

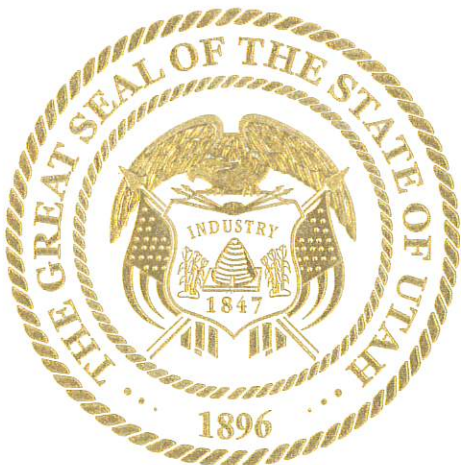


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1 located in CITY OF EPHRAIM, dated MARCH 19, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1, located in SANPETE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 15th day of May, 2025 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

City of Ephraim, Utah

March 19, 2025

The City Council (the “Council”) of the City of Ephraim, Utah (the “City”) met on March 19, 2025 at its regular meeting place in the City of Ephraim at 6:00 p.m., with the following members of the Council being present:

John Scott	Mayor
Margie Anderson	Council Member
Anthony Beal	Council Member
Dennis Nordfelt	Council Member

Also present:

Aaron Wade	Bond Counsel
Candice Maudsley	City Recorder

Absent:	Chad Perry	Council Member
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After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this March 19, 2025 meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full, and pursuant to motion duly made by Council Member Dennis Nordfelt and seconded by Council Member Margie Anderson, adopted by the following vote:

AYE:

John Scott
Margie Anderson
Anthony Beal
Dennis Nordfelt

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL (THE “COUNCIL”) OF THE CITY OF EPHRAIM, UTAH (THE “CITY”), PROVIDING FOR THE CREATION OF THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2 (TOGETHER, THE “DISTRICTS”) AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT, NOTICES OF BOUNDARY ACTION; APPROVING AN ANNEXATION AREA; AUTHORIZING THE DISTRICTS TO PROVIDE SERVICES RELATING TO FINANCING AND CONSTRUCTION OF PUBLIC INFRASTRUCTURE; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the “Petition”) was filed with the City requesting adoption by resolution of the approval of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”) within the City, and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in a district (the “Property Owners”); and

WHEREAS, the Petition, containing the consent of such Property Owners, has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts, and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Council Chambers because there is no reasonable place to hold a public hearing within the Districts’ boundaries, and the hearing at the City Council Chambers was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to the Boundary Notice as Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. Two districts, named "The Crossing Public Infrastructure District No. 1" and "The Crossing Public Infrastructure District No. 2" (collectively, and as previously defined, the "Districts") are hereby created, each as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from either District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into a District without further request of such District to the City to provide such services under 17B-1-407, Utah Code Annotated 1953, as amended, or resolutions of the City under 17B-1-408, Utah Code Annotated 1953, as amended.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms

thereof and applicable law.

7. The Trustees of the Board of each District are hereby appointed as follows:

(a) Trustee 1 – Kevin Romney, for an initial 6-year term;

(b) Trustee 2 – Mike Ballard, for an initial 6-year term

(c) Trustee 3 – Joseph Gallagher, for an initial 4-year term;

Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Council Member to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of a certificate of creation for the Districts, the Council does hereby authorize the Mayor, a Council Member, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Board of Trustees of the Districts (the “District Board”) is hereby authorized and directed to record such Governing Document with the recorder of Sanpete County, Utah within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are, hereby rescinded.

13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of the City of Ephraim, Utah, this March 19, 2025.

CITY OF EPHRAIM

By: _____

John Scott, Mayor

ATTEST:

By: _____

Candice Maudsley

STATE OF UTAH)
 : SS.
COUNTY OF Sanpete)

I, Candice Maudsley, the undersigned duly qualified and acting City Recorder of the City of Ephraim, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council of the City (the "Council"), had and taken at a lawful meeting of the Council on March 19, 2025, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this March 19, 2025.

By: Candice Maudsley
City Recorder

EXHIBIT A
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Candice Maudsley, the undersigned City Recorder of the City of Ephraim, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the meeting held by the City Council of the City (the "Council") on March 19, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1, to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 19, 2025.

By: Candice Maudsley
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, March 19, 2025
6:00 PM

Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live on Zoom.

To participate in the public comment period or any scheduled public hearings, please email cmaudsley@ephraim.gov before 3:00 PM on the day of the meeting.

Live Stream on YouTube at 6:00 P.M.
<https://www.youtube.com/@EphraimCityUtah/streams>

6:00 PM

ROLL CALL

CALL TO ORDER

OPENING CEREMONY

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

PUBLIC COMMENT

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

I. Presentations

- A. Sanpete County Trail Project and Public Involvement Period. (Jones & Demille)

II. Consent Items

- A. Ratification of Warrant Register between March 1, 2025, and March 14, 2025

Pages 4-8 B. Approval of March 5, 2025, City Council Meeting Minutes

Pages 9-12 C. Ephraim City Resolution 25-04 Hanson House MOU Addendum Allowing Sales

III. Study Agenda

Pages 13-20 A. Fats, Oils, and Grease Ordinance (Nic Mills)

Pages 21-27 B. Eco 25-02 Business License Ordinance Amendment (Megan Spurling)

IV. Action Agenda

Pages 28-63 A. Ephraim City Resolution 25-05 (Katie Witt)

- 1. ECR 25-05 Approval of The Crossing Public Infrastructure District Governing Documents.

Pages 64-69 B. Ephraim City Ordinance 25-01 City Manager Ordinance(Katie Witt)

- 1. Adoption of ECO 25-01 an ordinance amending and clarifying the duties of the city manager.

Pages 70-75 C. Ephraim City Resolution 25-06 Cemetery Board Bylaws (Candice Maudsley)

- 1. ECR 25-06 approval of the Cemetery Board Bylaws

V. Council Reports

VI. City Manager Report

CLOSED SESSION

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

ADJOURNMENT

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted this 17th day of March 2025. A copy was also provided to the local media and posted on the Utah State, and city websites.

Candice Maudsley,
EPHRAIM CITY RECORDER

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

PUBLIC NOTICE

The following is the Ephraim City 2025 public meeting schedule. Meetings are open and the public are invited to attend. Special meetings may be called from time to time during the year. Times and locations of these special meetings will be posted pursuant to the Utah Open and Public Meetings Act.

Board	Time	Dates	Location
Cemetery Board	10:00 AM	2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
City Council Meeting	6:00 PM	1st & 3rd Wednesdays	Council Chambers - 5 South Main, Ephraim UT
Housing Authority	5:30 PM	4th Tuesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Library Board	5:30 PM	3rd Tuesday	Library - 30 South Main, Ephraim UT
Planning Commission	6:00 PM	2nd & 4th Wednesday	Council Chambers - 5 South Main, Ephraim UT
RAP Tax Committee	5:30 PM	June & Dec 2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Recreation Board	8:00 PM	2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Utilities Board	6:00 PM	2nd Thursday as necessary	Ephraim Conference Room - 5 South Main, Ephraim UT

Please check agendas within 24 hours of the meeting on the Utah Public Notice Website, www.utah.gov/pmn/ for availability and Zoom links. Please submit items for City Council meeting agendas to the City Recorder's office no later than 5:00 p.m. Friday prior to the scheduled meeting. *Some meetings may be canceled if they fall on, or close to a holiday.

Canceled City Council meeting for 2025:

Wednesday, January 1st
Wednesday, April 16th
Wednesday, July 2nd
Wednesday, October 1st

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted at City Hall this 16th day of January 2024. A copy was also posted on the Ephraim City Website and posted on the Utah Public Notice Website.

/s/ Candice Maudsley
EPHRAIM CITY RECORDER

EXHIBIT B

GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR
THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2
EPHRAIM, UTAH

Prepared by

Gilmore & Bell, P.C.
Salt Lake City, Utah

March 19, 2025

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I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide any ongoing operations and maintenance services.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document.

The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by one or more of the Districts (or interlocal entity formed by the Districts). All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy and/or repaid by Assessments, Property Tax Differential (if any) or other revenues of the District. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose for creating the Districts is to provide for the Public Improvements associated with development and regional needs.

It is the intent that the Districts dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. The Districts are also

permitted to utilize Property Tax Differential (if any) for the repayment of Debt. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which have been approved by the City for annexation into or withdrawal from one or more of the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit B**, describing the property proposed for annexation into or withdrawal from one or more of the Districts.

Assessment: means assessments levied in an assessment area created within the Districts or a District.

Board: means the board of trustees of one District or the boards of trustees of all Districts, in the aggregate.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an *ad valorem* property tax mill levy, and/or collect Assessments, and/or pledge Property Tax Differential (if any).

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

City: means Ephraim, Utah

City Code: means the City Code of Ephraim, Utah.

City Council: means the City Council of Ephraim, Utah.

District: means any one of The Crossing Public Infrastructure Districts No. 1 through 2.

District Act: means the Special District Act and the PID Act.

District No. 1: means The Crossing Public Infrastructure District No. 1.

District No. 2: means The Crossing Public Infrastructure District No. 2.

Districts: means District No. 1 and District No. 2.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by any District for administrative services provided by such District.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Boards in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by a District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy any of the Districts is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual recognized as a municipal advisor by the MSRB and the SEC; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means the development or property commonly referred to as The Crossing Development.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Property Tax Differential: means the same as such term is defined under Title 11, Chapter 58, Part 102 of the Utah Code, as amended from time to time.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act (including the definition of “Public Infrastructure and Improvements” therein, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time and any successor statute thereto.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the Districts.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 20 acres, comprised of approximately 12 acres for District No. 1 and 8 acres for District No. 2. The Annexation Area Boundaries includes the entirety of the Initial District Boundaries and approximately 294 acres. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as **Exhibit B**. It is anticipated that the District’s boundaries may change from time

to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below.

IV. ASSESSED VALUATION

The District Area consists of approximately 20 acres of undeveloped land. The current market valuation of the District Area is, for purposes of this Governing Document and, at build out, expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Governing Document Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Public Improvements. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity or owners association in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. The City shall determine any Public Improvements that the District shall not be required to dedicate to the City.

2. Reserved.

3. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by any one of a

surveyor or engineer that such District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, a District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal.

(a) The Districts shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts. Such area may only be annexed upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(b) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from one or more of the Districts. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(c) Any annexation or withdrawal shall be in accordance with the applicable requirements of the PID Act.

(d) Upon any annexation or withdrawal, such District shall provide the City a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The boundaries of the Districts shall not overlap unless the aggregate mill levy for payment of Debt of the overlapping Districts will not at any time exceed the Maximum Debt Mill Levy of the Districts. Additionally, without the written consent of the City, the Districts shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the

Districts unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the Districts.

8. Reserved.

9. Debt Issuance Limitation.

(a) The Districts shall not issue General Obligation Debt and shall not issue Limited Tax Debt in excess of an aggregate amount of Fifteen Million Dollars (\$15,000,000). This amount excludes any portion of Bonds issued to refund a prior issuance of debt by the Districts.

(b) The District shall not be permitted to issue Debt, other than refundings of prior issuances of Debt, after five (5) years from the date of approval of this Governing Document.

10. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable non-bankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in V.A.1-10 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolutions of the City and the Districts approving such amendment.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Twenty-Five Million Dollars (\$25,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The nature of the functions to be performed by each District may be clarified in one or more interlocal agreements between and among the Districts.

VI. THE BOARD OF TRUSTEES

A. Board Composition. Each Board shall be composed of 3 Trustees who shall be appointed by the City Council pursuant to the PID Act. The initial Board of each District shall be appointed by the City Council by resolution concurrent with the approval of this Governing Document. All Trustees shall hold at large seats. Trustee terms for each District shall be staggered with initial terms as follows: Trustee 3 shall serve an initial term of 4 years; Trustees 1 and 2 shall serve an initial term of 6 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such District.

B. Transition to Elected Board.

(a) For a District anticipated to include residential uses, At the time of annexation of property into a District, such District shall estimate the total number of residential units within the District at full buildout of the property within the District (the “Anticipated Units”). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. The respective board seats for the District Boards with residential property shall transition from appointed to elected seats according to the following milestones:

Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the Anticipated Units have received certificates of occupancy.

Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

Trustee 3. Trustee 3 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

(b) For any District which is not anticipated to include any residential property, the Board shall continue to be appointed by the City Council and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each one-third value (provided that the City retains discretion to reject any nominee and request a new nominee from such property owner).

B. Transition Timeline. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District after the expiration of such Board members then current term (provided that any seat transitioning on January 1 of a year shall be elected at the regular election preceding such date).

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the City Council pursuant to the PID Act and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

D. Vacancy. Any vacancy on the Board shall be filled pursuant to the Special District Act.

E. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the

Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, Property Tax Differential, and other legally available revenues. All Bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the Districts, Property Tax Differential, and Assessments. The Districts will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy,” which is the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Limited Tax Debt and administrative expenses shall be 0.005 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code. Further, the Districts may not impose mill levies which aggregate in excess of each Districts’ respective Maximum Debt Mill Levy; provided that such levies shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(b) Notwithstanding any other provision of this Governing Document, a District shall not be authorized to impose an ad valorem property tax (including the Maximum Debt Mill Levy) for the repayment of Debt, unless prior to the issuance of such Debt the Board of the applicable District makes a finding that Property Tax Differential is not available for the repayment of the proposed Debt and that it is necessary for the District to impose ad valorem property taxes for the repayment of the proposed Debt. In the event the foregoing finding is made by a District, such District shall notify the City in writing within thirty (30) days of the finding.

(c) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each Bond issued by the Districts shall mature within thirty-one (31) years from the date of issuance of such Bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the year of the first imposition of a mill levy with respect to such Bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Repayment Sources.

(a) Subject to the conditions described herein, the Districts may impose a mill levy on Taxable Property within its boundaries, up to the Maximum Mill Levy, as a primary source of revenue for repayment of debt service. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the levy of ad valorem property taxes, the use of Property Tax Differential, the power to assess Assessments, and the power to impose fees, penalties, and charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term.

(b) All Assessments (other than Assessments under the C-PACE Act) imposed by any District on a parcel shall be payable at or before the time of transfer of title with respect to such parcel to an End User. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

(c) The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy or Assessment. This provision shall not prohibit the division of costs between mill levies and Assessments, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the Districts.

G. Security for Debt.

The Districts shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the Districts' obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars (\$75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

IX. ANNUAL REPORT

A. General.

Each of the District shall be responsible for submitting an annual report to the City Manager's Office no later than 210 days following the end of such District's fiscal year, beginning with fiscal year 2025.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of the last day of the prior fiscal year, if changed.
2. List of current interlocal agreements, if changed (to be delivered to the Creating Entity upon request);
3. Names and terms of Board members and officers and progress towards milestones required for transition to elected Board;
4. District office contact information, if changed;
5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;
6. A summary of any litigation which involves the District as of the last day of the prior fiscal year, if any;
7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;
8. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget; and

11. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute).

C. Annual Report to Property Owners.

At least once per calendar year, each District shall send a notice to each property owner within the boundaries of such District including the following information:

1. Names and contact information for each Board member.

2. An annual meeting schedule for the District and information on where Board meeting information may be found.

3. The most recent property tax rate of the District.

X. DISSOLUTION

Upon repayment or defeasance of the Debt of a District, such District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution of a District occur until such District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

Within thirty (30) days of finalization of the dissolution of a District, such District shall record a notice with the Sanpete County Recorder to be recorded on the title of all properties within such District and in a form that is acceptable to the County Recorder that the District has been dissolved, that all Debt of such District has been repaid or defeased, and that such District may no longer impose property taxes or levy assessments for any purpose.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation, each Board shall record a notice with the recorder of Sanpete County to be recorded on the title of all properties within such District and in a form that is acceptable to the County Recorder. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; and (d) state the Maximum Debt Mill Levy of the District. Such notice shall further be filled with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this XI;
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District’s Bonds.”
- (3) Such disclosures shall be contained on a separate brightly colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

EXHIBIT A

Legal Descriptions

District No. 1

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 1092.77 feet along the measured Section line and West 467.60 feet from the found monument, dated 1999, at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence West 660.16 feet;

thence North 715.93 feet;

thence South $89^{\circ}50'41''$ East 747.82 feet;

thence South $7^{\circ}00'00''$ West 719.27 feet, to the Point of Beginning.

Parcel contains: 503,337 square feet, or 11.56 acres.

District No. 2

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 421.06 feet along the measured Section line from the found monument, dated 1999, at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence South $89^{\circ}56'39''$ West 564.11 feet;

thence North $1^{\circ}47'58''$ East 365.40 feet;

thence North $7^{\circ}00'00''$ East 309.20 feet;

thence East 500.97 feet, to the Section line;

thence South $1^{\circ}11'36''$ East 671.71 feet, to the Point of Beginning.

Parcel contains: 362,895 square feet, or 8.33 acres

Annexation Area

A parcel of land, situate in Sections 8 and 9, and a small portion in the Northeast Quarter of Section 17, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 380.46 feet along the measured Section line from the found monument, dated 1999, at the Southeast Corner of Section 8, and running:

thence South $88^{\circ}36'49''$ West 1191.11 feet;

thence West 713.59 feet;

thence South $0^{\circ}47'09''$ East 671.29 feet;

thence South 89°12'51" West 792.00 feet;
 thence North 0°47'09" West 520.76 feet, to and along the Quarter Section line;
 thence North 7°54'14" East 2975.38 feet to and along an existing fence line, and the extension thereof, running in more or less the same direction of another fence line, between 4 and 17 feet easterly thereof;
 thence North 89°45'30" East 2630.45 feet, to the existing north line of 400 South Street;
 thence North 89°36'04" East 1444.51 feet along said north line, to the east line of the abandoned railroad right-of-way;
 thence South 0°59'42" West 218.07 feet along said east line;
 thence Southwesterly 182.37 feet along the arc of a 1960.00-foot radius tangent curve to the right (center bears North 89°00'18" West, and the long chord bears South 3°39'38" West 182.30 feet, through a central angle of 5°19'52"), along said east line;
 thence North 89°48'08" East 597.94 feet, along the north side of 450 South Street;
 thence South 30.00 feet;
 thence North 89°48'08" East 98.53 feet;
 thence South 16°04'09" West 196.99 feet;
 thence South 87°41'39" East 507.09 feet, to the centerline of Highway 89;
 thence South 25°24'54" West 1605.98 feet, along said centerline;
 thence South 89°25'27" East 372.72 feet;
 thence North 0°33'09" West 151.67 feet, to the south line of 700 North Street;
 thence South 89°47'18" East 60.01 feet along said south line, to the west boundary of the "South Towne Professional Plaza" subdivision;
 thence South 0°33'09" East (South – Record) 125.80 feet along said west boundary, to the southwest corner of said subdivision;
 thence South 89°38'31" East 399.98 feet (South 89°12'55" East 399.57' – Record) along the south boundary of said subdivision, and an existing fence line, to the southeast corner thereof, coincident with the west boundary line of the "Cottonwood Plat 'A', Amended" subdivision, as recorded September 1, 1999, under Entry no. 72761, in the Sanpete County Recorder's office;
 thence South 2°49'33" East 21.59 feet (South 2°23'57" East 21.56' – Record) along said west boundary, to the southwest corner of said subdivision, coincident with the northwest corner of the "Cottonwood Estates, Plat 'B'" subdivision, as recorded July 2, 2008, under Entry no. 156278, in the Sanpete County Recorder's office;
 thence South 2°58'48" East (South 2°25'33" East – Record) 528.55 feet along said west boundary, to a corner of said subdivision.
 thence South 2°30'28" East 171.54 feet along an existing fence line, to a found rebar and cap;
 thence North 85°19'14" West 380.35 feet, following, more or less, an existing fence line;
 thence North 89°45'52" West 806.35 feet, following, more or less, an existing fence line, and the extension thereof, to the centerline of said Highway 89;
 thence North 25°24'54" East 488.72 feet along said centerline;
 thence North 63°54'21" West 279.51 feet, to and along the south line of Ephraim Crossing Parkway;
 thence Northwesterly 227.93 feet along the arc of a 542.00-foot radius tangent curve to the right (center bears North 26°05'39" East, and the long chord bears North 51°51'30" West 226.26 feet, through a central angle of 24°05'43"), along said south line;
 thence North 39°48'38" West 342.02 feet along said south line;

thence Northwesterly 835.95 feet along the arc of a 958.00-foot radius tangent curve to the left (center bears South $50^{\circ}11'22''$ West, and the long chord bears North $64^{\circ}48'32''$ West 809.68 feet, through a central angle of $49^{\circ}59'47''$), along said south line;

thence North $89^{\circ}48'25''$ West 348.43 feet along said south line;

thence Southwesterly 23.61 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South $0^{\circ}11'35''$ West, and the long chord bears South $45^{\circ}05'47''$ West 21.25 feet, through a central angle of $90^{\circ}11'35''$), along said south line, to the east line of 400 West Street;

thence South 1315.54 feet along said east line, and the extension thereof;

thence North $88^{\circ}36'51''$ West 81.39 feet;

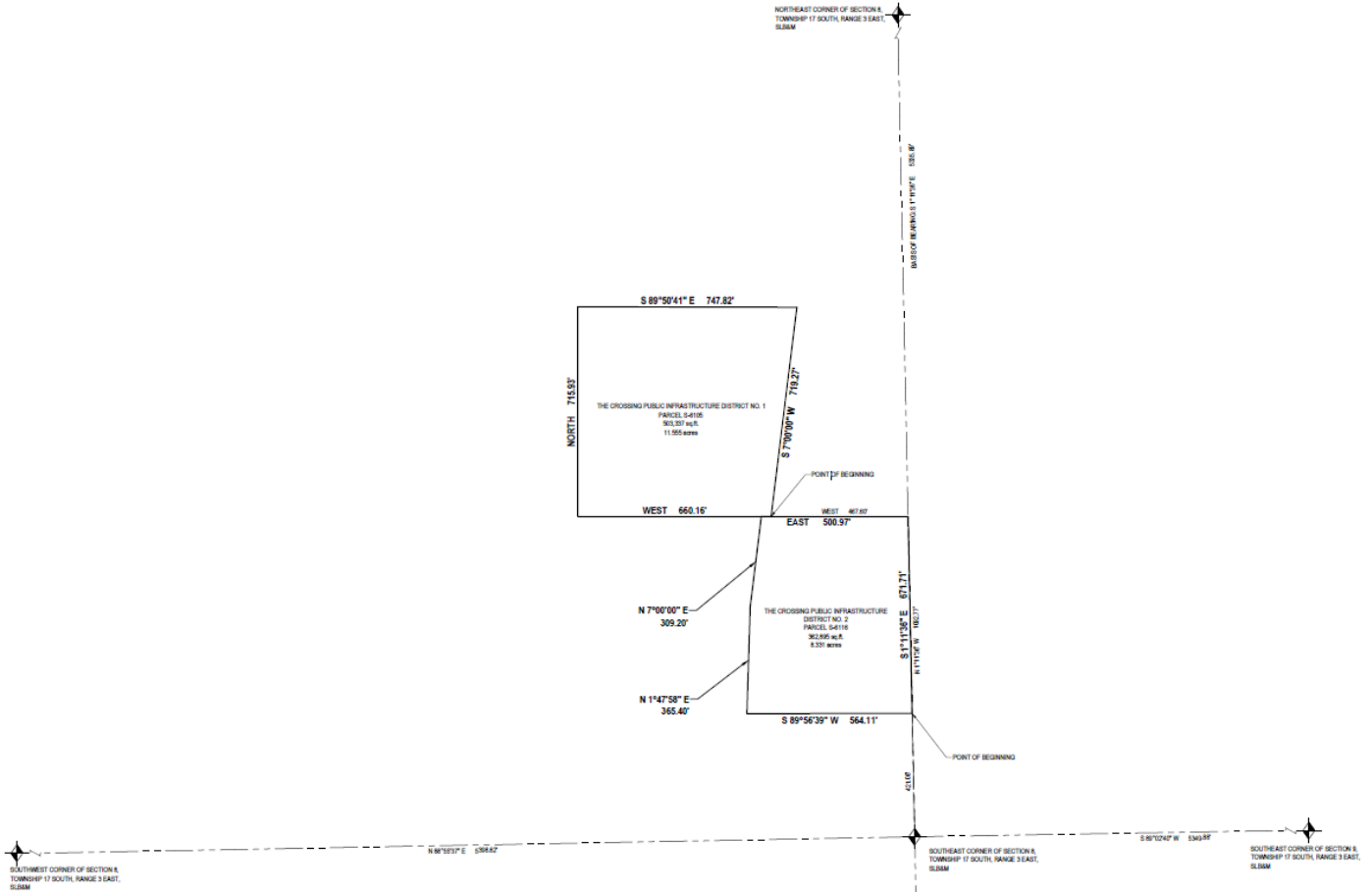
thence South $88^{\circ}36'49''$ West 301.20 feet, to the Point of Beginning.

Parcel contains: 12,813,496 square feet, or 294.16 acres.

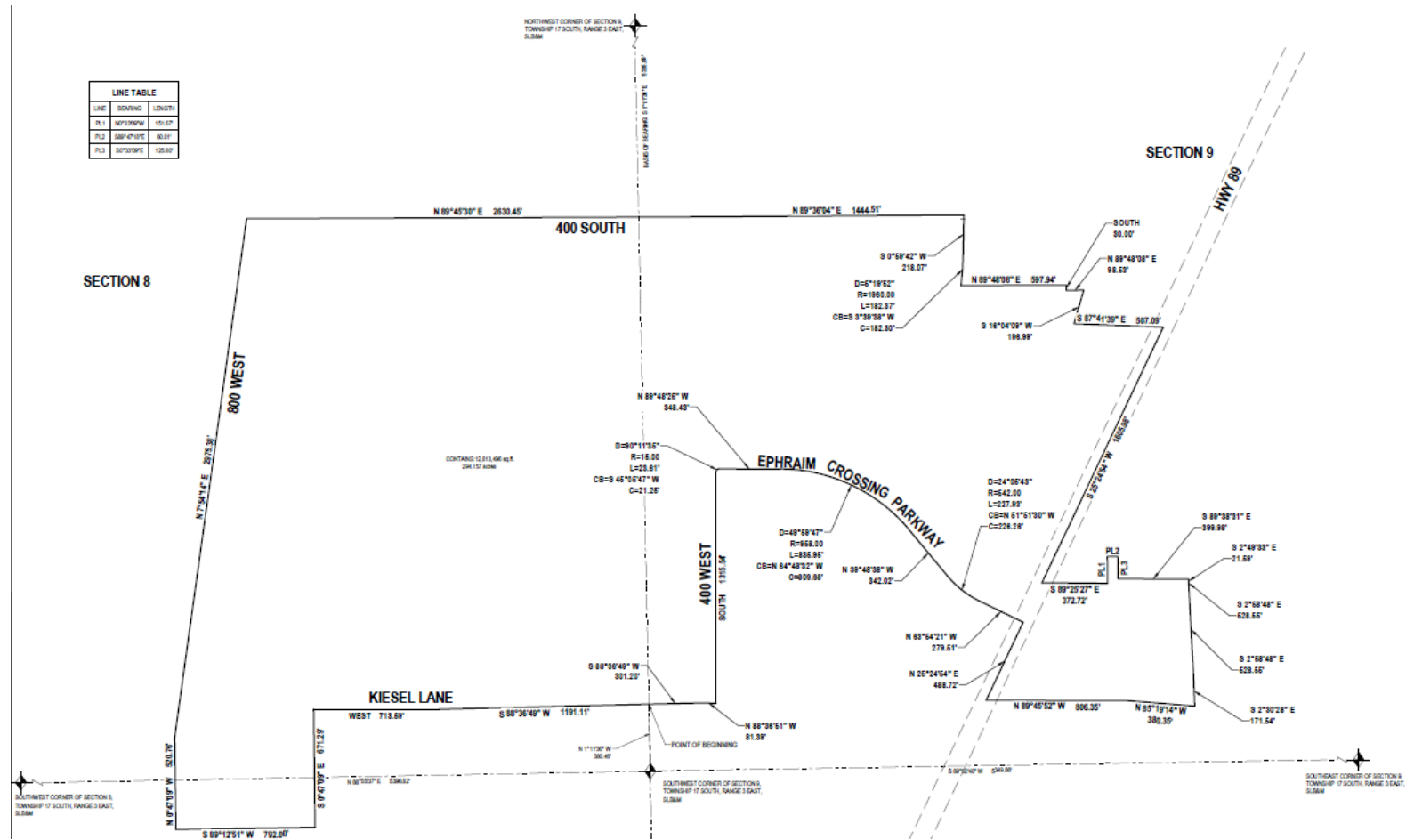
EXHIBIT B

Initial District and Annexation Area Boundaries Map

Initial District Boundaries



Annexation Area Boundaries



Vicinity Map

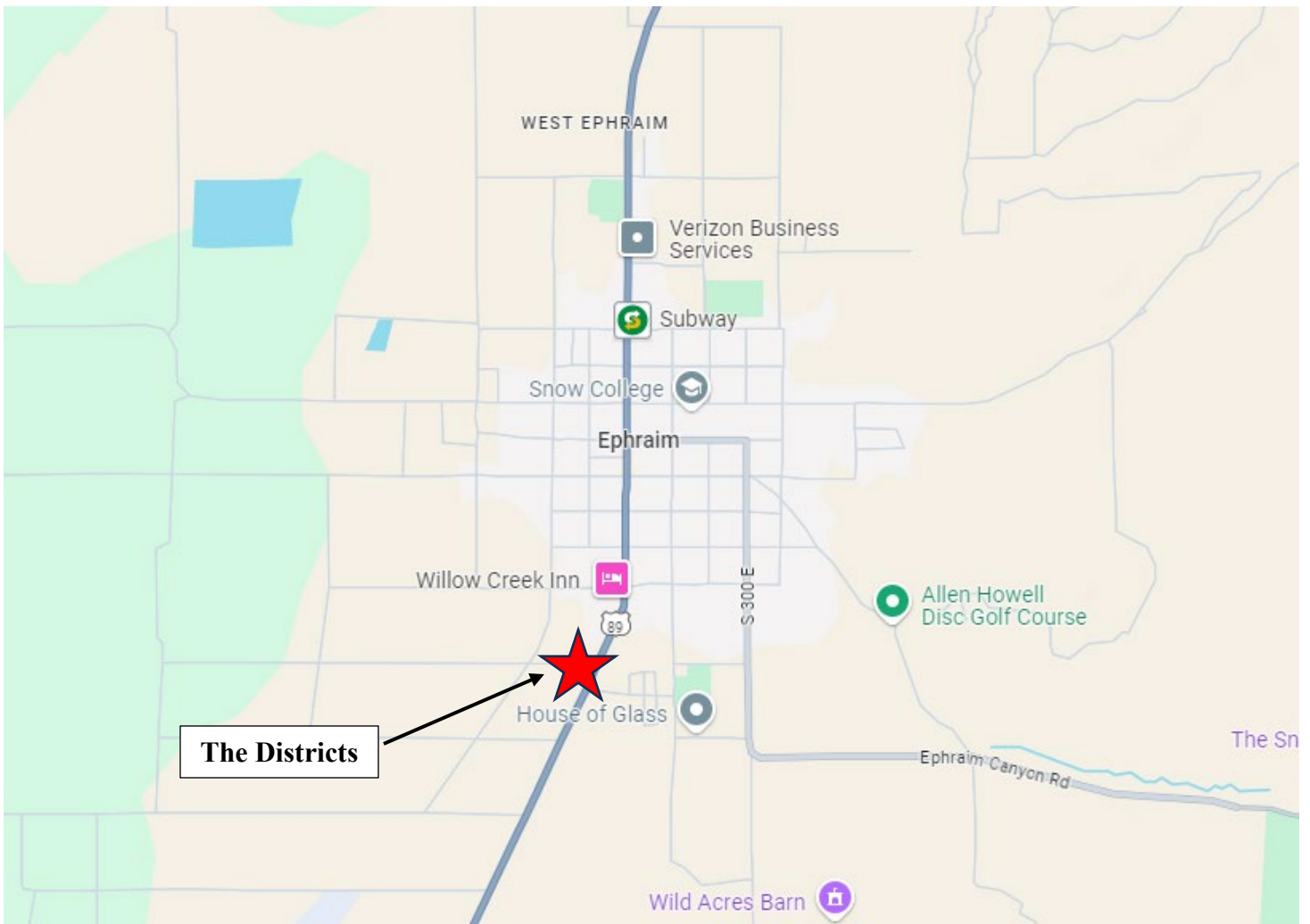


EXHIBIT C

NOTICES OF IMPENDING BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION
(The Crossing Public Infrastructure District No. 1)**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of the City of Ephraim, Utah (the "Council"), acting in its capacity as the creating entity for The Crossing Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 19, 2025, adopted a Resolution Providing for the Creation of Public Infrastructure Districts, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Sanpete County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this March 19, 2025.

**CITY COUNCIL OF THE CITY OF
EPHRAIM, UTAH, acting in its capacity as
the creating authority for THE CROSSING
PUBLIC INFRASTRUCTURE DISTRICT
NO. 1**

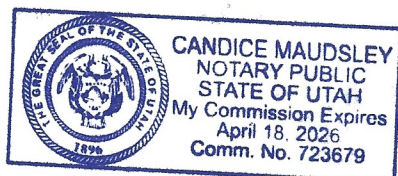
By 

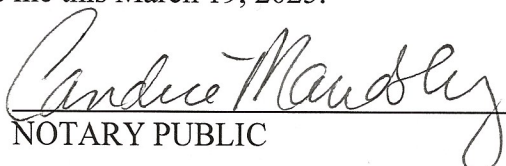
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF Sanpete)

SUBSCRIBED AND SWORN to before me this March 19, 2025.





NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION
(The Crossing Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of the City of Ephraim, Utah (the "Council"), acting in its capacity as the creating entity for The Crossing Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 19, 2025, adopted a Resolution Providing for the Creation of Public Infrastructure Districts, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Sanpete County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this March 19, 2025.

**CITY COUNCIL OF THE CITY OF
EPHRAIM, UTAH, acting in its capacity as
the creating authority for THE CROSSING
PUBLIC INFRASTRUCTURE DISTRICT
NO. 2**

By: 

AUTHORIZED REPRESENTATIVE

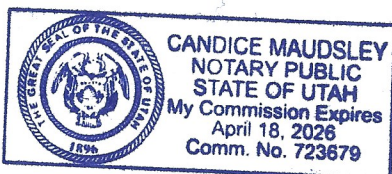
VERIFICATION

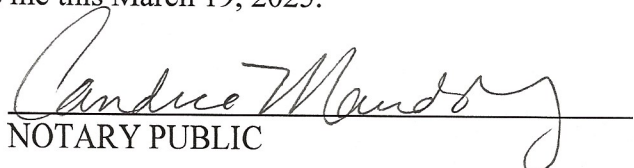
STATE OF UTAH)

:ss.

COUNTY OF Sanpete)

SUBSCRIBED AND SWORN to before me this March 19, 2025.





NOTARY PUBLIC

EXHIBIT “A” TO NOTICE OF IMPENDING BOUNDARY ACTION

Copy of the Creation Resolution

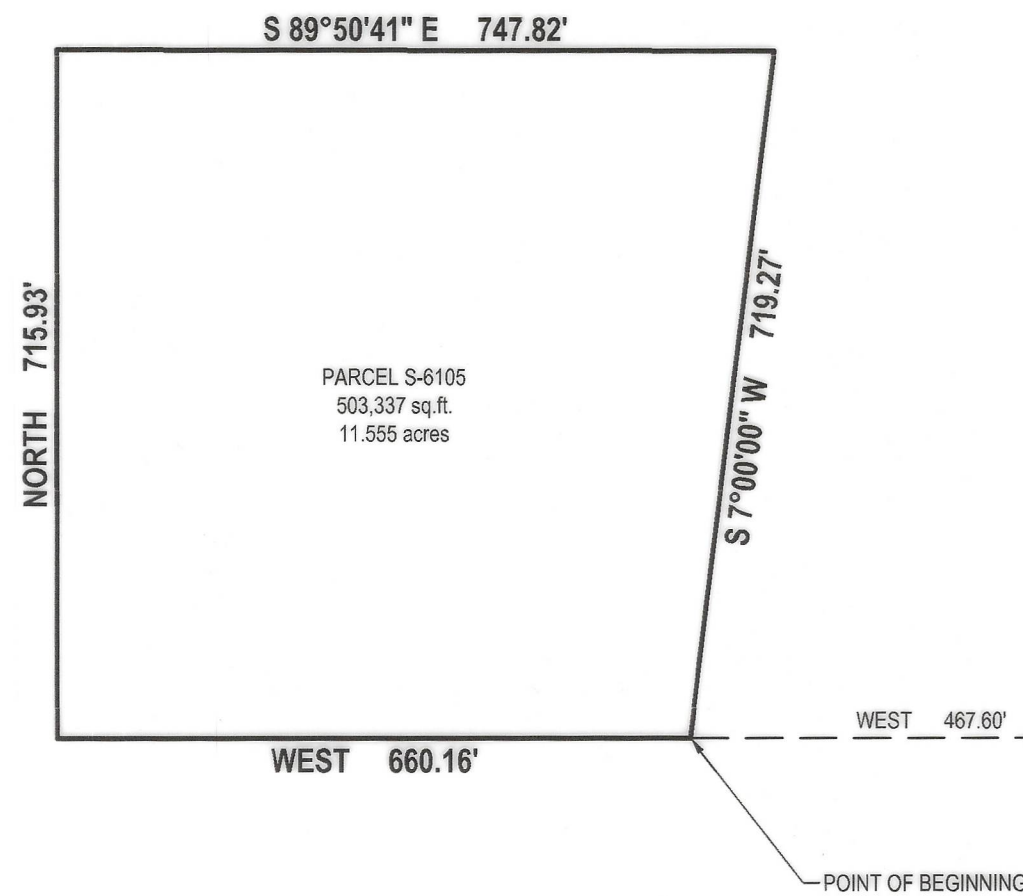
EXHIBIT “B” TO NOTICE OF IMPENDING BOUNDARY ACTION

Copy of the Final Local Entity Plat

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M



5335.89
S 1°11'36" E

1092.77
N 1°11'36" W

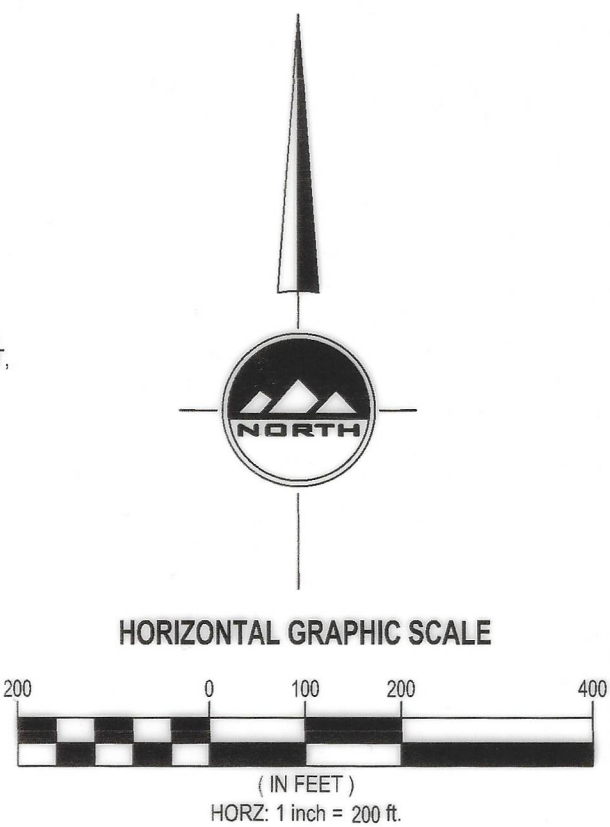
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

S 89°02'40" W 5349.88'

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

SOUTHWEST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

N 88°55'37" E 5398.82'



COUNTY SURVEYOR

I, THE SANPETE COUNTY SURVEYOR, HAVE DETERMINED
THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH
CODE 17-23-20, AND I APPROVE THIS PLAT AS A FINAL
LOCAL ENTITY PLAT

DATE OF _____ A.D., 20____

COUNTY SURVEYOR

SANPETE COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF SANPETE, RECORDED AND FILED AT THE
REQUEST OF: THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

SANPETE COUNTY RECORDER

EPHRAIM CITY COUNCIL

PRESENTED TO CITY COUNCIL THIS 28 DAY OF MARCH A.D.,
20 25 AT WHICH TIME THIS PID WAS APPROVED
AND ACCEPTED.

[Signature]
CITY ATTORNEY



RICHFIELD
225 North 100 East
Richfield, UT 84701
Phone: 435.896.2883
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOLE
Phone: 435.863.3500
CDAR CITY
Phone: 435.865.1451
SALT LAKE CITY
Phone: 801.255.0529

SHEET 1 OF 1

PROJECT NUMBER: 9780

MANAGER: KLC

DRAWN BY: DMF

CHECKED BY: DB

DATE: 3/19/25

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate
No. 4938720 as prescribed under laws of the State of Utah. I further certify that a final local entity plat
in accordance with section 17-23-20 of the Utah State Code, was made by me and shown hereon is a true and correct representation
of said final local entity plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17
South, Range 3 East, Salt Lake Base and Meridian, more particularly described as
follows:

Beginning at a point which is located North 1°11'36" West 1092.77 feet along
the measured Section line and West 467.60 feet from the found monument, dated 1999,
at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake
Base and Meridian, and running:

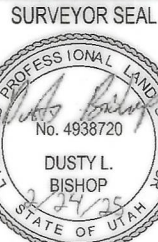
thence West 660.16 feet;
thence North 715.93 feet;
thence South 89°50'41" East 747.82 feet;
thence South 7°00'00" West 719.27 feet, to the Point of Beginning.

Parcel contains: 503,337 square feet, or 11.56 acres.

DATE 2-24-25

[Signature]
DUSTY L. BISHOP
LS# 4938720

THE CROSSING PUBLIC
INFRASTRUCTURE DISTRICT
NO. 1



THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

532.89'
BASIS OF BEARING S 1°11'36" E

EAST 500.97'

N 7°00'00" E
309.20'

PARCEL S-0116
362,895 sq. ft.
8.331 acres

N 1°47'58" E
365.40'

S 89°56'39" W 564.11'

S 1°11'36" E 671.71'

POINT OF BEGINNING

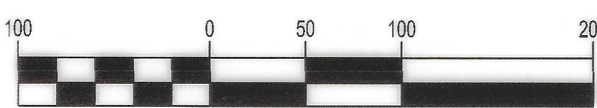
N 1°11'36" W
421.06'

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

SOUTHEAST CORNER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORIZ: 1 inch = 100 ft.

COUNTY SURVEYOR

I, THE SANPETE COUNTY SURVEYOR, HAVE DETERMINED
THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH
CODE 17-23-20, AND I APPROVE THIS PLAT AS A FINAL
LOCAL ENTITY PLAT

DATE OF _____ A.D., 20____
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate
No. 4938720 as prescribed under laws of the State of Utah. I further certify that a final local entity plat
in accordance with section 17-23-20 of the Utah State Code, was made by me and shown hereon is a true and correct representation
of said final local entity plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17
South, Range 3 East, Salt Lake Base and Meridian, more particularly described as
follows:

Beginning at a point which is located North 1°11'36" West 421.06 feet along the
measured Section line from the found monument, dated 1999, at the Southeast Corner
of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and
running:

thence South 89°56'39" West 564.11 feet;
thence North 1°47'58" East 365.40 feet;
thence North 7°00'00" East 309.20 feet;
thence East 500.97 feet, to the Section line;
thence South 1°11'36" East 671.71 feet, to the Point of Beginning.

Parcel contains: 362,895 square feet, or 8.33 acres.

DATE 2-24-25

Dusty Bishop
DUSTY L. BISHOP
LS# 4938720

THE CROSSING PUBLIC
INFRASTRUCTURE DISTRICT
NO. 2

RECORDED # _____ SANPETE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SANPETE, RECORDED AND FILED AT THE
REQUEST OF: THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 2

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SANPETE COUNTY RECORDER

EPHRAIM CITY COUNCIL

PRESENTED TO CITY COUNCIL THIS 23 DAY OF MARCH A.D.,
20 25 AT WHICH TIME THIS PLAT WAS APPROVED
AND ACCEPTED.

if Mills
CITY ATTORNEY



RICHFIELD
225 North 100 East
Richfield, UT 84701
Phone: 435.696.2983
Fax: 801.255.4449
www.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.945.5500
CEDAR CITY
Phone: 435.865.1453
SALT LAKE CITY
Phone: 801.255.0208

SHEET 1 OF 1

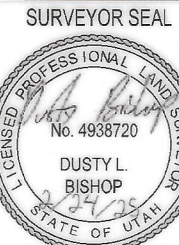
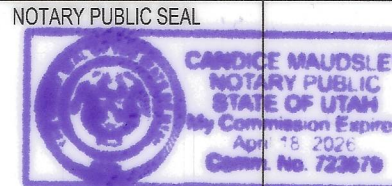
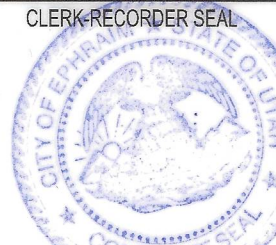
PROJECT NUMBER: 9780

MANAGER: KLC

DRAWN BY: DMF

CHECKED BY: DB

DATE: 3/19/25



City of Ephraim, Utah

March 19, 2025

The City Council (the “Council”) of the City of Ephraim, Utah (the “City”) met on March 19, 2025 at its regular meeting place in the City of Ephraim at 6:00 p.m., with the following members of the Council being present:

John Scott	Mayor
Margie Anderson	Council Member
Anthony Beal	Council Member
Dennis Nordfelt	Council Member

Also present:

Aaron Wade	Bond Counsel
Candice Maudsley	City Recorder

Absent:	Chad Perry	Council Member
---------	------------	----------------

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this March 19, 2025 meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full, and pursuant to motion duly made by Council Member Dennis Nordfelt and seconded by Council Member Margie Anderson, adopted by the following vote:

AYE:

John Scott
Margie Anderson
Anthony Beal
Dennis Nordfelt

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL (THE “COUNCIL”) OF THE CITY OF EPHRAIM, UTAH (THE “CITY”), PROVIDING FOR THE CREATION OF THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2 (TOGETHER, THE “DISTRICTS”) AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT, NOTICES OF BOUNDARY ACTION; APPROVING AN ANNEXATION AREA; AUTHORIZING THE DISTRICTS TO PROVIDE SERVICES RELATING TO FINANCING AND CONSTRUCTION OF PUBLIC INFRASTRUCTURE; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the “Petition”) was filed with the City requesting adoption by resolution of the approval of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”) within the City, and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in a district (the “Property Owners”); and

WHEREAS, the Petition, containing the consent of such Property Owners, has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts, and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Council Chambers because there is no reasonable place to hold a public hearing within the Districts’ boundaries, and the hearing at the City Council Chambers was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to the Boundary Notice as Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. Two districts, named "The Crossing Public Infrastructure District No. 1" and "The Crossing Public Infrastructure District No. 2" (collectively, and as previously defined, the "Districts") are hereby created, each as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from either District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into a District without further request of such District to the City to provide such services under 17B-1-407, Utah Code Annotated 1953, as amended, or resolutions of the City under 17B-1-408, Utah Code Annotated 1953, as amended.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms

thereof and applicable law.

7. The Trustees of the Board of each District are hereby appointed as follows:

(a) Trustee 1 – Kevin Romney, for an initial 6-year term;

(b) Trustee 2 – Mike Ballard, for an initial 6-year term

(c) Trustee 3 – Joseph Gallagher, for an initial 4-year term;

Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Council Member to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of a certificate of creation for the Districts, the Council does hereby authorize the Mayor, a Council Member, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Board of Trustees of the Districts (the “District Board”) is hereby authorized and directed to record such Governing Document with the recorder of Sanpete County, Utah within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are, hereby rescinded.

13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of the City of Ephraim, Utah, this March 19, 2025.

CITY OF EPHRAIM

By: _____

John Scott, Mayor

ATTEST:

By: _____

Candice Maudsley

STATE OF UTAH)
 : SS.
COUNTY OF Sanpete)

I, Candice Maudsley, the undersigned duly qualified and acting City Recorder of the City of Ephraim, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council of the City (the "Council"), had and taken at a lawful meeting of the Council on March 19, 2025, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this March 19, 2025.

By: Candice Maudsley
City Recorder

EXHIBIT A
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Candice Maudsley, the undersigned City Recorder of the City of Ephraim, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the meeting held by the City Council of the City (the "Council") on March 19, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1, to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 19, 2025.

By: Candice Maudsley
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, March 19, 2025
6:00 PM

Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live on Zoom.

To participate in the public comment period or any scheduled public hearings, please email cmaudsley@ephraim.gov before 3:00 PM on the day of the meeting.

Live Stream on YouTube at 6:00 P.M.
<https://www.youtube.com/@EphraimCityUtah/streams>

6:00 PM

ROLL CALL

CALL TO ORDER

OPENING CEREMONY

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

PUBLIC COMMENT

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

I. Presentations

- A. Sanpete County Trail Project and Public Involvement Period. (Jones & Demille)

II. Consent Items

- A. Ratification of Warrant Register between March 1, 2025, and March 14, 2025

Pages 4-8 B. Approval of March 5, 2025, City Council Meeting Minutes

Pages 9-12 C. Ephraim City Resolution 25-04 Hanson House MOU Addendum Allowing Sales

III. Study Agenda

Pages 13-20 A. Fats, Oils, and Grease Ordinance (Nic Mills)

Pages 21-27 B. Eco 25-02 Business License Ordinance Amendment (Megan Spurling)

IV. Action Agenda

Pages 28-63 A. Ephraim City Resolution 25-05 (Katie Witt)

- 1. ECR 25-05 Approval of The Crossing Public Infrastructure District Governing Documents.

Pages 64-69 B. Ephraim City Ordinance 25-01 City Manager Ordinance(Katie Witt)

- 1. Adoption of ECO 25-01 an ordinance amending and clarifying the duties of the city manager.

Pages 70-75 C. Ephraim City Resolution 25-06 Cemetery Board Bylaws (Candice Maudsley)

- 1. ECR 25-06 approval of the Cemetery Board Bylaws

V. Council Reports

VI. City Manager Report

CLOSED SESSION

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

ADJOURNMENT

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted this 17th day of March 2025. A copy was also provided to the local media and posted on the Utah State, and city websites.

Candice Maudsley,
EPHRAIM CITY RECORDER

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

PUBLIC NOTICE

The following is the Ephraim City 2025 public meeting schedule. Meetings are open and the public are invited to attend. Special meetings may be called from time to time during the year. Times and locations of these special meetings will be posted pursuant to the Utah Open and Public Meetings Act.

Board	Time	Dates	Location
Cemetery Board	10:00 AM	2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
City Council Meeting	6:00 PM	1st & 3rd Wednesdays	Council Chambers - 5 South Main, Ephraim UT
Housing Authority	5:30 PM	4th Tuesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Library Board	5:30 PM	3rd Tuesday	Library - 30 South Main, Ephraim UT
Planning Commission	6:00 PM	2nd & 4th Wednesday	Council Chambers - 5 South Main, Ephraim UT
RAP Tax Committee	5:30 PM	June & Dec 2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Recreation Board	8:00 PM	2nd Wednesday	Ephraim Conference Room - 5 South Main, Ephraim UT
Utilities Board	6:00 PM	2nd Thursday as necessary	Ephraim Conference Room - 5 South Main, Ephraim UT

Please check agendas within 24 hours of the meeting on the Utah Public Notice Website, www.utah.gov/pmn/ for availability and Zoom links. Please submit items for City Council meeting agendas to the City Recorder's office no later than 5:00 p.m. Friday prior to the scheduled meeting. *Some meetings may be canceled if they fall on, or close to a holiday.

Canceled City Council meeting for 2025:

Wednesday, January 1st

Wednesday, April 16th

Wednesday, July 2nd

Wednesday, October 1st

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted at City Hall this 16th day of January 2024. A copy was also posted on the Ephraim City Website and posted on the Utah Public Notice Website.

/s/ Candice Maudsley
EPHRAIM CITY RECORDER

EXHIBIT B

GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR
THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2
EPHRAIM, UTAH

Prepared by

Gilmore & Bell, P.C.
Salt Lake City, Utah

March 19, 2025

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I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide any ongoing operations and maintenance services.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts are therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document.

The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by one or more of the Districts (or interlocal entity formed by the Districts). All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy and/or repaid by Assessments, Property Tax Differential (if any) or other revenues of the District. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose for creating the Districts is to provide for the Public Improvements associated with development and regional needs.

It is the intent that the Districts dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. The Districts are also

permitted to utilize Property Tax Differential (if any) for the repayment of Debt. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which have been approved by the City for annexation into or withdrawal from one or more of the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit B**, describing the property proposed for annexation into or withdrawal from one or more of the Districts.

Assessment: means assessments levied in an assessment area created within the Districts or a District.

Board: means the board of trustees of one District or the boards of trustees of all Districts, in the aggregate.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an *ad valorem* property tax mill levy, and/or collect Assessments, and/or pledge Property Tax Differential (if any).

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

City: means Ephraim, Utah

City Code: means the City Code of Ephraim, Utah.

City Council: means the City Council of Ephraim, Utah.

District: means any one of The Crossing Public Infrastructure Districts No. 1 through 2.

District Act: means the Special District Act and the PID Act.

District No. 1: means The Crossing Public Infrastructure District No. 1.

District No. 2: means The Crossing Public Infrastructure District No. 2.

Districts: means District No. 1 and District No. 2.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by any District for administrative services provided by such District.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Boards in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by a District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy any of the Districts is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual recognized as a municipal advisor by the MSRB and the SEC; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means the development or property commonly referred to as The Crossing Development.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Property Tax Differential: means the same as such term is defined under Title 11, Chapter 58, Part 102 of the Utah Code, as amended from time to time.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act (including the definition of “Public Infrastructure and Improvements” therein, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time and any successor statute thereto.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the Districts.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 20 acres, comprised of approximately 12 acres for District No. 1 and 8 acres for District No. 2. The Annexation Area Boundaries includes the entirety of the Initial District Boundaries and approximately 294 acres. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as **Exhibit B**. It is anticipated that the District’s boundaries may change from time

to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below.

IV. ASSESSED VALUATION

The District Area consists of approximately 20 acres of undeveloped land. The current market valuation of the District Area is, for purposes of this Governing Document and, at build out, expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Governing Document Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Public Improvements. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity or owners association in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto. The City shall determine any Public Improvements that the District shall not be required to dedicate to the City.

2. Reserved.

3. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

4. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by any one of a

surveyor or engineer that such District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, a District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

6. Annexation and Withdrawal.

(a) The Districts shall not include within any of their boundaries any property outside the District Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts. Such area may only be annexed upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(b) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from one or more of the Districts. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(c) Any annexation or withdrawal shall be in accordance with the applicable requirements of the PID Act.

(d) Upon any annexation or withdrawal, such District shall provide the City a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Overlap Limitation. The boundaries of the Districts shall not overlap unless the aggregate mill levy for payment of Debt of the overlapping Districts will not at any time exceed the Maximum Debt Mill Levy of the Districts. Additionally, without the written consent of the City, the Districts shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the

Districts unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the Districts.

8. Reserved.

9. Debt Issuance Limitation.

(a) The Districts shall not issue General Obligation Debt and shall not issue Limited Tax Debt in excess of an aggregate amount of Fifteen Million Dollars (\$15,000,000). This amount excludes any portion of Bonds issued to refund a prior issuance of debt by the Districts.

(b) The District shall not be permitted to issue Debt, other than refundings of prior issuances of Debt, after five (5) years from the date of approval of this Governing Document.

10. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable non-bankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

11. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in V.A.1-10 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolutions of the City and the Districts approving such amendment.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Twenty-Five Million Dollars (\$25,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The nature of the functions to be performed by each District may be clarified in one or more interlocal agreements between and among the Districts.

VI. THE BOARD OF TRUSTEES

A. Board Composition. Each Board shall be composed of 3 Trustees who shall be appointed by the City Council pursuant to the PID Act. The initial Board of each District shall be appointed by the City Council by resolution concurrent with the approval of this Governing Document. All Trustees shall hold at large seats. Trustee terms for each District shall be staggered with initial terms as follows: Trustee 3 shall serve an initial term of 4 years; Trustees 1 and 2 shall serve an initial term of 6 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such District.

B. Transition to Elected Board.

(a) For a District anticipated to include residential uses, At the time of annexation of property into a District, such District shall estimate the total number of residential units within the District at full buildout of the property within the District (the “Anticipated Units”). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. The respective board seats for the District Boards with residential property shall transition from appointed to elected seats according to the following milestones:

Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the Anticipated Units have received certificates of occupancy.

Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

Trustee 3. Trustee 3 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

(b) For any District which is not anticipated to include any residential property, the Board shall continue to be appointed by the City Council and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each one-third value (provided that the City retains discretion to reject any nominee and request a new nominee from such property owner).

B. Transition Timeline. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District after the expiration of such Board members then current term (provided that any seat transitioning on January 1 of a year shall be elected at the regular election preceding such date).

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the City Council pursuant to the PID Act and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

D. Vacancy. Any vacancy on the Board shall be filled pursuant to the Special District Act.

E. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the

Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, Property Tax Differential, and other legally available revenues. All Bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the Districts, Property Tax Differential, and Assessments. The Districts will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy,” which is the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Limited Tax Debt and administrative expenses shall be 0.005 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code. Further, the Districts may not impose mill levies which aggregate in excess of each Districts’ respective Maximum Debt Mill Levy; provided that such levies shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(b) Notwithstanding any other provision of this Governing Document, a District shall not be authorized to impose an ad valorem property tax (including the Maximum Debt Mill Levy) for the repayment of Debt, unless prior to the issuance of such Debt the Board of the applicable District makes a finding that Property Tax Differential is not available for the repayment of the proposed Debt and that it is necessary for the District to impose ad valorem property taxes for the repayment of the proposed Debt. In the event the foregoing finding is made by a District, such District shall notify the City in writing within thirty (30) days of the finding.

(c) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each Bond issued by the Districts shall mature within thirty-one (31) years from the date of issuance of such Bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the year of the first imposition of a mill levy with respect to such Bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Repayment Sources.

(a) Subject to the conditions described herein, the Districts may impose a mill levy on Taxable Property within its boundaries, up to the Maximum Mill Levy, as a primary source of revenue for repayment of debt service. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the levy of ad valorem property taxes, the use of Property Tax Differential, the power to assess Assessments, and the power to impose fees, penalties, and charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term.

(b) All Assessments (other than Assessments under the C-PACE Act) imposed by any District on a parcel shall be payable at or before the time of transfer of title with respect to such parcel to an End User. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

(c) The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy or Assessment. This provision shall not prohibit the division of costs between mill levies and Assessments, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the Districts.

G. Security for Debt.

The Districts shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the Districts' obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be Seventy-Five Thousand Dollars (\$75,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

IX. ANNUAL REPORT

A. General.

Each of the District shall be responsible for submitting an annual report to the City Manager's Office no later than 210 days following the end of such District's fiscal year, beginning with fiscal year 2025.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of the last day of the prior fiscal year, if changed.
2. List of current interlocal agreements, if changed (to be delivered to the Creating Entity upon request);
3. Names and terms of Board members and officers and progress towards milestones required for transition to elected Board;
4. District office contact information, if changed;
5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;
6. A summary of any litigation which involves the District as of the last day of the prior fiscal year, if any;
7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;
8. A table summarizing total debt authorized and total debt issued by the District as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget; and

11. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute).

C. Annual Report to Property Owners.

At least once per calendar year, each District shall send a notice to each property owner within the boundaries of such District including the following information:

1. Names and contact information for each Board member.

2. An annual meeting schedule for the District and information on where Board meeting information may be found.

3. The most recent property tax rate of the District.

X. DISSOLUTION

Upon repayment or defeasance of the Debt of a District, such District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution of a District occur until such District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

Within thirty (30) days of finalization of the dissolution of a District, such District shall record a notice with the Sanpete County Recorder to be recorded on the title of all properties within such District and in a form that is acceptable to the County Recorder that the District has been dissolved, that all Debt of such District has been repaid or defeased, and that such District may no longer impose property taxes or levy assessments for any purpose.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation, each Board shall record a notice with the recorder of Sanpete County to be recorded on the title of all properties within such District and in a form that is acceptable to the County Recorder. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; and (d) state the Maximum Debt Mill Levy of the District. Such notice shall further be filled with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this XI;
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District’s Bonds.”
- (3) Such disclosures shall be contained on a separate brightly colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

EXHIBIT A

Legal Descriptions

District No. 1

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 1092.77 feet along the measured Section line and West 467.60 feet from the found monument, dated 1999, at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence West 660.16 feet;

thence North 715.93 feet;

thence South $89^{\circ}50'41''$ East 747.82 feet;

thence South $7^{\circ}00'00''$ West 719.27 feet, to the Point of Beginning.

Parcel contains: 503,337 square feet, or 11.56 acres.

District No. 2

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 421.06 feet along the measured Section line from the found monument, dated 1999, at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence South $89^{\circ}56'39''$ West 564.11 feet;

thence North $1^{\circ}47'58''$ East 365.40 feet;

thence North $7^{\circ}00'00''$ East 309.20 feet;

thence East 500.97 feet, to the Section line;

thence South $1^{\circ}11'36''$ East 671.71 feet, to the Point of Beginning.

Parcel contains: 362,895 square feet, or 8.33 acres

Annexation Area

A parcel of land, situate in Sections 8 and 9, and a small portion in the Northeast Quarter of Section 17, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $1^{\circ}11'36''$ West 380.46 feet along the measured Section line from the found monument, dated 1999, at the Southeast Corner of Section 8, and running:

thence South $88^{\circ}36'49''$ West 1191.11 feet;

thence West 713.59 feet;

thence South $0^{\circ}47'09''$ East 671.29 feet;

thence South 89°12'51" West 792.00 feet;
 thence North 0°47'09" West 520.76 feet, to and along the Quarter Section line;
 thence North 7°54'14" East 2975.38 feet to and along an existing fence line, and the extension thereof, running in more or less the same direction of another fence line, between 4 and 17 feet easterly thereof;
 thence North 89°45'30" East 2630.45 feet, to the existing north line of 400 South Street;
 thence North 89°36'04" East 1444.51 feet along said north line, to the east line of the abandoned railroad right-of-way;
 thence South 0°59'42" West 218.07 feet along said east line;
 thence Southwesterly 182.37 feet along the arc of a 1960.00-foot radius tangent curve to the right (center bears North 89°00'18" West, and the long chord bears South 3°39'38" West 182.30 feet, through a central angle of 5°19'52"), along said east line;
 thence North 89°48'08" East 597.94 feet, along the north side of 450 South Street;
 thence South 30.00 feet;
 thence North 89°48'08" East 98.53 feet;
 thence South 16°04'09" West 196.99 feet;
 thence South 87°41'39" East 507.09 feet, to the centerline of Highway 89;
 thence South 25°24'54" West 1605.98 feet, along said centerline;
 thence South 89°25'27" East 372.72 feet;
 thence North 0°33'09" West 151.67 feet, to the south line of 700 North Street;
 thence South 89°47'18" East 60.01 feet along said south line, to the west boundary of the "South Towne Professional Plaza" subdivision;
 thence South 0°33'09" East (South – Record) 125.80 feet along said west boundary, to the southwest corner of said subdivision;
 thence South 89°38'31" East 399.98 feet (South 89°12'55" East 399.57' – Record) along the south boundary of said subdivision, and an existing fence line, to the southeast corner thereof, coincident with the west boundary line of the "Cottonwood Plat 'A', Amended" subdivision, as recorded September 1, 1999, under Entry no. 72761, in the Sanpete County Recorder's office;
 thence South 2°49'33" East 21.59 feet (South 2°23'57" East 21.56' – Record) along said west boundary, to the southwest corner of said subdivision, coincident with the northwest corner of the "Cottonwood Estates, Plat 'B'" subdivision, as recorded July 2, 2008, under Entry no. 156278, in the Sanpete County Recorder's office;
 thence South 2°58'48" East (South 2°25'33" East – Record) 528.55 feet along said west boundary, to a corner of said subdivision.
 thence South 2°30'28" East 171.54 feet along an existing fence line, to a found rebar and cap;
 thence North 85°19'14" West 380.35 feet, following, more or less, an existing fence line;
 thence North 89°45'52" West 806.35 feet, following, more or less, an existing fence line, and the extension thereof, to the centerline of said Highway 89;
 thence North 25°24'54" East 488.72 feet along said centerline;
 thence North 63°54'21" West 279.51 feet, to and along the south line of Ephraim Crossing Parkway;
 thence Northwesterly 227.93 feet along the arc of a 542.00-foot radius tangent curve to the right (center bears North 26°05'39" East, and the long chord bears North 51°51'30" West 226.26 feet, through a central angle of 24°05'43"), along said south line;
 thence North 39°48'38" West 342.02 feet along said south line;

thence Northwesterly 835.95 feet along the arc of a 958.00-foot radius tangent curve to the left (center bears South $50^{\circ}11'22''$ West, and the long chord bears North $64^{\circ}48'32''$ West 809.68 feet, through a central angle of $49^{\circ}59'47''$), along said south line;

thence North $89^{\circ}48'25''$ West 348.43 feet along said south line;

thence Southwesterly 23.61 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South $0^{\circ}11'35''$ West, and the long chord bears South $45^{\circ}05'47''$ West 21.25 feet, through a central angle of $90^{\circ}11'35''$), along said south line, to the east line of 400 West Street;

thence South 1315.54 feet along said east line, and the extension thereof;

thence North $88^{\circ}36'51''$ West 81.39 feet;

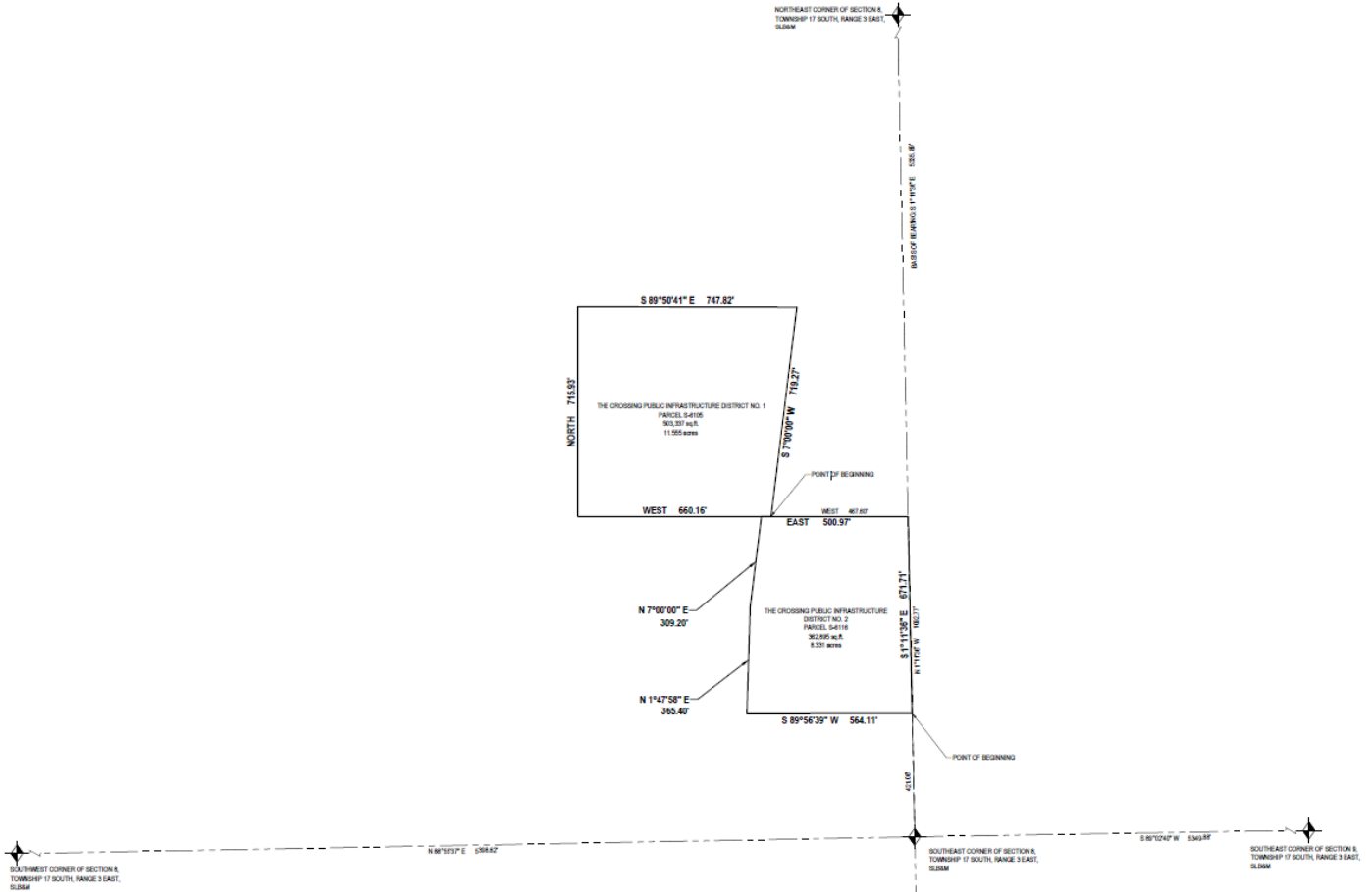
thence South $88^{\circ}36'49''$ West 301.20 feet, to the Point of Beginning.

Parcel contains: 12,813,496 square feet, or 294.16 acres.

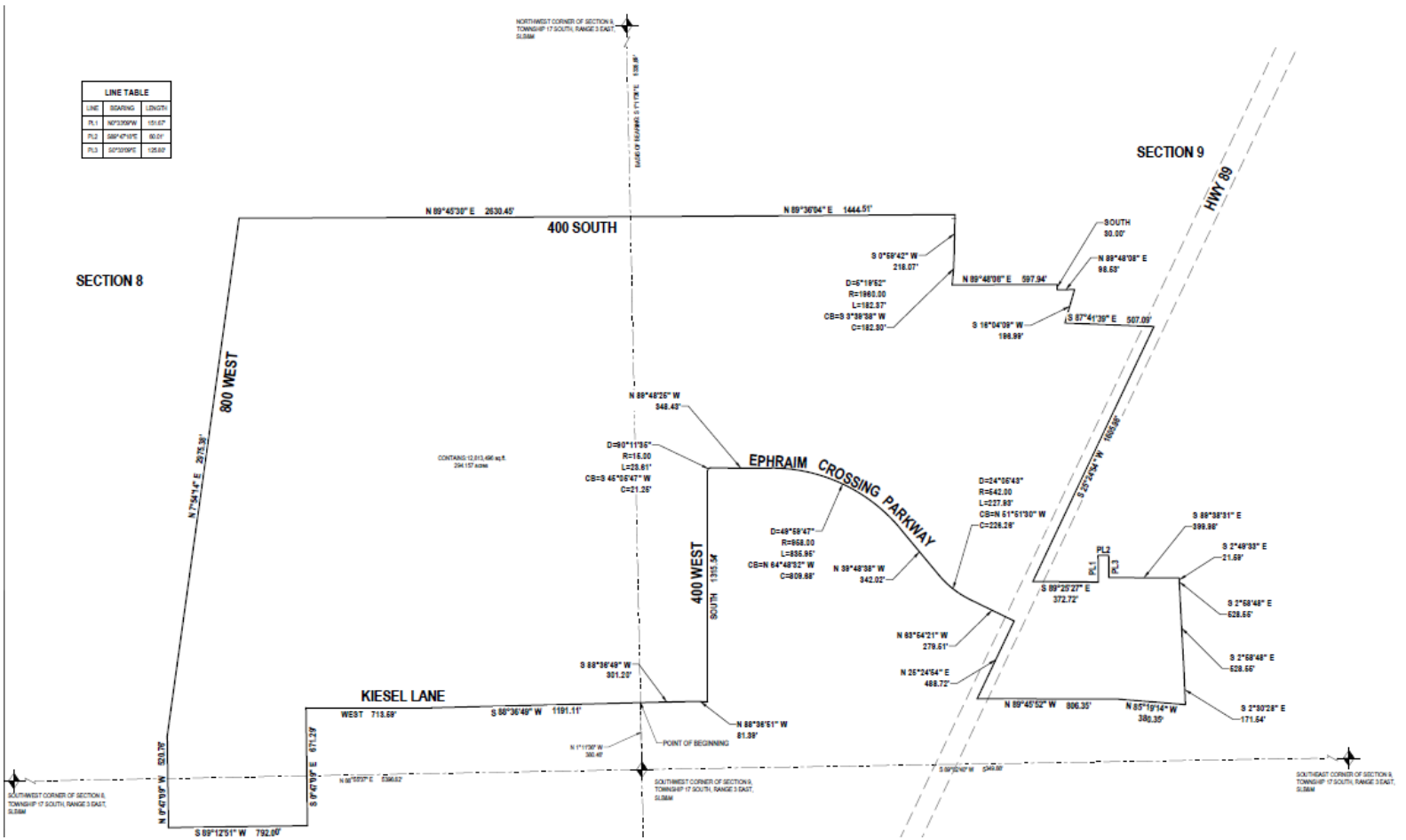
EXHIBIT B

Initial District and Annexation Area Boundaries Map

Initial District Boundaries



Annexation Area Boundaries



Vicinity Map

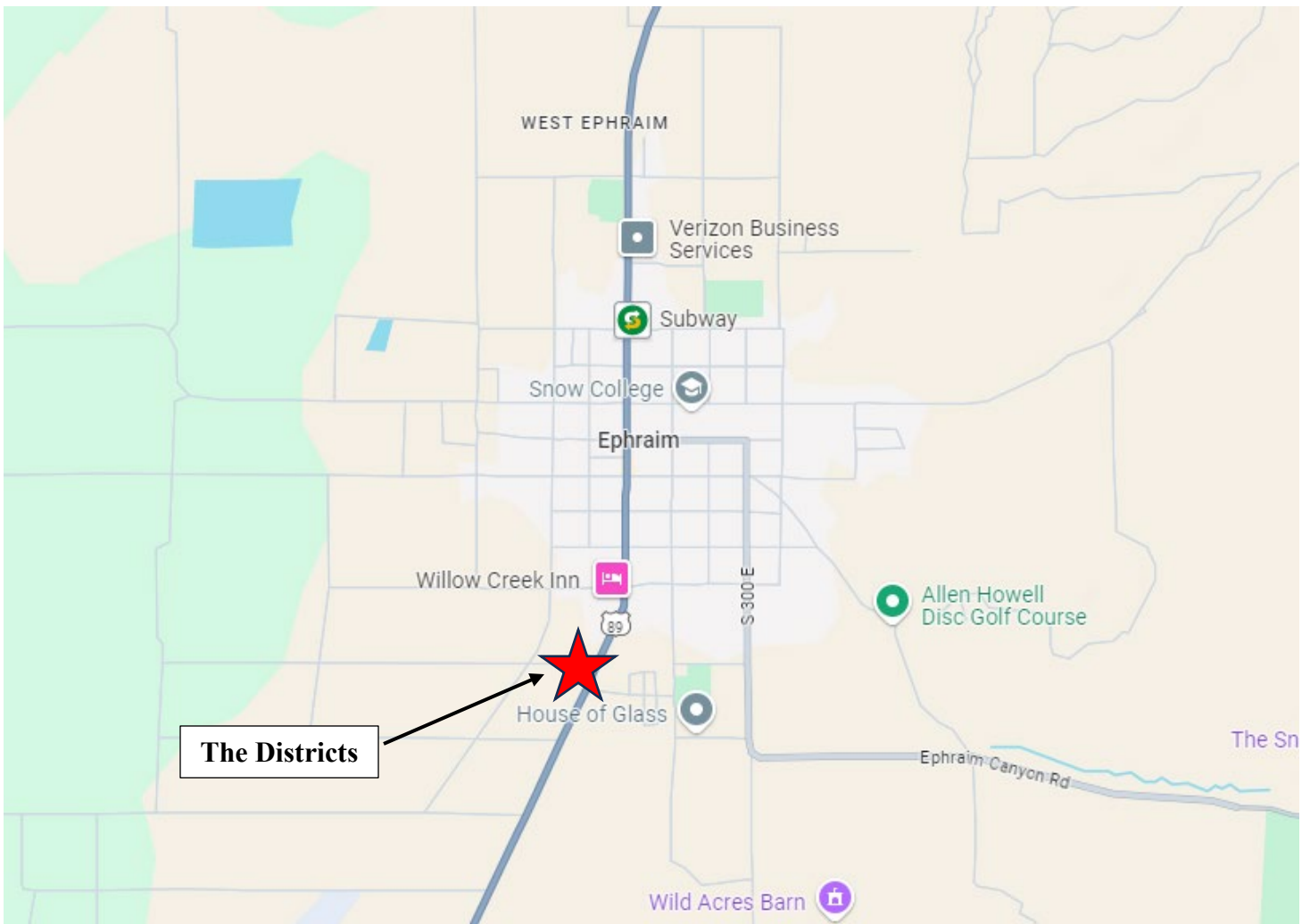


EXHIBIT C

NOTICES OF IMPENDING BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION
(The Crossing Public Infrastructure District No. 1)**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of the City of Ephraim, Utah (the "Council"), acting in its capacity as the creating entity for The Crossing Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 19, 2025, adopted a Resolution Providing for the Creation of Public Infrastructure Districts, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Sanpete County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this March 19, 2025.

**CITY COUNCIL OF THE CITY OF
EPHRAIM, UTAH, acting in its capacity as
the creating authority for THE CROSSING
PUBLIC INFRASTRUCTURE DISTRICT
NO. 1**

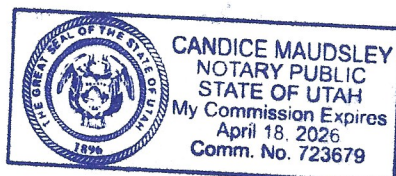
By 

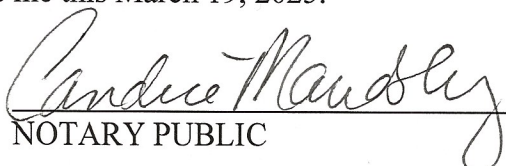
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF Sanpete)

SUBSCRIBED AND SWORN to before me this March 19, 2025.





NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION
(The Crossing Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of the City of Ephraim, Utah (the "Council"), acting in its capacity as the creating entity for The Crossing Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 19, 2025, adopted a Resolution Providing for the Creation of Public Infrastructure Districts, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Sanpete County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this March 19, 2025.

**CITY COUNCIL OF THE CITY OF
EPHRAIM, UTAH, acting in its capacity as
the creating authority for THE CROSSING
PUBLIC INFRASTRUCTURE DISTRICT
NO. 2**

By: 

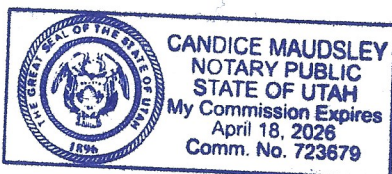
AUTHORIZED REPRESENTATIVE

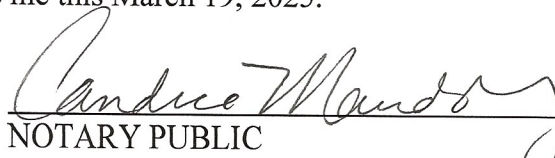
VERIFICATION

STATE OF UTAH)

 :SS.
COUNTY OF Sanpete)

SUBSCRIBED AND SWORN to before me this March 19, 2025.





NOTARY PUBLIC

EXHIBIT “A” TO NOTICE OF IMPENDING BOUNDARY ACTION

Copy of the Creation Resolution

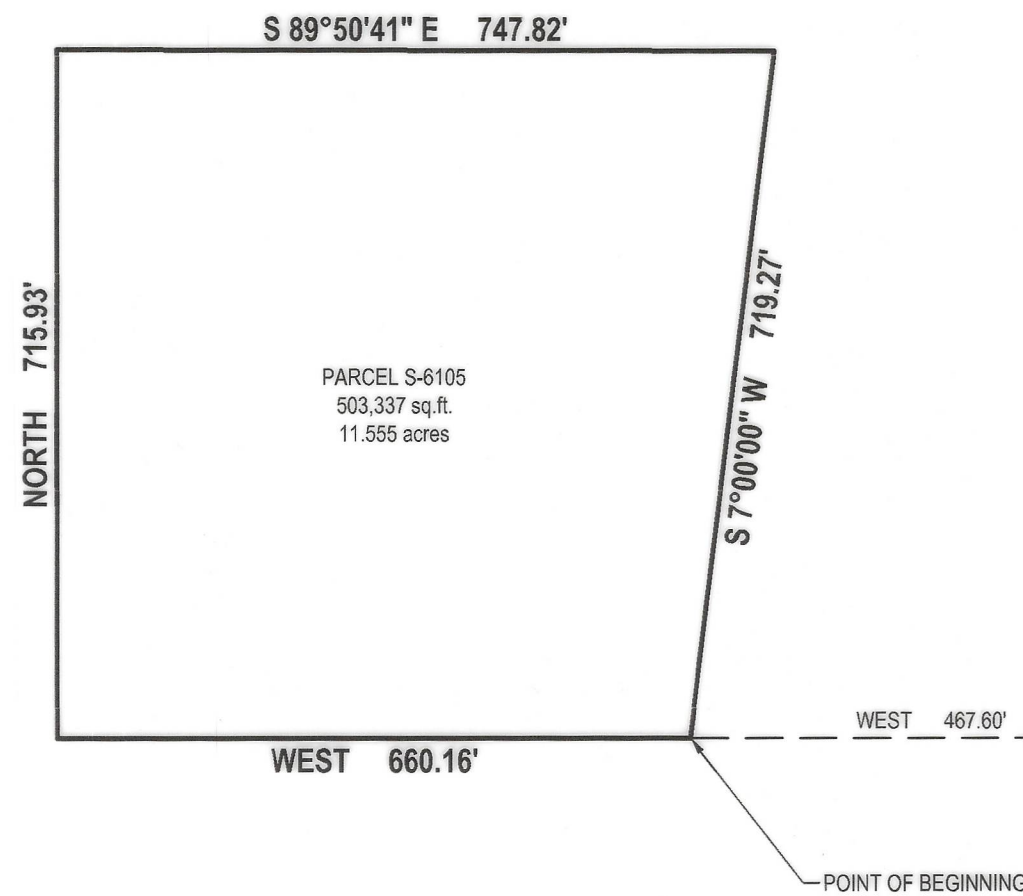
EXHIBIT “B” TO NOTICE OF IMPENDING BOUNDARY ACTION

Copy of the Final Local Entity Plat

THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M



5335.89
S 1°11'36" E

1092.77
N 1°11'36" W

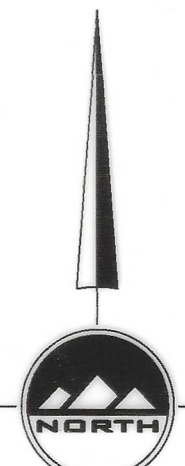
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

S 89°02'40" W 5349.88'

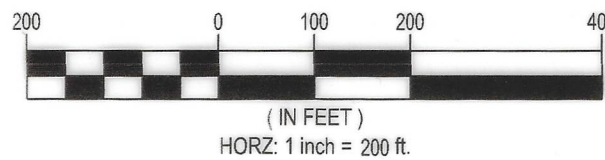
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

SOUTHWEST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

N 88°55'37" E 5398.82'



HORIZONTAL GRAPHIC SCALE



COUNTY SURVEYOR

I, THE SANPETE COUNTY SURVEYOR, HAVE DETERMINED
THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH
CODE 17-23-20, AND I APPROVE THIS PLAT AS A FINAL
LOCAL ENTITY PLAT

DATE OF _____ A.D., 20____

COUNTY SURVEYOR

SANPETE COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF SANPETE, RECORDED AND FILED AT THE
REQUEST OF: THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

SANPETE COUNTY RECORDER

EPHRAIM CITY COUNCIL

PRESENTED TO CITY COUNCIL THIS 28 DAY OF MARCH A.D.,
20 25 AT WHICH TIME THIS PID WAS APPROVED
AND ACCEPTED.

[Signature]
CITY ATTORNEY



RICHFIELD
225 North 100 East
Richfield, UT, 84701
Phone: 435.896.2883
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOLE
Phone: 435.863.3500
CDAR CITY
Phone: 435.865.1451
SALT LAKE CITY
Phone: 801.255.0529

SHEET 1 OF 1

PROJECT NUMBER: 9780

MANAGER: KLC

DRAWN BY: DMF

CHECKED BY: DB

DATE: 3/19/25

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate
No. 4938720 as prescribed under laws of the State of Utah. I further certify that a final local entity plat
in accordance with section 17-23-20 of the Utah State Code, was made by me and shown hereon is a true and correct representation
of said final local entity plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17
South, Range 3 East, Salt Lake Base and Meridian, more particularly described as
follows:

Beginning at a point which is located North 1°11'36" West 1092.77 feet along
the measured Section line and West 467.60 feet from the found monument, dated 1999,
at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake
Base and Meridian, and running:

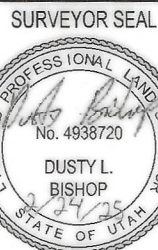
thence West 660.16 feet;
thence North 715.93 feet;
thence South 89°50'41" East 747.82 feet;
thence South 7°00'00" West 719.27 feet, to the Point of Beginning.

Parcel contains: 503,337 square feet, or 11.56 acres.

DATE 2-24-25

[Signature]
DUSTY L. BISHOP
LS# 4938720

THE CROSSING PUBLIC
INFRASTRUCTURE DISTRICT
NO. 1



THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

532.89'
BASIS OF BEARING S 1°11'36" E

EAST 500.97'

N 7°00'00" E
309.20'

PARCEL S-0116
362,895 sq. ft.
8.331 acres

N 1°47'58" E
365.40'

S 89°56'39" W 564.11'

S 1°11'36" E 671.71'

POINT OF BEGINNING

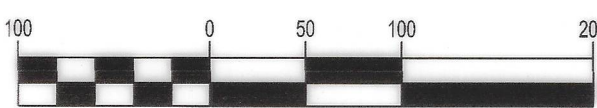
N 1°11'36" W
421.06'

SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

SOUTHEAST CORNER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORIZ: 1 inch = 100 ft.

COUNTY SURVEYOR

I, THE SANPETE COUNTY SURVEYOR, HAVE DETERMINED
THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH
CODE 17-23-20, AND I APPROVE THIS PLAT AS A FINAL
LOCAL ENTITY PLAT

DATE OF _____ A.D., 20____
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate
No. 4938720 as prescribed under laws of the State of Utah. I further certify that a final local entity plat
in accordance with section 17-23-20 of the Utah State Code, was made by me and shown hereon is a true and correct representation
of said final local entity plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17
South, Range 3 East, Salt Lake Base and Meridian, more particularly described as
follows:

Beginning at a point which is located North 1°11'36" West 421.06 feet along the
measured Section line from the found monument, dated 1999, at the Southeast Corner
of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and
running:

thence South 89°56'39" West 564.11 feet;
thence North 1°47'58" East 365.40 feet;
thence North 7°00'00" East 309.20 feet;
thence East 500.97 feet, to the Section line;
thence South 1°11'36" East 671.71 feet, to the Point of Beginning.

Parcel contains: 362,895 square feet, or 8.33 acres.

DATE 2-24-25

Dusty L. Bishop
DUSTY L. BISHOP
LS# 4938720

THE CROSSING PUBLIC
INFRASTRUCTURE DISTRICT
NO. 2

SANPETE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SANPETE, RECORDED AND FILED AT THE
REQUEST OF: THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 2

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ SANPETE COUNTY RECORDER

EPHRAIM CITY COUNCIL

PRESENTED TO CITY COUNCIL THIS 23 DAY OF MARCH A.D.,
20 25 AT WHICH TIME THIS PLAT WAS APPROVED
AND ACCEPTED.

W. Mills
CITY ATTORNEY



RICHFIELD
225 North 100 East
Richfield, UT 84701
Phone: 435.696.2983
Fax: 801.255.4449
www.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.945.5500
CEDAR CITY
Phone: 435.865.1453
SALT LAKE CITY
Phone: 801.255.0208

SHEET 1 OF 1

PROJECT NUMBER: 9780

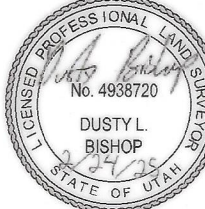
MANAGER: KLC

DRAWN BY: DMF

CHECKED BY: DB

DATE: 3/19/25

SURVEYOR SEAL



NOTARY PUBLIC SEAL



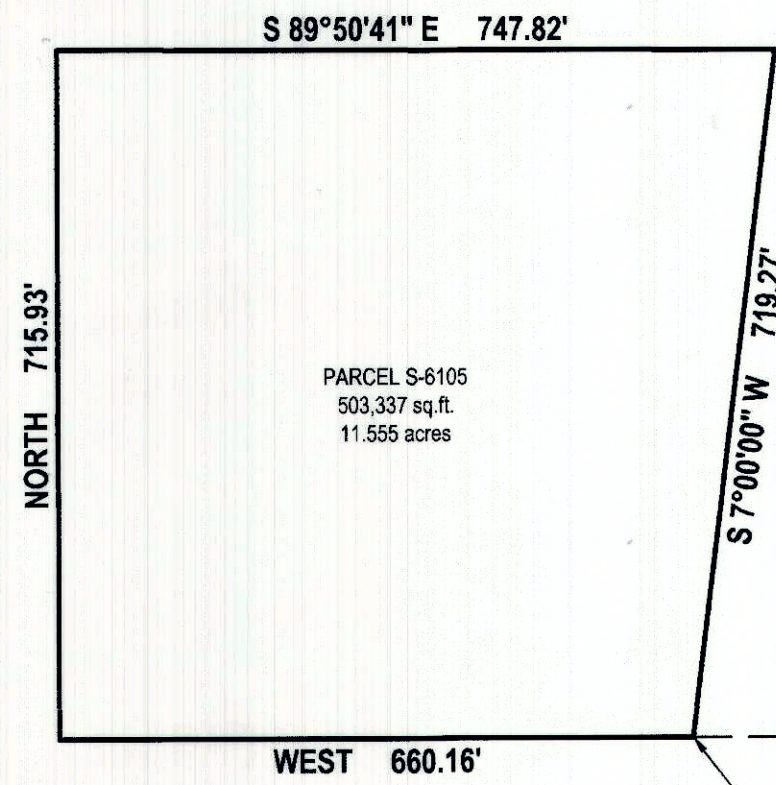
CLERK/RECORDER SEAL



THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
EPHRAIM CITY, SANPETE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M



WEST 467.60'

POINT OF BEGINNING

BASE OF BEARING S 1° 13' 36" E 5335.89'

N 1° 13' 36" W 1062.77'

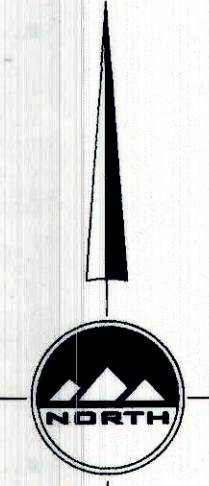
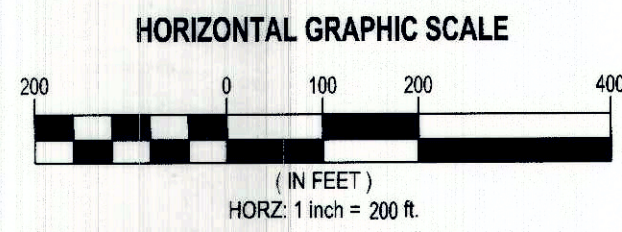
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

S 89° 02' 40" W 5349.88'

SOUTHEAST CORNER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

SOUTHWEST CORNER OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 3 EAST,
SLB&M

N 88° 55' 37" E 5398.62'



COUNTY SURVEYOR
I, THE SANPETE COUNTY SURVEYOR, HAVE EXAMINED
THIS PLAT AND CERTIFY THAT IT MEETS THE REQUIREMENTS OF UTAH
CODE 17-23-20, AND I APPROVE THIS PLAT FOR RECORD.
LOCAL ENTITY PLAT
23 DAY OF April 2025
COUNTY SURVEYOR

SANPETE COUNTY RECORDER	
RECORDED #	
STATE OF UTAH, COUNTY OF SANPETE, RECORDED AND FILED AT THE	
REQUEST OF: THE CROSSING PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 AND 2	
DATE:	TIME: BOOK: PAGE:
FEE\$	SANPETE COUNTY RECORDER

EPHRAIM CITY COUNCIL
PRESENTED TO CITY COUNCIL THIS 18 DAY OF March A.D.,
20 25 AT WHICH TIME THIS PID WAS APPROVED
AND ACCEPTED
<i>[Signature]</i>
CITY ATTORNEY

ENSIGN
RICHFIELD 225 North 100 East Richfield, UT 84701 Phone: 435.895.2383 Fax: 801.255.4449 www.ensigneng.com
LAYTON Phone: 801.251.1100 TOOLE Phone: 435.463.3589 CEDAR CITY Phone: 435.885.1453 SALT LAKE CITY Phone: 801.255.3229

SHEET 1 OF 1
PROJECT NUMBER: 9780
MANAGER: KLC
DRAWN BY: DMF
CHECKED BY: DB
DATE: 3/19/25

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>

SURVEYOR'S CERTIFICATE

I, DUSTY L. BISHOP do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 4938720 as prescribed under laws of the State of Utah. I further certify that this final local entity plat, in accordance with section 17-23-20 of the Utah State Code, was made by me and shown hereon is a true and correct representation of said final local entity plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North 1° 13' 36" West 1062.77 feet along the measured Section line and West 467.60 feet from the found monument, dated 1999, at the Southeast Corner of Section 8, Township 17 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence West 660.16 feet;
thence North 715.93 feet;
thence South 89° 50' 41" East 747.82 feet;
thence South 7° 00' 00" West 719.27 feet, to the Point of Beginning.

Parcel contains: 503.337 square feet, or 11.56 acres.

DATE 2-24-25

[Signature]
DUSTY L. BISHOP
LS# 4938720

THE CROSSING PUBLIC
INFRASTRUCTURE DISTRICT
NO. 1