



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 SUN SAGE TERRACE PUBLIC INFRASTRUCTURE DISTRICT located in GRANTSVILLE CITY, dated FEBRUARY 5, 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 SUN SAGE TERRACE PUBLIC INFRASTRUCTURE DISTRICT, located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19th day of February, 2025 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

Grantsville, Utah

February 5, 2025

The City Council (the “Council”) of Grantsville City, Utah (the “City”), met in regular session (including by electronic means) on February 5, 2025, at its regular meeting place in Grantsville, Utah at 6:00 P.M., with the following members of the Council being present:

Neil A. Critchlow	Mayor
Rhett Butler	Councilmember
Jeff Williams	Councilmember
Jolene Jenkins	Councilmember
Heid Hammond	Councilmember
Jacob Thomas	Councilmember

Also present:

Braydee Baugh	City Recorder
Tysen Baker	City Attorney

Absent:

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 February 5, 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 Councilmember Butler and seconded by Councilmember Jenkins adopted by the following vote:

AYE: Councilmember Hammond, Councilmember Butler, Councilmember Williams, Councilmember Thomas, Councilmember Jenkins

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 2025-10

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF GRANTSVILLE CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF SUN SAGE TERRACE PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND AN INTERLOCAL AGREEMENT; APPOINTING A BOARD 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 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 District 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 the 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 District 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 District 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 Hall because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the City Hall 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 District 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 District under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the District 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 District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B and an Interlocal Agreement between the City and the District, attached to the Governing Document as Governing Document Exhibit D; 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 District a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice 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 District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the District 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 the District, as applicable, 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 District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

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

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

7. The Trustees of the Board of the District shall be initially composed of the same members. The initial Board of the District is hereby appointed as follows:

- (a) Trustee 1 – Larry Jacobson, for an initial 6-year term;
- (b) Trustee 2 – Chad Palmer, for an initial 4-year term;

(c) Trustee 3 – Steve Skirvin, for an initial 6-year term term;

8. 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.

9. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plats, 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.

10. Prior to recordation of a certificate of creation for the District, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, 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.

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

12. 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.

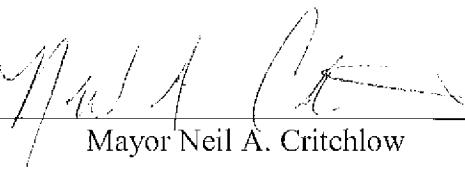
13. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

14. This resolution shall take effect immediately provided that, in the event that the Plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than thirty (30) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Plat is finalized, as certified in writing by any one of the Mayor, a Councilperson, or the City Attorney.

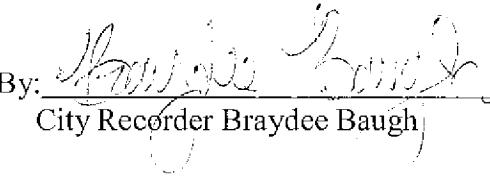
PASSED AND ADOPTED by the City Council of Grantsville City, Utah, this February 5, 2025

GRANTSVILLE, UTAH

By:


Mayor Neil A. Critchlow

ATTEST:

By: 
City Recorder Braydee Baugh



(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By: Mark A. St. John
Mayor

ATTEST:

By: Barbie Brugh
City Recorder



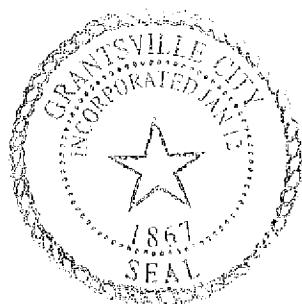
STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

I, Braydee Baugh, the undersigned duly qualified and acting City Recorder of Grantsville City, 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 (the "Council"), had and taken at a lawful meeting of the Council on February 5, 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 February 5, 2025.



By: Braydee Baugh

City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Braydee Baugh, the undersigned City Recorder of Grantsville City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on February 5, 2025, not less than twenty-four (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:

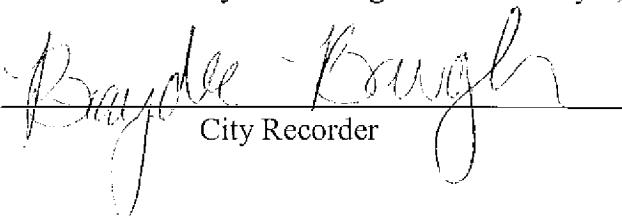
(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(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 of the City 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 February 5, 2025.

By: 

Braydee Baugh
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE:

The Grantsville City Council Regular Meeting on Wednesday, February 5th, 2025 at 429 East Main Street, Grantsville UT 84029 at 7:00 pm. The agenda is as follows:

ROLL CALL**PUBLIC HEARING:**

- A. CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY GRANTSVILLE CITY, UTAH FOR SUN SAGE TERRACE

AGENDA:

1. Student of the Year Presentation by President Hacking with Tooele Tech
2. Public Comment
3. Summary Action Items
 - a. Approval of Minutes from 01/15/2025 Work, Special, and Regular Meetings, 01/23/2025 Special Meeting, 01/28/2025 Special Meeting, 01/30/2025 Special Meeting and Reconsideration of 11/14/2024 Special Meeting
 - b. Approval of Bills
4. Reconsideration of Ordinance 2025-12 approving the Wayne Boyer Annexation
5. Consideration of Resolution 2025-02 approving the reappointment of Tara Bell and Arlene Mair to the Library Board
6. Consideration of Resolution 2025-09 appointing Sarah Moore and Isaac Potter to the Grantsville City Planning Commission
7. Consideration of Resolution 2025-06 approving the refund policy for Grantsville City
8. Administrative Hearing for Appeal of Planning Commission Decision to Deny Conditional Use Permit for a tire repair shop in the RM-7 Zone
9. Consideration of Resolution 2025-10 The Creation Of Sun Sage Terrace Public Infrastructure District (The "District") As An Independent District; Authorizing And Approving A Governing Document And An Interlocal Agreement; Appointing A Board Of Trustees; Authorizing Other Documents In Connection Therewith; And Related Matters.
10. Consideration of Resolution 2025-11 Approving The First Amendment To The Governing Document For Desert Edge Public Infrastructure District No. 1
11. Discussion regarding Irrigation Fee Increase
12. Joe White Presentation
13. Council Reports
14. Closed Session (Imminent Litigation, Personnel, Real Estate)
15. Adjourn

SCAN TO JOIN MEETING VIRTUALLY

Braydee N. Baugh
City Recorder

Join Zoom Meeting

<https://us02web.zoom.us/j/83228525237>

Meeting ID: 832 2852 5237



In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

**GRANTSVILLE CITY
NOTICE OF ANNUAL MEETING SCHEDULE**

The public is hereby given notice in accordance with Utah State Code §52-4-202, Public Notice of Meetings, that the Grantsville City Council will hold its regular meetings on the first and third Wednesdays of each month at the Grantsville City Offices, 429 East Main Street, Grantsville Utah, which meetings begin at 7:00 p.m.

The Grantsville City Planning Commission will hold its regular monthly meetings on the first and third Thursdays of each month. The Planning Commission Meetings will be held at the Grantsville City Offices. The Planning Commission meetings begin at 7:00 p.m.

The Grantsville City Library Board will hold its regular monthly meeting on the first Thursday of each month at the Grantsville City Library, 42 North Bowery Street, Grantsville, Utah, which meetings begin at 4:15 p.m.

The Grantsville Historic Preservation Commission schedules their meetings at each meeting.

The Grantsville Redevelopment Agency schedules their meetings as needed.

All other Committees schedule meetings as needed.

DATED this 30th day of December, 2024.

Braydee Baugh
Grantsville City Recorder

EXHIBIT B

GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
SUN SAGE TERRACE PUBLIC INFRASTRUCTURE DISTRICT
GRANTSVILLE CITY, UTAH**

February____, 2025

Prepared by:
York Howell, LLC
South Jordan, Utah

LIST OF EXHIBITS

EXHIBIT A Legal Descriptions

EXHIBIT B Initial District Boundaries Map

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I. INTRODUCTION

A. Purpose and Intent. The District is an independent unit 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, its 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 District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. The District is not being created to provide any ongoing operations and maintenance services.

B. Objective of the City Regarding District's Governing Document. The City's objective in approving the Governing Document for the District is to authorize the District 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 the District. All Debt is expected to be repaid at a tax mill levy no higher than the Maximum Debt Mill Levy also subject to the Maximum Debt Mill Levy Imposition Term for commercial and residential properties, and/or repaid by Assessments. Debt which is issued within these parameters 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 District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed, but only through an Interlocal Agreement with the City or relevant public entity.

It is the intent of the District to 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, and if the District has authorized operating functions under an Interlocal Agreement, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy that shall not exceed the Maximum Debt Mill Levy on Taxable Property and that shall not exceed the Maximum Debt Mill Levy Imposition Term on Taxable Property. It is the intent of this Governing Document to assure to the extent possible that no Taxable Property bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no Taxable Property bears 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 District.

C. Limitation on Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the City. Failure of the District to comply with any terms or conditions of this Governing Document shall not relieve

any party of an obligation to the District or create a basis for a party to challenge the incorporation or operation of the District, or any Debt issued by the District.

II. DEFINITIONS

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

Approved Development Plan: means an approved development agreement identifying, among other things, Public Improvements necessary for facilitating development for property with the District.

Assessments: means assessments levied in an assessment area created within the District pursuant to the Assessment Area Act, Title 11, Chapter 42 of the Utah Code, as amended from time to time and any successor statute thereto.

Board: means the board of trustees of the District.

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

City: means Grantsville City, Utah.

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

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

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.

Developer: means Flyway Holdings LLC, and its affiliates and successors and assigns.

District: means the Sun Sage Terrace Public Infrastructure District.

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

District Area: means the property within the Initial District Boundaries Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, 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 residential homeowner, renter, commercial property owner, or commercial tenant

obligated to pay property taxes pursuant to the terms of their lease is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the District for administrative services provided by the 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 Assessments and/or Fees 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 the District and does not include Limited Tax Debt.

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

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with applicable State law and approved by the Board in accordance with applicable State law.

Initial District Boundaries: means the boundaries of the District depicted in the Initial District Boundaries Map, and more particularly described by the legal descriptions found in Exhibit A.

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

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

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

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VII.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 to such securities; (ii) shall be an investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; 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 known as Sun Sage Terrace.

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

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 Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

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 District.

Trustee: means a member of the Board.

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

III. BOUNDARIES

The total area of the Initial District Boundaries includes approximately 4,032,106 square feet or 92.56 acres. The legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. The Initial District Boundaries Map 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 17D-4-201, Utah Code, subject to Article V below.

IV. BENEFITS OF DISTRICT

The District anticipates providing many benefits to the City and surrounding areas in the form of financing for the Public Improvements to be constructed and dedicated to the City in conjunction with the approved Project plans and this Governing Document.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES

A. Powers of the District. The District shall have the power and authority to provide the Public Improvements within and outside the boundaries of the District as such power and authority is described in the PID Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein. The District shall dedicate the Public Improvements to the City or other appropriate public entity in a manner consistent with the rules and regulations of the City and applicable provisions of State law. The District shall be permitted to pay for Public Improvements provided that the District complies with this Section V and other requirements of this Governing Document, including, but not limited to, the Debt limit provided in Section VII.A and the Maximum Debt Mill Levy provided in Section VII.C.

B. Reimbursement for Improvements. Any impact fee reimbursements or credits which become available due to the financing of Public Improvements by the District shall be for the benefit of the District and not any developer. The specifics of the scope and availability of impact fee credits or reimbursements shall be reserved and may be addressed in a future Interlocal Agreement between the City and the District.

C. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate public entity in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The District 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.

D. Construction Standards Limitation. The District 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 District will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Land easements, or improvements to be conveyed or dedicated to the City and any other local government entity shall be conveyed in accordance with the related standards at no cost to the City. All public infrastructure within the District which will be connected to and owned by another public entity shall be subject to all design and inspection requirements and other standards of such public entity.

E. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer who certifies as part of such fair market value determination that they are independent of the District.

F. Municipal Advisor Certificate. Prior to the issuance of Debt, the 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.

G. Annexation and Withdrawal.

(a) The City, by approval of this Governing Document, has consented to the annexation of any area within the Initial District Boundaries into the District. Such area may only be annexed into the District after obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed and the passage of a resolution of the Board of the District containing the area approving such annexation. The District shall not annex within their boundaries any property outside the District Area without the prior written consent of the City.

(b) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the Initial District Boundaries from the District. Such area may only be withdrawn from the District after obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn and the passage of a resolution of the Board of the District containing the area approving such withdrawal.

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

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

(e) Annexation or withdrawal of any area in accordance with this Section shall not constitute an amendment of this Governing Document.

E. Governing Document Amendment Requirement. This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the District approving such amendment.

F. Reserved.

G. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan relating to property within the District, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

H. Total Debt Issuance Limitation. The District shall not issue Limited Tax Debt in excess of an aggregate amount of **Ten Million Dollars (\$10,000,000)**. This amount excludes any portion of Bonds issued to refund a prior issuance of Debt by the District. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the

amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

Notwithstanding the foregoing, the Districts shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2045.

I. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, 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 nonbankruptcy 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.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees, who shall be appointed by the City Council pursuant to the PID Act. All Trustees shall be at large seats. Trustee terms for the District shall be staggered with initial terms as follows: Trustee 3 shall serve an initial term of four (4) years; Trustees 1 and 2 shall serve an initial term of six (6) years. All terms shall commence on the date of issuance of a certificate of incorporation 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 the District. Upon any annexation or withdrawal in accordance with this Governing Document, the District may adjust its anticipated residential certificates of occupancy to reflect such boundary change.

B. Future Board Composition.

1. The respective board seats for the Board shall transition from appointed to elected seats according to the following milestones:

- (a) Trustee 1. Trustee 1 shall transition to an elected seat upon 62 residential certificates of occupancy issued within the District.

(b) Trustee 2. Trustee 2 shall transition to an elected seat upon 93 residential certificates of occupancy issued within the District.

(c) Trustee 3. Trustee 3 shall transition to an elected seat upon 112 residential certificates of occupancy issued within the District.

No transition pursuant to this Section shall become effective until the next scheduled regular election of the District following a full term. Registered voters within this Section shall mean voters whose “principal place of residence,” as that term is defined under Utah Code 20A-2-105(1)(a), is within the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee’s respective term, for any seat which has not transitioned to an elected seat, the District shall notify the City of the pending expiration of the term. The City Council may appoint a new Trustee pursuant to the PID Act prior to the expiration of the term of the current Trustee. If the City Council fails to appoint a new Trustee, the existing Trustee shall be deemed reappointed for a term of four (4) years. Any seat that has transitioned to an elected seat shall be elected at large pursuant to an election held for such purpose. If 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. Any Trustee shall continue to serve until a new Trustee is elected.

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

E. Compensation. 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. FINANCIAL PLAN

A. General.

The District 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 District. The total aggregate Debt that the District shall be permitted to issue Limited Tax Debt in excess of **Ten Million Dollars (\$10,000,000)** and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. Any portion of bonds issued to refund a prior issuance of Debt by the District shall not count against the permitted total Debt. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment and/or C-PACE Acts. All bonds and other Debt issued by the District may be payable from any and all legally

available revenues of the District, including general ad valorem taxes to be imposed upon all Taxable Property within the District and Assessments. The District 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.

1. The “Maximum Debt Mill Levy,” which is the maximum mill levy the District is permitted to impose upon the Taxable Property within the 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. 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.

2. Notwithstanding Paragraph 1 above, the District may not concurrently impose a mill levy and Assessments on End Users unless the aggregate impact of such payments is forecasted at the time of issuance of such Debt to be less than 0.005 per dollar of the anticipated taxable value upon buildout of Taxable Property within the District (such value to be estimated by an appraisal or market study or related report relating to such Debt). Such forecast may factor in any required prepayment of Assessments prior to conveyance to End Users. C-PACE Assessments are not subject to the foregoing limit. The foregoing limit shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District 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 first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District 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 District.

F. Security for Debt.

The District shall not pledge as security any land, assets, funds, revenue, or property of the City, or property to be conveyed to 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 District's 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 District in the payment of any such obligation. All Debt issued by the District for which a tax is pledged to pay the Debt service shall meet the requirements of all applicable statutes.

G. District's Operating Costs.

The estimated cost of engineering services, legal services, and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty Thousand Dollars (\$50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be financed. The first year's operating budget of the District is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues, and may also be financed for a period of time until District revenues are anticipated to be sufficient to bear such costs. The District may also enter into a reimbursement agreement with the Developer of the Project to reimburse such Developer for any such administrative costs paid by Developer.

H. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel and a Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. The District is encouraged to use the City's bond counsel and Municipal Advisor, however, the District may request to use other bond counsel or Municipal Advisors, meeting the requirements in the foregoing sentence, with such request in writing, delivered to the City manager and the City attorney, stating the grounds for such request. Such request shall not be unreasonably denied or delayed. In the event

the City does not object to the District's request in writing within twenty-one (21) calendar days, stating the grounds for the objection, the District's selection shall be deemed approved.

VIII. ANNUAL REPORT

A. General. In addition to all reporting requirements required by State law, the District shall be responsible for submitting an annual report to the City Recorder's Office no later than two hundred and ten (210) days following the end of the 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. Names and terms of Board members and officers;
2. Board seat transition milestones and progress towards Board transition, as applicable;
3. District office contact information, if changed;
4. A summary of any litigation which involves the District as of the last day of the prior fiscal year, if any;
5. A summary of the total Debt authorized and total Debt issued by the District as well as any presently planned Debt issuances;
6. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and
7. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

IX. DISSOLUTION

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

X. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of incorporation for the District, or the annexation of property into the District, the Board shall record a notice against the property with the recorder of Tooele County and provide a copy of the notice to the City. Such notice shall (a) contain a description of the boundaries and annexation area of the District, (b) state that a copy of this Governing Document

is on file at the office of the City, (c) if applicable, state that the Debt may convert to general obligation Debt and outlining the provisions relating to conversion, and state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the maximum rate the District may levy; and (e) include substantially the following language in bold:

“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.”

Failure to provide any disclosures required by this Section shall not relieve any property owner of the obligation to pay taxes imposed by the District.

The Developer and the Board shall ensure that the Developer, homebuilders, commercial developers, and commercial lessors, as applicable, disclose all of the information in the first paragraph of this Section X prior to entering into any purchase contract or lease or acceptance of any deposit relating to such residential or commercial property with initial resident homeowners or commercial property owners and/or commercial tenants, as applicable. Such disclosures shall require a signature of such purchaser acknowledging the foregoing.

The Developer shall ensure that the disclosure requirements outlined in the immediately preceding paragraph are included in the Developer’s Approved Development Plan. The preceding disclosure requirements shall be imposed upon the Developer through inclusion in the Approved Development Plan.

XI. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City may impose limitations on the powers of the District through this Governing Document. The City shall have the right to enforce any of the provisions, limitations, or restrictions in this Governing Document against the District, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief.

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EXHIBIT A**(Legal Descriptions)**

A parcel of land situated in the North half of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Grantsville City, Utah, more particularly described as follows:

Beginning at a point on the Quarter Section line located South $89^{\circ}42'29''$ West 2636.04 feet along the Quarter Section line from the found Dependent Resurvey monument representing the East Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (the basis of bearing being South $0^{\circ}22'33''$ East 2644.01 feet, which is the measured line between the found monuments representing the Northeast corner and East Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian) and running;

thence South $89^{\circ}42'29''$ West 2,652.74 feet along said Quarter Section line to the found Dependent Resurvey monument representing the West Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence North $0^{\circ}20'16''$ West 1,321.32 feet along the Section line to a point on the 40-acre line;

thence North $89^{\circ}41'45''$ East 2,605.93 feet along said 40-acre line to a point on the West line of a parcel having the Entry No. 451002 as recorded in the office of the Tooele County Recorder;

thence South $0^{\circ}19'14''$ East 330.51 feet along said West parcel line to the South line of said parcel;

thence along said South parcel line the following five (5) courses;

(1) thence North $89^{\circ}42'23''$ East 152.46 feet;

(2) thence Northeasterly 23.55 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North $0^{\circ}24'02''$ West and the long chord bears North $44^{\circ}37'12''$ East 21.21 feet through a central angle of $89^{\circ}57'32''$);

(3) thence North $89^{\circ}43'24''$ East 66.00 feet

(4) thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North $89^{\circ}38'26''$ East and the long chord bears South $45^{\circ}19'36''$ East 21.20 feet through a central angle of $89^{\circ}56'04''$);

(5) thence North $89^{\circ}42'23''$ East 450.94 feet to and a long the South line of a parcel having the Entry No. 33078 as recorded in the office of the Tooele County Recorder;

thence North $0^{\circ}21'50''$ West 165.23 feet along said South parcel line;

thence North 89°42'32" East 287.08 feet along said South parcel line to a point on the Westerly line of Sun Sage Terrace Subdivision, Phase 2, recorded under Book 22, Page 36 in the office of the Tooele County Recorder;

thence along said Westerly subdivision line the following twenty (20) courses;

- (1) thence South 49°56'58" West 65.47 feet;
- (2) thence South 89°38'13" West 37.98 feet;
- (3) thence South 0°17'38" East 123.31 feet;
- (4) thence South 10°55'01" West 67.28 feet;
- (5) thence South 0°21'34" East 175.50 feet;
- (6) thence South 89°42'23" West 124.19 feet;
- (7) thence South 31°19'17" East 132.53 feet;
- (8) thence South 0°08'45" West 219.96 feet;
- (9) thence South 89°35'00" West 174.15 feet;
- (10) thence South 88°46'21" West 66.01 feet;
- (11) thence South 89°41'53" West 173.15 feet;
- (12) thence South 0°21'34" East 124.99 feet to a point on the Northerly right-of-way line of Apple Mill Road;
- (13) thence South 89°41'53" West 165.02 feet;
- (14) thence Northwesterly 23.55 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 0°18'07" West and the long chord bears North 45°19'50" West 21.20 feet through a central angle of 89°56'33");
- (15) thence South 89°38'26" West 33.00 feet
- (16) thence North 0°21'34" West 0.09 feet;
- (17) thence South 89°38'26" West 33.00 feet;
- (18) thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 89°38'26" West and the long chord bears South 44°40'10" West 21.22 feet through a central angle of 90°03'27");

- (19) thence South 89°41'53" West 105.98 feet;
- (20) thence South 0°21'34" East 289.82 feet, to the Point of Beginning.

Contains 4,032,106 square feet or 92.56 acres.

EXHIBIT B

(Initial District Boundaries Map)

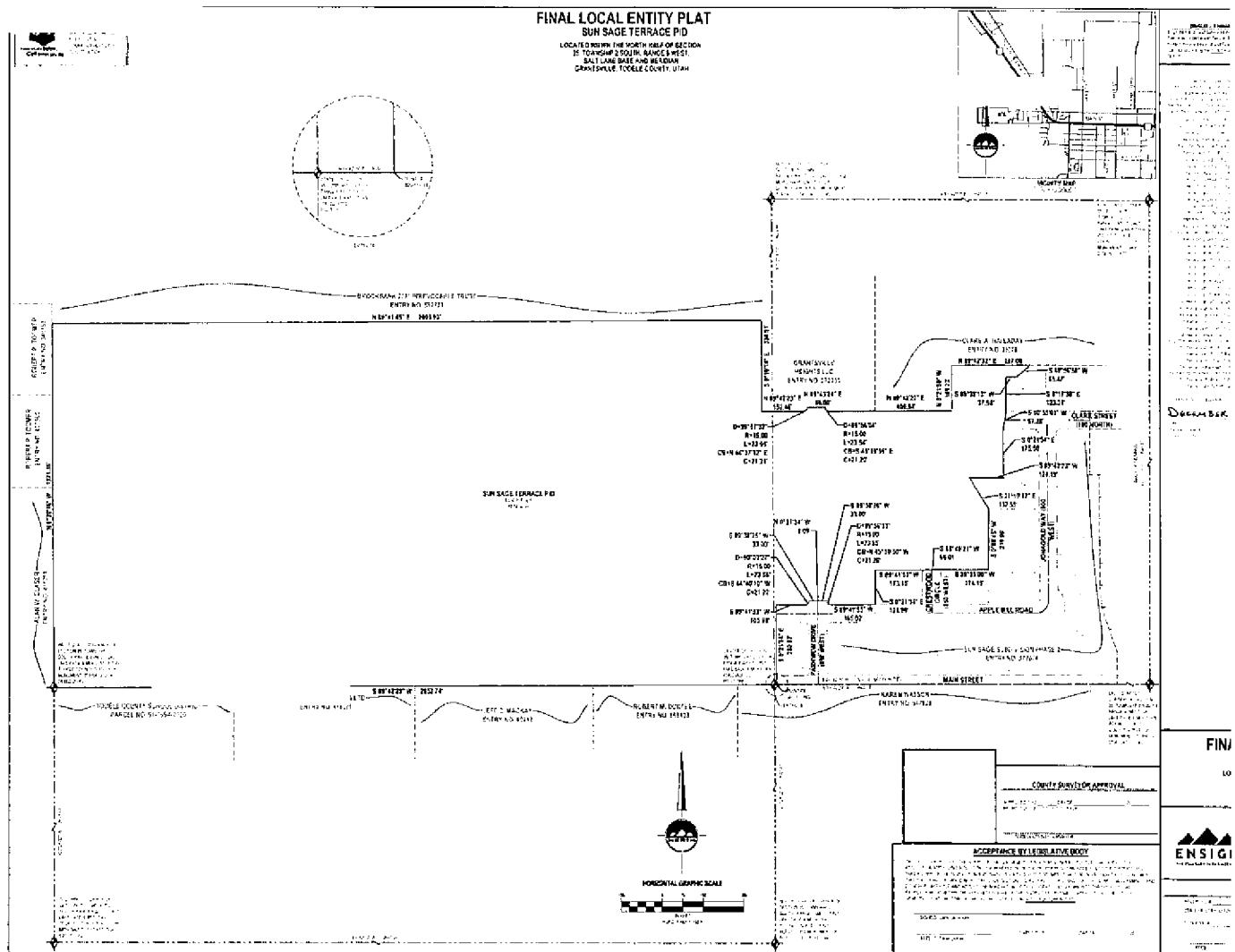


EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Sun Sage Terrace Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the “Council”), acting in its capacity as the creating entity for Sun Sage Terrace Public Infrastructure District (the “District”), at a regular meeting of the Council, duly convened pursuant to notice, on February 5, 2025 adopted a *Resolution Providing for the Creation of Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX “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 Tooele County, Utah, is attached as APPENDIX “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 February 5, 2025.

**CITY COUNCIL OF GRANTSVILLE CITY,
UTAH, acting in its capacity as the creating
authority for SUN SAGE TERRACE PUBLIC
INFRASTRUCTURE DISTRICT**

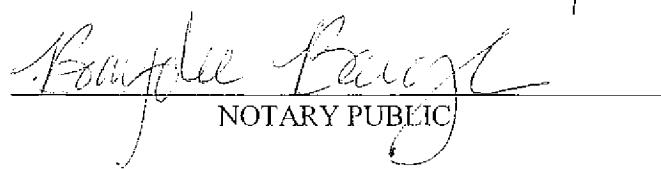
By: 

AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 5 day of February, 2025.

NOTARY PUBLIC

EXHIBIT C

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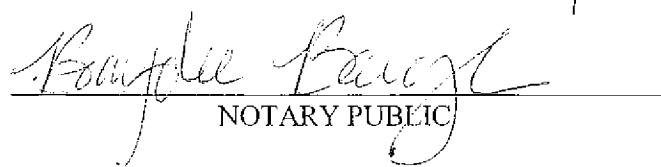
By: 

AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this 5 day of February, 2025.

NOTARY PUBLIC

Sun Sage Terrace PID Final 2nd review - unsigned

Final Audit Report

2025-02-05

Created:	2025-01-30
By:	Staci Maloney (smaloneyn@ensigneng.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoGoryFbVl0G1Nh5kU4bw0RzXcCxhGnEB

"Sun Sage Terrace PID Final 2nd review - unsigned" History

- Document created by Staci Maloney (smaloneyn@ensigneng.com)
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- Document emailed to ncritchlow@grantsvilleut.gov for signature
2025-01-30 - 5:02:44 PM GMT
- Document emailed to Braydee Baugh (bbaugh@grantsvilleut.gov) for signature
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- Document e-signed by Braydee Baugh (bbaugh@grantsvilleut.gov)
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- Signer ncritchlow@grantsvilleut.gov entered name at signing as Neil A. Critchlow
2025-02-05 - 8:24:29 PM GMT- IP address: 104.166.115.120
- Document e-signed by Neil A. Critchlow (ncritchlow@grantsvilleut.gov)
Signature Date: 2025-02-05 - 8:24:31 PM GMT - Time Source: server- IP address: 104.166.115.120
- Agreement completed.
2025-02-05 - 8:24:31 PM GMT



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