

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC
INFRASTRUCTURE DISTRICTS BY WEBER COUNTY, UTAH**

June 13, 2023

This notice is furnished to you by the Board of County Commissioners (the “Board”) of Weber County, Utah (the “County”) to provide notice of a public hearing to be held by the Board on **June 27, 2023 at 6 P.M.** The public hearing is regarding the proposed creation of the Promontory Commerce Center Public Infrastructure District No. 1, Promontory Commerce Center Public Infrastructure District No. 2, and Promontory Commerce Center Public Infrastructure District No. 3 (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 District, (ii) whether the service should be provided by the County or the Proposed District, 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 County 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 County prior to the public hearing described herein.**

Meeting Information:

Held By: The Board of County Commissioners of Weber County, Utah

Date and Time: June 27, 2023 at 6 P.M.

Location:

Board of County Commissioners Office- Conference Room #365

2380 Washington Blvd.

Ogden, Utah 84401

Proposed District Boundaries:

A metes and bounds boundary description of each of the Proposed Districts are 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 inclusion area, as shown on the map attached as **Appendix B** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolutions:

Each of the proposed resolutions regarding the creation of the Proposed Districts contain consideration of approval the following items:

- Creation of the Proposed Districts with the boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts any area within the Annexation Area without additional approvals or hearings of the County, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each of the Proposed Districts and appointment of initial members.
- Authorization for execution by the County of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document with respect to each Proposed District containing the following limitations:
 - A combined property tax limit of 0.005 per dollar of taxable value for all of the Proposed Districts
 - An aggregate debt limit for all of the Proposed Districts of \$150 Million Dollars

Proposed Service:

Promontory Commerce Center Public Infrastructure District No. 1 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Promontory Commerce Center development (the “Project”), as permitted under the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17B, Chapter 2a, Utah Code Annotated 1953 (collectively, the “Act”).

Promontory Commerce Center Public Infrastructure District No. 2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Project, as permitted under the Act.

Promontory Commerce Center Public Infrastructure District No. 3 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Project, as permitted under the Act.

Sincerely,

The Board of County Commissioners
of Weber County, Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries

PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT #1

Being parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1181.59 feet S. 89°20'15" E. along the Section line and 1725.51 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT #2

Being parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1290.21 feet S. 89°20'15" E. along the Section line and 1840.78 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT #3

Being parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1181.59 feet S. 89°20'15" E. along the Section line and 1842.04 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

ANNEXATION AREA BOUNDARIES

North Parcel

An annexation into the Public Infrastructure District being an entire tract of land located in the Southeast Quarter of Section 13 and Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18 and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the West Quarter Corner of said Section 18, thence N. 00°46'18" E. 633.01 feet; thence S. 89°13'42" E. 355.83 feet; thence N. 00°46'18" E. 693.55 feet to and along an existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 88°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) N. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 581.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 446.95 feet to the center channel of the Weber River, which is East 2676 feet and South 479 feet more or less from said West Quarter Corner of Section 18; thence southerly 3471 feet more or less along said center channel of the Weber River to a easterly extension of the southerly line of said Section 18, which is East 2527 feet and South 2651 feet more or less from said West Quarter Corner of Section 18; thence N. 89°52'27" W. 68.38 feet along said Section line to a Weber County Witness Corner marking the southerly line of said Section 18; thence southwesterly 2590 feet more or less along the westerly bank of the Weber River and northerly bank of the old channel of the Weber River to a northeasterly right-of-way line of 12th Street, which is East 701 feet and South 3438 feet more or less from said West Quarter Corner of Section 18; thence northwesterly 1908 feet more or less along said right-of-way line to a point which is West 999 feet West and South 2592 feet more or less from said West Quarter Corner of Section 18; thence N. 00°39'45" E. 278.80 feet; thence N. 89°20'15" W. 301.09 feet to an existing fence line; thence along an existing fence the following fifteen (15) courses: 1) N. 00°39'46" E. 721.69 feet; 2) S. 89°13'52" E. 172.50 feet; 3) S. 88°37'11" E. 217.42 feet; 4) N. 02°01'27" W. 72.46 feet; 5) N. 09°32'04" E. 26.26 feet; 6) N. 05°42'37" W. 119.37 feet; 7) N. 02°29'55" W. 85.84 feet; 8) S. 88°21'02" E. 146.04 feet; 9) S. 87°51'36" E. 131.30 feet; 10) S. 84°22'51" E. 73.31 feet; 11) S. 89°03'20" E. 272.64 feet; 12) S. 89°20'03" E. 256.97 feet; 13) N. 81°14'06" E. 11.96 feet; 14) S. 89°03'45" E. 110.64 feet; 15) N. 89°38'18" E. 60.15 feet to said westerly right-of-way line of 5900 West Street, which is East 150.00 feet and South 1316 feet more or less from said West Quarter Corner of Section 18; thence northerly 1333 feet more or less along said westerly right-of-way line to a westerly line of said Section 18; thence N. 00°11'57" E. 108.46 feet along said Section line to the Point of Beginning.

Contains approximately 295 acres, more or less.

South Parcel

An annexation into the Public Infrastructure District being an entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly line of said Section 24 and the northerly right-of-way line of Southern Pacific Railroad, which is 684.01 feet N. 00°27'54" E. along the Section line from a Witness Monument (6N3W24EWCN) to the East Quarter Corner of said Section 24, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the East Quarter Corner of Section 24; thence N. 89°13'44" W. 1,555.00 feet along said northerly right-of-way line; thence N. 01°03'05" E. 1,915.60 feet to the southerly right-of-way line of 12th Street;

thence easterly 1646.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. 00°27'54" W. 1,437.61 feet to the Point of Beginning.

Contains approximately 63 acres, more or less.

The boundaries of the annexation area further consist of the entirety of the legal descriptions contained under "District No. 1", "District No. 2", and "District No. 3" above.

APPENDIX B

MAPS OF PROPOSED DISTRICT AND ANNEXATION AREA BOUNDARIES