

# North Village Special Service District

25 North Main  
Heber City, Utah 84032  
Ph. (435) 654-3189  
Fax (435) 654-3218

November 13, 2002

North Village Special Service District Property Owners

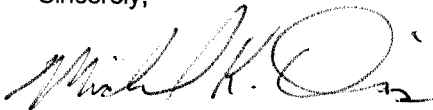
Dear Property Owner:

Ent 253741 Bk 0604 Pg 0318-0328  
ELIZABETH M PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
2003 FEB 6 10:32am Fee No Fee MWC  
FOR NORTH VILLAGE SSD

Attached is the Notice of Intention for the creation of the Improvement District for the purpose of bonding for water and sewer improvement within the North Village Special Service District. Also attached is a calendar of events pertaining to the schedule for the bonding process.


We have scheduled a meeting with the Financial advisor and bond counsel to meet with all the property owners involved with the bond to meet on Thursday, November 21, 2002 at 4:00 pm at the County administrative building, 25 North Main, Heber. If you have questions, please contact me at 435-657-3189, or cell number 435-671-3216.

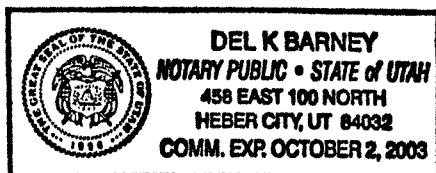
Sincerely,



Michael K. Davis  
District Manager

SUBSCRIBED AND GIVEN TO BEFORE ME  
THIS 13<sup>TH</sup> DAY OF NOV. 2002

  
NOTARY PUBLIC



**North Village SSD  
Wasatch County, Utah**  
(Special Improvement District 2002-1)

Draft: 10-22-02

**OCTOBER 2002**

S	M	T	W	T	F	S
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27	28	29	30	31		

**NOVEMBER 2002**

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24	25	26	27	28	29	30

**DECEMBER 2002**

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22	23	24	25	26	27	28
29	30	31				

**Calendar of Events**

Date	Function	Responsibility
Friday, October 25	Agenda for meeting of the Governing Board of the NVSSD is posted with Intent Resolution on the Agenda.	DM, BC
Monday, October 28	County Commission (acting as governing board of NVSSD) adopts the Intent Resolution.	NVSSD, DM, BC, ZB
Wednesday, October 30	Bond Counsel delivers Notice of Intention to <i>The Wasatch Wave</i> for publication.	BC
Wednesday, November 6	First publication of the Notice of Intention in <i>The Wasatch Wave</i> .	BC, WW
Wednesday, November 13	Second publication of the Notice of Intention in <i>The Wasatch Wave</i> .	BC, WW
Friday, November 15	NVSSD sends double mailing of intent resolution and public meeting to all property owners and residents of properties to be assessed.	DM, BC
Wednesday, November 20	Third publication of the Notice of Intention in <i>The Wasatch Wave</i> .	BC, WW

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<u>Date</u>	<u>Function</u>	<u>Responsibility</u>
Wednesday, November 27	Final publication of the Notice of Intention in <i>The Wasatch Wave</i> .	BC, WW
Thursday, December 5	Notice of meeting of Governing Board of the NVSSD is posted with protest hearing and final Creation Resolution on the Agenda.	DM, BC
Friday, December 6	Period for filing protests ends.	N/A
Monday, December 9	Public Meeting on the Notice of Intention. (Protest meeting – 5:00 pm)	NVSSD, DM
Monday, December 9	Meeting of the governing board of the NVSSD to adopt Creation Resolution (with Interim Warrant authorization).	DM, BC, ZB
Wednesday, December 11	Final approved Creation Resolution is filed with County Recorder and includes a list of properties to be assessed.	DM, BC
_____	Notice to contractors inviting bids is published in <i>The Wasatch Wave</i> .	DM
_____	Bids from Contractors are due.	DM
_____	Construction bid is awarded. (Must await financing package before notice to proceed is given to contractor).	NVSSD, DM

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 28th day of October, 2002, the Board of County Commissioners of Wasatch County, Utah (the "County") acting as the governing body of the North Village Special Service District, Wasatch County, Utah (the "Special Service District"), adopted a resolution declaring its intention to create a special improvement district to be known as North Village Special Service District, Wasatch County, Utah Special Improvement District No. 2002-1 (the "District"). It is the intention of the Special Service District to finance the cost of constructing certain sewer and water improvements to benefit certain areas within the Special Service District (the "Improvements") and to levy a special assessment as provided in Title 17A, Chapter 3, Part 2, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessment is to be expended in the making of such Improvements.

DESCRIPTION OF DISTRICT

The proposed District shall include certain properties in Wasatch County, Utah east of Highway 40 and between Coyote Lane on the south and the Jordanelle Reservoir on the north and certain properties west of Highway 40 on the north and south of River Road between Highway 40 and the Provo River, which certain properties are more particularly described as follows:

North Parcel A:

The Southeast Quarter of Section 6 and the North Half of Section 7, Township 3 North, Range 5 East, Salt Lake Base and Meridian.

North Parcel B:

The Northeast Quarter, the Southeast Quarter and the Southwest Quarter of Section 7, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

North Parcel C:

The West Half of Section 7 and the North Half of the Northeast Quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Central Parcel:

The Southeast Quarter of Section 18, the Southwest Quarter of Section 17 and the North Half of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

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South Parcel:

The East Half of Section 20, the Southwest Quarter of Section 21, the Northwest Quarter of Section 28 and the Northeast Quarter of Section 29, Township 3 South, Range 5 East, Salt lake Base and Meridian.

INTENDED IMPROVEMENTS

The Improvements to be constructed within the District in general include the following:

Sewer Improvements

A sewer outfall line from the existing Jordanelle Special Service District sewer to the Probst Property near River Road, and the Sorensen Property along State Road 32; sewer, force main and lift station from the planned campus of Utah Valley State College (the "UVSC Campus") to State Road 32; sewer improvements for Moulton Lane; sewer, force main and lift station from Coyote Lane to the UVSC Campus; sewer to the Sorensen Property near Coyote Lane; and sewer to the Sorensen Property through the Winkler Property.

Water Improvements

Offsite 16" waterline from the Jordanelle Special Service District to North Village and onsite waterlines to participating properties.

METHOD OF ASSESSMENT

The method under which the assessments are to be levied shall be according to "equivalent residential units." The term "equivalent residential unit" or ERU is defined as any dwelling, unit or development which in its nature of use or impact on the proposed Improvements is equal to a single family residential unit. The number of ERU's for each property was obtained through consultations between each property owner and the County. There is no assurance that the estimated number of ERU's will be developed within the District or that each parcel of property proposed to be assessed will ultimately be developed. The estimated number of ERU's is based solely on discussions with each property owner and represents said property owner's best estimate as to the number of ERU's that may at some future time be developed on said property owner's property proposed to be assessed within the District. For the purpose of this District, the total number of ERU's are as follows:

E 253741 B 0604 P 0322

Proposed Improvements

Sewer and Water Improvements

<u>Property Owner</u>	<u>Property Tax ID#</u>	<u>Number of ERUs</u>	<u>Estimated Assessment per ERU</u>
JLS Properties L.L.C.	OWC-0476-0-006-035 OWC-0485-0-007-035 OWC-0501-0-017-035 OWC-0502-0-018-035 OWC-0592-0-020-035 OWC-0595-0-021-035 OWC-0616-0-028-035 OWC-0630-0-029-035	1,688	\$2,230
Investment Lodging Corp. (Gary Willey)	OWC-0503-0-018-035 OWC-0522-0-018-035 OWC-0518-0-018-035 OWC-0533-1-019-035	550	
Pete Probst/Mel McQuarrie	OWC-0512-0-018-035 OWC-0512-2-018-035	225	
Doug Heiner	OWC 0504-0-018-035	106	
Robert Anderson	OWC-0525-1-018-035	3	
Dave Pegelow	OWC-0541-0-019-035	5	
Wayne/Barbara Stewart	OWC-0543-0-019-035 OWC-0544-0-019-035 OWC-0536-2-019-035	9	
Tom Anderson	OWC-0537-0-019-035	<u>24</u>	
<b>TOTAL</b>		<b>2,610</b>	

ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District is estimated to be \$5,821,300 (which includes engineering costs, overhead costs and the funding of a reserve fund described herein) all of which shall be paid by a special assessment to be levied against the property which may be directly or indirectly benefitted by such Improvements which benefits need not actually increase the fair market value of the property to be assessed. The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners.

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In lieu of utilizing a guaranty fund, the Special Service District intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") anticipated to be issued to finance the proposed Improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately ten percent (10%) of the total principal amount of Bonds to be issued, plus amounts sufficient to pay capitalized interest on the Bonds. The Special Service District anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefitted by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the Special Service District.

#### ASSESSMENTS AND LEVY OF TAXES

It is the intention of the Special Service District to levy assessments as provided by the laws of Utah and upon approval by the Board of County Commissioners of Wasatch County, Utah on all parcels and lots of real property within the District benefitting by the proposed Improvements described herein. The purpose of the assessment and levy is to pay those costs of the subject Improvements which the Special Service District will not assume and pay. The method of assessment shall be by ERU as set forth hereinabove.

The assessments may be paid by property owners in not more than fifteen (15) annual principal installments with interest on the unpaid balance at a rate or rates fixed by the Special Service District, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 2, Utah Code Annotated 1953, as amended.

A map of the proposed District and specifications of the proposed Improvements and other related information are on file in the office of the County Engineer who will make such information available to all interested persons.

#### TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest. Protests shall be filed with the County Clerk/Auditor of Wasatch County, Utah, on or before 5:00 p.m. on the 6th day of December, 2002. Thereafter at 2:00 p.m. on the 9th day of December, 2002, the Board of County Commissioners acting

E 253741 B 0604 P 0324

as the governing body of the Special Service District will meet in public meeting at the County offices to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the Special Service District shall adopt a resolution either abandoning the District or creating the District either as described in this Notice of Intention or with deletions and changes made as authorized in bylaws; but the Special Service District shall abandon the District and not create it if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean protests representing one-half of the total ERU's.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF  
WASATCH COUNTY, UTAH

/s/ Brent R. Titcomb  
County Clerk/Auditor

Published in the Wasatch Wave on November 6, 13, 20 and 27, 2002.

E 253741 B 0604 P 0325



# PROOF OF PUBLICATION



STATE OF UTAH, }  
County of Wasatch, } ss.

I, Nancy Davis

being first duly sworn, depose and say

Bookkeeper of T

ly newspaper of general circulation, p

Heber City, Utah, that the notice att

Notice of Inten

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\_\_\_\_\_  
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\_\_\_\_\_

was published in said newspaper for

secutive issues, the first publication

6 day of November

on the 27 day of Novem

notice was published in the regular an

of the paper during the period and tim

was published in the newspaper prop

[Signature]

Subscribed and sworn to before

Nov, 2002

NOTARY PUBLIC  
STATE OF UTAH  
My Commission Expires  
August 25, 2004  
LAURIE B. WYNN  
746 East 110 North  
Heber City, Utah 84130

[Signature]

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 My Commission Expires August 25, 2004  
**LAURIE B. WYNN**  
 746 East 110 North  
 Heber City, Utah 84032  
 My commission expires 8

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
WASATCH COUNTY, UTAH

/s/ Brent R. Titcomb  
County Clerk/Auditor