

**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 Soleil Hills 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 – Lief Smith, for an initial 6-year term;
 - Trustee 2 – Alex Dahlstrom, for an initial 4-year term;
 - Trustee 3 – Matt Wilcox, 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:

Soleil Hills Public Infrastructure Districts No. 1 through 5 are proposed to be created for the purpose of financing the construction of public infrastructure relating to Soleil Hills 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)

Soleil Hills Public Infrastructure District No. 1

A parcel of land located in the West Half of Section 17, the Northwest quarter of Section 20 and the Northeast quarter of Section 19, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. More particularly described as follows:

Beginning at a point on the on the East Section Line of the Northeast Quarter of said Section 18, said point being North $88^{\circ}45'22''$ East 2,564.86 feet and South $00^{\circ}31'27''$ West 264.54 feet from the North Quarter Corner of said Section 18, and running thence;

South $73^{\circ}51'45''$ East 126.38 feet;

thence Northerly along the arc of curve to the right a distance of 30.06 feet having a radius of 226.50 feet a central angle of $07^{\circ}36'18''$ and chord bearing and distance of North $22^{\circ}24'09''$ East 30.04 feet;

thence South $63^{\circ}47'42''$ East 52.76 feet;

thence South $55^{\circ}24'21''$ East 580.39 feet;

thence South $41^{\circ}15'51''$ East 52.85 feet;

thence North $50^{\circ}39'04''$ East 14.96 feet;

thence Northeasterly along the arc of curve to the right a distance of 4.92 feet having a radius of 31.15 feet a central angle of $09^{\circ}03'22''$ and chord bearing and distance of North $54^{\circ}21'02''$ East 4.92 feet;

thence South $52^{\circ}55'04''$ East 745.26 feet;

thence North $00^{\circ}35'03''$ East 1,130.14 feet;

thence North $00^{\circ}36'05''$ East 60.03 feet;

thence North $88^{\circ}45'17''$ East 67.04 feet;

thence South $14^{\circ}32'42''$ East 33.17 feet;

thence South $59^{\circ}29'31''$ East 183.42 feet;

thence North $68^{\circ}06'02''$ East 82.52 feet;

thence South $52^{\circ}54'50''$ East 604.55 feet;

thence South $61^{\circ}01'46''$ East 565.16 feet;

thence North $89^{\circ}25'24''$ West 583.11 feet;

thence South $00^{\circ}38'36''$ West 450.00 feet;

thence South $89^{\circ}21'24''$ East 300.00 feet;

thence North $00^{\circ}38'36''$ East 150.00 feet;

thence South $89^{\circ}21'24''$ East 299.98 feet;

thence North $00^{\circ}38'37''$ East 9.55 feet;

thence South $89^{\circ}21'23''$ East 50.00 feet;

thence North $00^{\circ}38'37''$ East 253.72 feet;

thence South $59^{\circ}33'35''$ East 353.75 feet;

thence South 56°41'50" East 736.27 feet;
 thence South 41°29'39" East 83.89 feet;
 thence South 56°41'50" East 234.49 feet;
 thence South 71°28'31" East 86.25 feet;
 thence South 56°41'50" East 404.57 feet;
 thence South 55°24'28" East 404.23 feet;
 thence South 54°04'46" East 129.28 feet;
 thence South 56°41'50" East 133.05 feet;
 thence South 36°36'07" East 174.63 feet;
 thence South 56°39'24" East 177.55 feet;
 thence South 86°35'23" East 114.36 feet;
 thence South 50°37'11" East 404.48 feet;
 thence South 46°01'31" East 30.34 feet;
 thence North 89°41'28" West 267.43 feet;
 thence North 89°08'29" West 1,322.78 feet;
 thence South 00°05'40" East 823.94 feet;
 thence North 89°34'37" West 722.94 feet;
 thence South 00°11'00" East 354.66 feet;
 thence Northwesterly along the arc of curve to the right a distance of 242.87 feet having a radius of 400.00 feet a central angle of 34°47'21" and chord bearing and distance of North 63°51'22" West 239.16 feet;
 thence Northwesterly along the arc of curve to the left a distance of 163.62 feet having a radius of 250.00 feet a central angle of 37°29'59" and chord bearing and distance of North 65°12'41" West 160.72 feet;
 thence North 83°57'41" West 387.98 feet;
 thence Northwesterly along the arc of curve to the right a distance of 295.95 feet having a radius of 450.00 feet a central angle of 37°40'53" and chord bearing and distance of North 65°07'14" West 290.64 feet;
 thence Westerly along the arc of curve to the left a distance of 847.79 feet having a radius of 800.00 feet a central angle of 60°43'06" and chord bearing and distance of North 76°38'21" West 808.67 feet;
 thence South 73°00'06" West 202.74 feet; thence Westerly along the arc of curve to the right a distance of 260.28 feet having a radius of 400.00 feet a central angle of 37°16'56" and chord bearing and distance of North 88°21'26" West 255.71 feet;
 thence North 69°42'58" West 28.01 feet;
 thence Westerly along the arc of curve to the left a distance of 365.01 feet having a radius of 800.00 feet a central angle of 26°08'32" and chord bearing and distance of North 82°47'14" West 361.85 feet;
 thence South 84°08'30" West 155.21 feet;
 thence Westerly along the arc of curve to the right a distance of 386.70 feet having a radius of 500.00 feet a central angle of 44°18'45" and chord bearing and distance of North 73°42'07" West 377.13 feet;
 thence North 51°27'57" West 86.65 feet;
 thence North 00°42'54" West 433.54 feet;
 thence South 89°28'41" West 1061.71 feet;

thence North 00°28'13" West 866.36 feet;
thence North 46°24'46" East 624.94 feet;
thence North 86°22'37" East 629.56 feet;
thence North 00°31'33" East 1,062.83 feet to the Point of Beginning.

Containing 12,624,101 square feet or 289.809 acres, more or less.

AND

A tract of land being all of Parcels 33-17-127-001, 33-17-176-007, 33-17-127-003, and a part of parcels 33-17-176-012, 33-17-176-013, 33-17-100-024 & 33-07-400-016 as identified by the Salt Lake County Recorder's Office, said parcels all being located in the Northwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S00°54'21"E between the Northeast Corner and the East Quarter Corner of Section 18), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along the section line S00°54'21"E 127.33 feet and S89°05'39"W 43.11 feet from the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S51°36'32"E 976.43 feet; thence N38°23'28"E 104.19 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 251.50 feet (radius bears: N19°03'19"E) a distance of 130.00 feet through a central angle of 29°37'00" Chord: S85°45'11"E 128.56 feet; thence N69°45'29"E 53.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 223.50 feet (radius bears: N69°45'29"E) a distance of 226.14 feet through a central angle of 57°58'17" Chord: N08°44'37"E 216.61 feet; thence N37°43'46"E 119.20 feet to the southwesterly right-of-way line of Mountain View Corridor (SR-85); thence along said right-of-way line the following five (5) courses: (1) S51°35'40"E 431.36 feet; thence (2) S59°26'36"E 36.61 feet; thence (3) S51°35'40"E 720.16 feet; thence (4) S48°34'37"E 284.95 feet; thence (5) S51°35'40"E 83.51 feet to that Special Warranty Deed recorded December 30, 2022 as Entry No. 14058200 in Book 11393 at Page 9077 in the Salt Lake County Recorder's Office; thence along said deed S37°37'21"W 201.10 feet; thence along the arc of a curve to the right with a radius of 455.00 feet a distance of 582.85 feet through a central angle of 73°23'43" Chord: S74°19'13"W 543.81 feet; thence N70°16'38"W 64.57 feet; thence N61°06'04"W 295.28 feet; thence N56°20'15"W 72.25 feet; thence N61°06'04"W 317.29 feet; thence along the arc of a curve to the left with a radius of 557.00 feet a distance of 234.57 feet through a central angle of 24°07'45" Chord: N73°09'56"W 232.84 feet; thence N51°22'30"W 943.68 feet; thence N40°21'34"W 19.77 feet to the Section line; thence along said Section Line N00°54'21"W 180.59 feet; thence N51°36'32"W 209.99 feet; thence N38°23'28"E 188.51 feet to the point of beginning.

32.40 acres ±

Soleil Hills Public Infrastructure District No. 2

Beginning at a point which is S57°37'33"E 1333.33 feet from the southwest corner of section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence East, a distance of 10.00 feet; thence South, a distance of 10.00 feet; thence West, a distance of 10.00 feet; thence North, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 100 square feet, more or less.

Soleil Hills Public Infrastructure District No. 3

Beginning at a point which is S57°15'52"E 1338.71 feet from the southwest corner of section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence East, a distance of 10.00 feet; thence South, a distance of 10.00 feet; thence West, a distance of 10.00 feet; thence North, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 100 square feet, more or less.

Soleil Hills Public Infrastructure District No. 4

Beginning at a point which is S56°54'21"E 1344.15 feet from the southwest corner of section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence East, a distance of 10.00 feet; thence South, a distance of 10.00 feet; thence West, a distance of 10.00 feet; thence North, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 100 square feet, more or less.

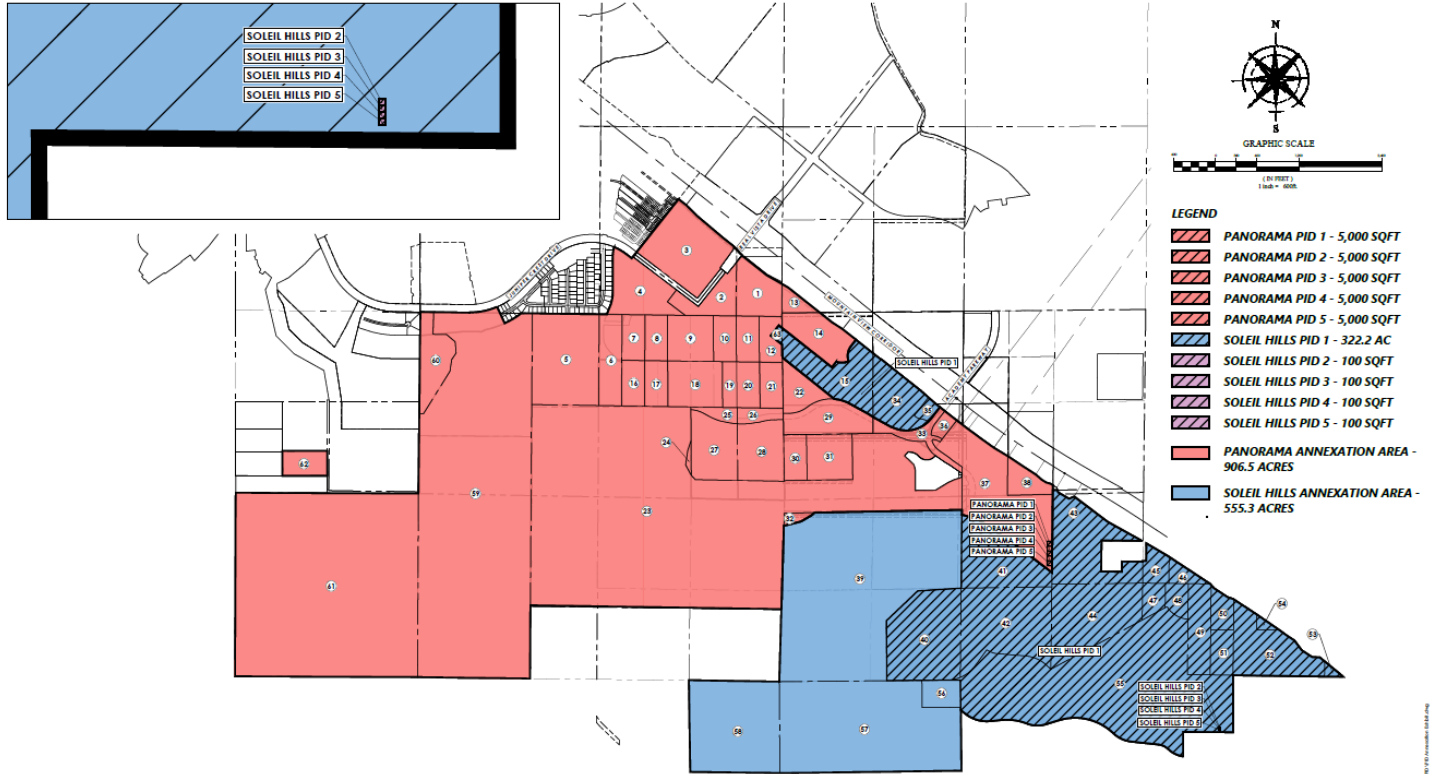
Soleil Hills Public Infrastructure District No. 5

Beginning at a point which is S56°33'00"E 1349.63 feet from the southwest corner of section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence East, a distance of 10.00 feet; thence South, a distance of 10.00 feet; thence West, a distance of 10.00 feet; thence North, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 100 square feet, more or less.

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

