

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

November 26, 2024

This notice is furnished to you by the City Council (the “Council”) of Herriman City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **December 11, 2024 at or after 7 P.M.** The public hearing is regarding the proposed creation of Panorama Public Infrastructure Districts Nos. 1 through 5 (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 Herriman City, Utah  
Date and Time: December 11, 2024 at or after 7 P.M.  
Location:  
Herriman City Hall  
Council Chambers  
5355 West Herriman Main Street  
Herriman, Utah 84096

**Proposed District Boundaries:**

Legal descriptions for the Proposed Districts is attached as **Appendix A**. 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 Annexation Area. A map of the Proposed District Boundaries and the Annexation Area is attached as **Appendix B** and certain requirements as established in a governing document have been met.

### **Summary of Proposed Resolutions:**

The proposed resolutions 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 – Jim Giles, for an initial 6-year term;
  - Trustee 2 – Nate Shipp, for an initial 4-year term;
  - Trustee 3 – Bryan Flamm, for an initial 6-year term;
- 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 Districts:
  - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed Districts
  - No debt limit for the Proposed Districts
  - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

### **Proposed Service:**

**Panorama Public Infrastructure Districts No. 1 through 5** are proposed to be created for the purpose of financing the construction of public infrastructure relating to Panorama development (the “Project”), 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 Herriman City,  
Utah

## APPENDIX A

### PROPOSED DISTRICT BOUNDARIES

#### Legal Description (Initial District Boundaries)

##### DISTRICT NO. 1

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3312.49 feet along the quarter Section line and S89°28'27"E 1240.33 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No.14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

##### DISTRICT NO. 2

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3383.20 feet along the Quarter Section line and S89°28'27"E 1240.25 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No.14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

##### DISTRICT NO. 3

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3453.92 feet along the Quarter Section line and S89°28'27"E 1240.18 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No.14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

**DISTRICT NO. 4**

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3524.63 feet along the Quarter Section line and S89°28'27"E 1240.10 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No.14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

**DISTRICT NO. 5**

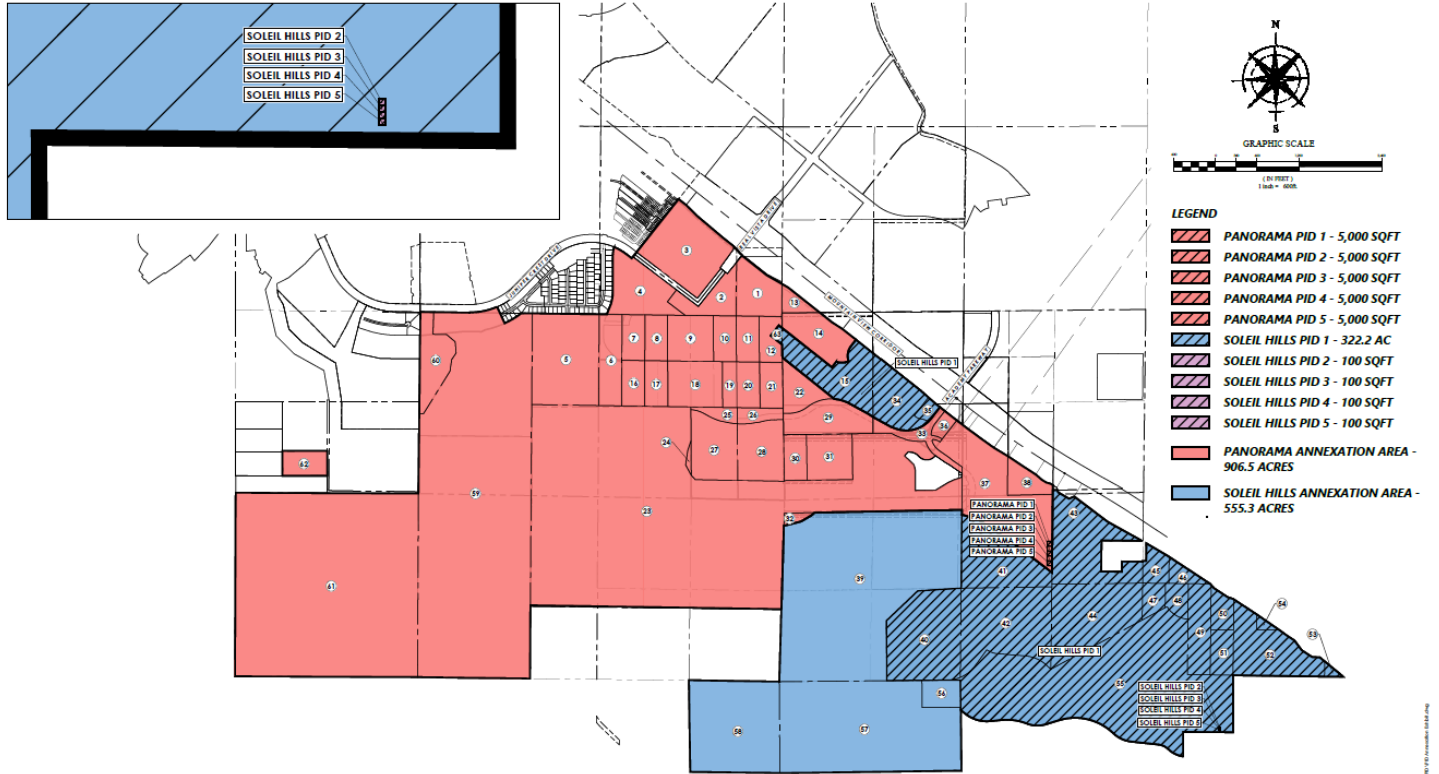
A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3595.34 feet along the Quarter Section line and S89°28'27"E 1240.03 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No.14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

## APPENDIX B

### MAP OF PROPOSED DISTRICT BOUNDARIES AND ANNEXATION AREA



#### PANORAMA & SOLEIL HILLS annexation exhibit

HERRIMAN CITY, SALT LAKE COUNTY  
 11/25/2024  
 20-0294

