

APPENDIX B

MAPS OF PROPOSED DISTRICT AND ANNEXATION AREA BOUNDARIES

