

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

November 6 ,2024

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 **November 20, 2024 at 6 P.M.** The public hearing is regarding the proposed creation of the Nordic Village Public Infrastructure District No.1, Nordic Village Public Infrastructure District No. 2, Nordic Village 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: November 20, 2024 at 6 PM.

Location:

Board of County Commissioners Chambers

2380 Washington Blvd.

Ogden, Utah 84401

Also Available Via Zoom;

Meeting ID: 852 6029 3450

Passcode: 503230

**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 the following individuals as initial members:
  - Brandon Henrie, 749 N 1000 E, Orem, Utah 84097
  - Brook Cole, 869 N 1500 W, Orem, Utah 84057
  - Laurent Jouffray, 4895 N 330 E Eden, Utah 84310
- 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 \$80 Million Dollars

**Proposed Service:**

**Nordic Village Public Infrastructure District No. 1** is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Nordic Village 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”).

**Nordic Village 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.

**Nordic Village 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**

##### **NORDIC VILLAGE PUBLIC INFRASTRUCTURE DISTRICT #1**

A parcel of land located in the South Half of Section 32, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Eden, Weber County, Utah more particularly described as follows: BEGINNING AT A POINT WHICH IS N88°56'52"E 93.68 FEET AND N01°03'08"W 25.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S88°56'52"W 100.00 FEET; THENCE N01°03'08"W 100.00 FEET; THENCE N88°56'52"E 100.00 FEET; THENCE S01°03'08"E 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQ. FT. OR 0.23 ACRES

##### **NORDIC VILLAGE PUBLIC INFRASTRUCTURE DISTRICT #2**

A parcel of land located in the Southeast Quarter of Section 32, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Eden, Weber County, Utah more particularly described as follows: BEGINNING AT A POINT WHICH IS N0°38'24"E 583.63 FEET AND S89°21'36"E 25.00 FEET FROM THE SOUTHWEST CORNER OF PARCEL 220230024, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°38'24" EAST 100.00 FEET; THENCE SOUTH 89°21'36" EAST 100.00 FEET; THENCE SOUTH 00°38'24" WEST 100.00 FEET; THENCE NORTH 89°21'36" WEST 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 10,000 SQ. FT. OR 0.23 ACRES

##### **NORDIC VILLAGE PUBLIC INFRASTRUCTURE DISTRICT #3**

A parcel of land located in the Southeast Quarter of Section 32, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Eden, Weber County, Utah more particularly described as follows: BEGINNING AT A POINT WHICH IS S00°02'56"E 1683.10 FEET AND N89°57'04"W 1443.79 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 30°19'26" WEST 100.00 FEET; THENCE NORTH 59°40'34" WEST 100.00 FEET; THENCE NORTH 30°19'26" EAST 100.00 FEET; THENCE SOUTH 59°40'34" EAST 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 10,000 SQ. FT. OR 0.23 ACRES

#### **ANNEXATION AREA BOUNDARIES**

A PARCEL OF LAND LOCATED IN SECTION 32 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32 AND RUNNING THENCE: NORTH 00°31'29" EAST 2,715.63 FEET ALONG THE EASTERLY SECTION LINE TO THE WEST

QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°32'20" EAST 2,716.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 88°21'41" EAST 670.67 FEET ALONG THE NORTHERLY SECTION LINE OF SECTION 32; THENCE NORTH 00°38'24" EAST 708.63 FEET; THENCE NORTH 00°39'04" EAST 635.21 FEET; THENCE NORTH 89°33'56" EAST 535.62 FEET; THENCE SOUTH 04°33'34" WEST 11.11 FEET; THENCE SOUTH 89°31'36" EAST 1,124.80 FEET); THENCE SOUTH 89°41'49" EAST 290.46 FEET TO THE WESTERLY LINE OF 3500 EAST STREET (ALSO KNOWN AS NORDIC VALLEY HIGHWAY; THENCE SOUTH 01°20'16" WEST 324.86 FEET ALONG SAID WESTERLY LINE OF 3500 EAST STREET; THENCE SOUTH 89°00'29" EAST 125.63 FEET ALONG THE SOUTHERLY LINE OF NORDIC VALLEY ROAD; THENCE SOUTH 89°00'28" EAST 1213.96 FEET ALONG THE SOUTHERLY LINE OF NORDIC VALLEY ROAD; THENCE SOUTH 04°10'10" WEST 177.57 FEET; THENCE SOUTH 05°00'53" EAST 123.38 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 66.44 FEET; THENCE SOUTH 04°10'11" WEST 803.19 FEET TO A POINT ON THE WESTERLY LINE OF NORDIC VALLEY ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF NORDIC VALLEY ESTATES NO. 1 SUBDIVISION THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. SOUTH 03°10'34" EAST 410.00 FEET; 2. SOUTH 20°09'33" WEST 442.42 FEET 3. THENCE SOUTH 04°34'18" WEST 516.27 FEET 4. THENCE SOUTH 59°40'34" EAST 228.65 FEET; THENCE SOUTH 30°19'26" WEST 300.00 FEET TO A POINT ON THE EASTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID EASTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. NORTH 59°40'34" WEST 200.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 542.12 FEET AND A CENTRAL ANGLE OF 20°00'02"; 2. NORTHWESTERLY ALONG THE ARC A DISTANCE OF 189.24 FEET; 3. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 39°40'34" WEST, A DISTANCE OF 233.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 302.09 FEET AND A CENTRAL ANGLE OF 33°59'57"; 4. NORTHWESTERLY ALONG THE ARC A DISTANCE OF 179.26 FEET; 5. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 05°40'34" WEST, A DISTANCE OF 252.68 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°04'17"; 6. NORTHERLY ALONG THE ARC A DISTANCE OF 202.24 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 17°19'26" EAST, A DISTANCE OF 545.63 FEET; THENCE NORTH 67°10'55" WEST 450.00 FEET; THENCE NORTH 67°10'47" WEST 150.03 FEET TO A POINT ON THE EASTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID EASTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. NORTH 08°41'09" WEST 37.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 81°22'22" WEST, A RADIAL DISTANCE OF 106.22 FEET; 2. NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 50°01'53", A DISTANCE OF 92.75 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 58°58'57"; 3. NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 128.68 FEET; 4. NORTH 00°19'26" EAST 59.09 FEET; 5. NORTH 89°13'27" WEST 57.98 FEET; THENCE NORTH 01°17'53" EAST 19.17 FEET; THENCE NORTH 89°42'02" WEST 282.10 FEET; THENCE

SOUTH 62°03'22" WEST 517.63 FEET; THENCE SOUTH 34°41'57" EAST 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. SOUTH 01°42'02" EAST 987.73 FEET; 2. SOUTH 34°42'02" EAST 1,736.47 FEET; 3. SOUTH 55°52'02" EAST 1,014.59 FEET; 4. SOUTH 71°29'02" EAST 531.56 FEET; 5. SOUTH 78°42'02" EAST 50.00 FEET; 6. SOUTH 11°17'58" WEST 121.53 FEET; 7. SOUTH 13°34'21" WEST 49.93 FEET; 8. SOUTH 73°59'14" EAST 237.98 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. SOUTH 20°30'14" WEST 70.78 FEET; 2. SOUTH 01°30'14" WEST 140.39 FEET; 3. SOUTH 16°30'14" WEST 134.78 FEET; 4. SOUTH 28°29'46" EAST 132.50 FEET; 5. SOUTH 19°30'14" WEST 96.54 FEET; 6. SOUTH 09°30'14" WEST 253.28 FEET; 7. SOUTH 45°30'14" WEST 140.34 FEET; 8. SOUTH 09°14'14" WEST 190.45 FEET ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT; THENCE SOUTH 18°30'14" WEST 119.54 FEET THE ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 FIRST AMENDMENT; THENCE NORTH 73°14'16" WEST 205.08 FEET; THENCE SOUTH CONTAINING 22,290,350.11 SQUARE FEET OR 511.7160 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**





# LOCAL ENTITY PLAT - NORDIC VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

## A PARCEL OF LAND AT NORDIC VILLAGE SITUATED NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH OCTOBER 2024

SURVEYOR'S CERTIFICATE  
I, WILBUR D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE UTAH SURVEYING ACT. I HAVE COMPLETED THIS SURVEY AND THE RESULTS THEREOF ARE SET FORTH IN THIS PLAT. I HAVE REVIEWED ALL MEASUREMENTS, CALCULATIONS, AND INSTRUMENT RECORDS AND HAVE DETERMINED THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.  
SIGNED THE 17TH DAY OF OCTOBER 2024.



WILBUR D. LONG, 163107000800

### MARRIAGE PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE BOUNDARY CORNER HERE ON AS A LOCAL ENTITY PLAT TO BE KNOWN AS NORDIC VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1. THE BOUNDARY CORNER IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND THE EAST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH.

### BOUNDARY DESCRIPTION

BEING AT THE NORTHEAST CORNER OF PARCELS NO. 22-003-0713 AND 22-003-0714, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, THE BOUNDARY CORNER IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND THE EAST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. THE BOUNDARY CORNER IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND THE EAST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. THE BOUNDARY CORNER IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND THE EAST LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH.

CONTAINING 3,675,778 SQUARE FEET OR 84.38 ACRES, MORE OR LESS.  
L.S.P. INFORMATION DEED ENTRY NO. 327328 RECORDED  
FEBRUARY 22, 2025

#### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH	BEARING	CH DIST
C1	844.12	188.24	30.0702	188.24	S89°42'57.7"	188.24
C2	302.09	175.35	33.5827	175.35	S82°42'53.7"	176.64
C3	503.09	252.24	27.9417	252.24	S81°42'53.7"	200.00
C4	106.24	62.88	49.3635	62.88	S43.3437°N	69.77
C5	123.07	128.65	58.3637	128.65	S89°13'07.7"	123.07

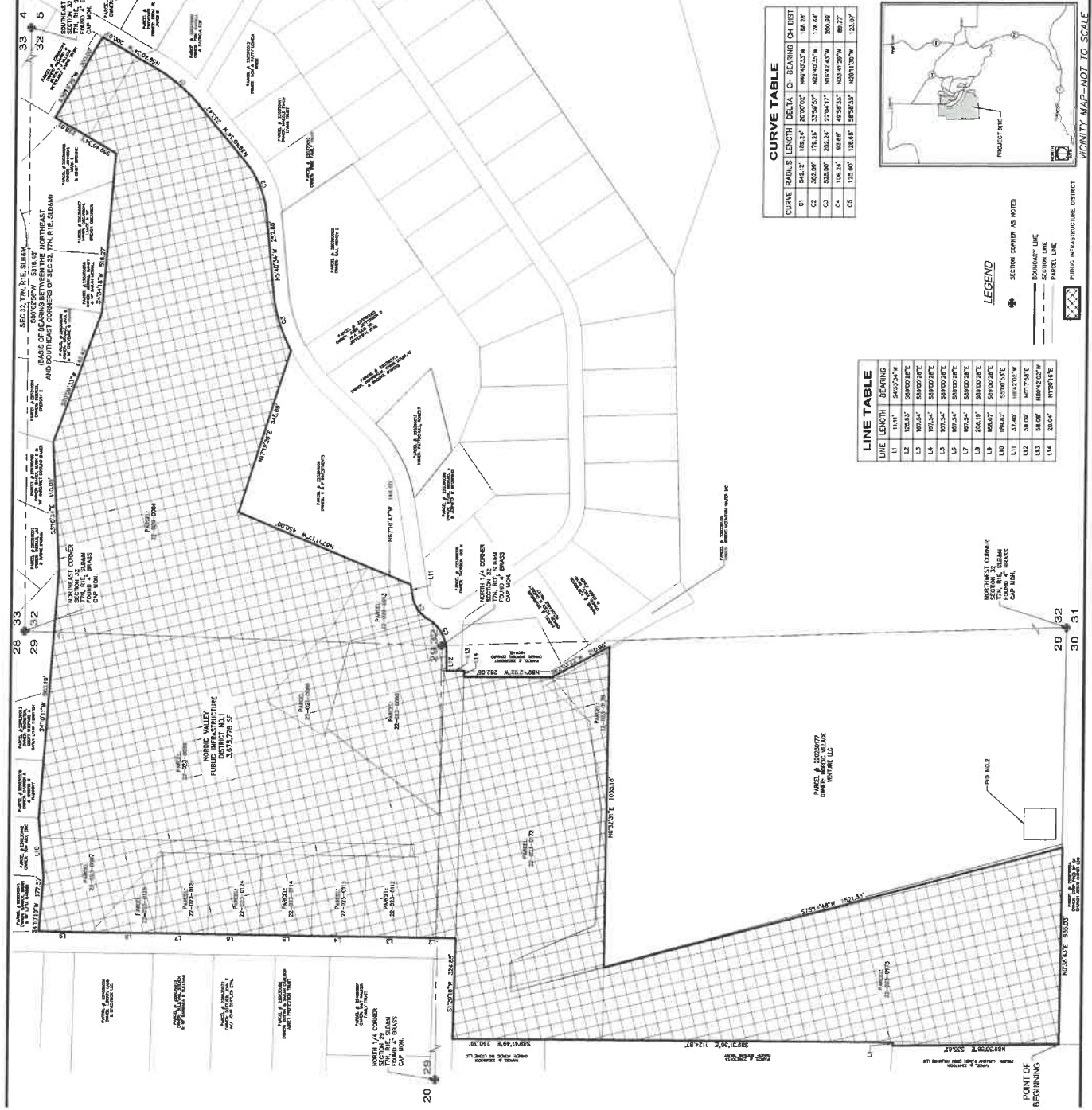


#### LINE TABLE

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L6	188.24	S89°13'07.7"
L7	188.24	S89°13'07.7"
L8	188.24	S89°13'07.7"
L9	188.24	S89°13'07.7"
L10	188.24	S89°13'07.7"
L11	188.24	S89°13'07.7"
L12	188.24	S89°13'07.7"
L13	188.24	S89°13'07.7"
L14	188.24	S89°13'07.7"

#### LEGEND

- SECTION CORNER AS NOTED
- BOUNDARY LINE
- SECTION LINE
- PARCEL LINE
- PUBLIC INFRASTRUCTURE DISTRICT



**LAYTON SURVEYS LLC**  
Professional Land Surveying 827 S. 500 W. Suite 201  
Provo, Utah 84601 (801) 825-1111 [www.laytonsurveys.com](http://www.laytonsurveys.com) Weber County, UT 84601

WEBER COUNTY COMMISSION  
WEBER COUNTY SURVEYOR  
WEBER COUNTY SURVEYOR  
WEBER COUNTY SURVEYOR

THIS PLAT IS APPROVED AS TO FORM BY THE COMMISSIONER OF WEBER COUNTY, UTAH.  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
COMMISSIONER OF WEBER COUNTY, UTAH  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

RECORDED  
STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
OFFICE OF THE COUNTY CLERK,  
WEBER COUNTY, UTAH.  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
CLERK, WEBER COUNTY, UTAH

#### REFERENCE DOCUMENTS

L.S.P. INFORMATION DEED ENTRY NO. 327328 RECORDED  
FEBRUARY 22, 2025

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C4	106.24	62.88	49.3635	62.88	S43.3437°N	69.77
C5	123.07	128.65	58.3637	128.65	S89°13'07.7"	123.07

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L14	188.24	S89°13'07.7"

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