



## NOTICE OF IMPENDING BOUNDARY ACTION

### Annexation No. 1

by

Viridian Farm Public Infrastructure District No. 1

ENT 62190-2024 PG 1 of 18  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Sep 11 02:44 PM FEE 40.00 BY MG  
RECORDED FOR VIRIDIAN FARM PID

TO: The Lieutenant Governor, State of Utah

**NOTICE IS HEREBY GIVEN** that the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, effective June 14, 2024, adopted a *Resolution to Annex Approximately 57.19 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Utah County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

**WHEREFORE**, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 20<sup>th</sup> day of June, 2024.

VERIDIAN FARM PUBLIC INFRASTRUCTURE  
DISTRICT NO. 1

  
Adam Loser, Chair

STATE OF UTAH

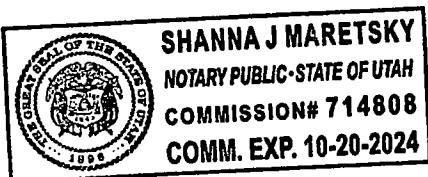
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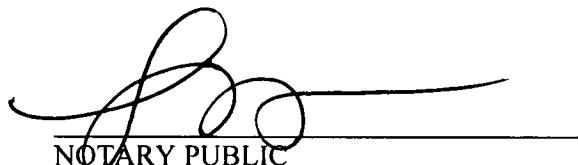
:ss.

COUNTY OF Salt Lake

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On the 20<sup>th</sup> day of June, 2024, personally appeared before me Adam Loser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Viridian Farm Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.



  
NOTARY PUBLIC

**EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION**  
**(Annexation No. 1)**

**Copy of the Annexation Resolution**

June 14, 2024

The Board of Trustees (the "Board") of the Viridian Farm Public Infrastructure District No. 1, held a special meeting on June 14, 2024, at the hour of 9:00 a.m., with the following members of the Board being present:

Adam Loser	Chair
Jonathan Thornley	Vice-chair/Treasurer
Scott Bishop	Clerk/Secretary

Also present:

Matt Ence	General Counsel
Michael Jensen	Special District Specialist
[Others]	

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this June 14, 2024, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Jonathan Thornley and seconded by Adam Loser, was adopted by the following vote:

AYE:                    Unanimous

NAY:

The resolution is as follows:

## RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 57.19 ACRES INTO THE DISTRICT (ANNEXATION NO. 1); AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 57.19 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District (hereafter the "Governing Document") allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District's creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; 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 a Notice of Impending Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Local Entity Plat for Annexation No. 1 (the "Annexation Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, 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 Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

3. Notice of this Resolution may be published in substantially the following form:

#### NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on June 14, 2024, the Board of Trustees (the "Board") of Viridian Farm Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

##### Parcel A

A parcel of land located in the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1262.59 feet and WEST 529.17 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°38'32"W 113.91 feet; thence N00°35'14"W 106.71 feet; thence S89°08'50"W 63.00 feet; thence S89°25'01"W 418.00 feet; thence S89°24'46"W 129.62 feet; thence S00°35'14"E 107.00 feet; thence S89°24'46"W 378.00 feet; thence N00°35'14"W 44.87 feet; thence S89°24'46"W 58.00 feet; thence S89°23'48"W 280.01 feet; thence N00°33'37"W 695.82 feet; thence N00°54'23"W 285.40 feet; thence N89°24'46"E 360.97 feet; thence S00°30'39"E 273.00 feet; thence N89°06'34"E 298.48 feet; thence N00°39'04"W 605.35 feet; thence N89°14'02"E 691.22 feet; thence S00°35'14"E 193.77 feet; thence N89°24'46"E 25.07 feet; thence S00°35'14"E 58.00 feet; thence S00°39'04"E 312.89 feet; thence S05°36'11"E 215.26 feet; thence N89°24'46"E 16.29 feet; thence S00°35'14"E 298.31 feet; thence N89°23'48"E 32.80 feet; thence S00°21'28"E 284.60 feet to the point of beginning.

Contains: ±34.77 acres

1,514,536 sq. ft.

##### Parcel B

A parcel of land located in the Northeast Quarter of Section 6, and the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°11'13"W along the Quarter Section Line 332.27 feet; thence N00°48'47"W 391.09 feet; thence N89°11'13"E 151.18 feet; thence N00°48'47"W 96.08 feet; thence N89°11'13"E 185.55 feet; thence N00°48'47"W 84.61 feet; thence N88°54'25"E 40.16 feet; thence N00°35'32"W 86.40 feet; thence N89°24'43"E 243.27 feet; thence along the arc of a curve to the left 30.59 feet with a radius of 1196.50 feet through a central angle of 01°27'54", chord: N88°40'46"E 30.59 feet; thence N02°03'10"W 48.00 feet; thence N03°03'06"W 101.68 feet; thence along the arc of a non-tangent curve to the left 502.76 feet with a radius of 1047.50 feet through a central angle of 27°29'58",

chord: N73°11'55"E 497.94 feet; thence N59°26'56"E 164.47 feet; thence S30°33'04"E 111.00 feet; thence S59°26'56"W 47.05 feet; thence S30°09'46"E 550.16 feet; thence S59°50'14"W 96.48 feet; thence along the arc of a non-tangent curve to the left 49.15 feet with a radius of 271.00 feet through a central angle of 10°23'26", chord: S38°54'24"E 49.08 feet; thence S49°18'07"W 58.08 feet; thence S63°05'56"W 123.49 feet; thence S67°13'09"W 129.23 feet; thence S71°15'01"W 118.02 feet; thence S74°47'41"W 99.39 feet; thence S78°01'47"W 99.05 feet; thence S81°15'33"W 99.05 feet; thence S84°29'19"W 99.05 feet; thence S87°45'20"W 101.35 feet; thence S89°24'28"W 107.29 feet; thence S00°18'48"E 76.93 feet; thence along the arc of a curve to the left 23.63 feet with a radius of 15.00 feet through a central angle of 90°16'44", chord: S45°27'10"E 21.26 feet; thence S00°35'32"E 12.50 feet; thence S89°41'12"W 78.13 feet; thence N00°18'48"W 6.03 feet; thence S89°41'12"W 115.00 feet to the point of beginning.

Contains: ±20.92 acres

911,393 sq. ft.

#### Parcel C

A parcel of land located in the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1068.63 feet and EAST 812.81 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 18.23 feet; thence N32°08'23"W 48.02 feet; thence N30°09'46"W 113.85 feet; thence N61°17'12"E 120.04 feet; thence N59°50'14"E 58.00 feet; thence S30°09'46"E 17.61 feet; thence N59°26'56"E 63.45 feet; thence S30°33'04"E 91.96 feet; thence N59°31'52"E 24.55 feet; thence S30°33'04"E 159.00 feet; thence S59°26'56"W 37.35 feet; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S88°19'18"W 14.49 feet to a point of reverse curve; thence along the arc of a curve to the left 164.28 feet with a radius of 81.50 feet through a central angle of 115°29'29", chord: S59°26'56"W 137.85 feet to a point of reverse curve; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S30°34'34"W 14.49 feet; thence S59°26'56"W 82.96 feet to the point of beginning.

Contains: ±1.50 acres

65,191 sq. ft.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District's surveyor, to make any corrections, deletions, or additions to 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 the provisions of the laws of the State of Utah or the United States.

6. 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.

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

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

VIRDIAN FARM PUBLIC  
INFRASTRUCTURE DISTRICT NO. 1

By: Chair  
Chair  
Adam Laser

ATTEST:

By: Scott B. Bishop  
Secretary/Clerk  
Scott B. Bishop



STATE OF UTAH )  
County of Salt Lake ) : ss.

I, Scott Bishop, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Viridian Farm Public Infrastructure District No. 1 ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on June 14, 2024, commencing at the hour of 9:00 a.m., as recorded in the regular official book of the proceedings of the Board kept in the District 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 Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on June 14, 2024.

By: Scott B. Bishop  
Secretary/Clerk  
Scott B. Bishop



EXHIBIT A

## CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Scott Bishop, the undersigned clerk (or assistant clerk) of Viridian Farm Public Infrastructure District No. 1 (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on June 14, 2024, 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) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location 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; and

(c) By 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.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 14, 2024.

By: Scott B. Bishop  
Secretary/Clerk  
Scott B. Bishop



SCHEDULE 1

NOTICE OF MEETING AND AGENDA

**PUBLIC NOTICE AND AGENDA**  
**Viridian Farm Public Infrastructure District Nos. 1-3**  
**Boards of Trustees**  
**Combined Special Meeting**

**NOTICE IS HEREBY GIVEN THAT THE BOARDS OF TRUSTEES OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3 WILL HOLD A MEETING ON JUNE 14, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770 AT 9:00 A.M.**

**A. Call to Order**

**B. Public Comment**

**C. Consent Items**

1. (All Districts) Consider approval of draft minutes from the combined board meeting held January 25, 2024.

**D. Action Items**

1. (District No. 1 only) Consider approval of Resolution 2024-06: A resolution to annex approximately 57.19 acres into the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.
2. (District No. 1 only) Consider approval of Resolution 2024-07: A resolution to withdraw approximately 78.04 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.
3. (District No. 1 only) Consider approval of Resolution 2024-08: A RESOLUTION OF THE BOARD OF TRUSTEES OF VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024A AND SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024B IN THE COMBINED AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$12,000,000, FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH THEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND

SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF INDENTURES, A PRELIMINARY LIMITED OFFERING MEMORANDUM, A LIMITED OFFERING MEMORANDUM, A BOND PURCHASE AGREEMENT, A CONTINUING DISCLOSURE AGREEMENT; AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

4. (District No. 2 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 55.56 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

5. (District No. 3 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 1.63 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

**E. Administrative Non-Action Items**

**F. Other Items From Board Members**

**G. Adjourn**

*The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Jennifer Gowans at 435-628-3688 at least one full business day before the meeting.*

*This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.*

*Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute.*

*This meeting can be accessed through Zoom at:*

*Join Zoom Meeting*

*<https://us06web.zoom.us/j/85203731084?pwd=nsDJbkMfACz154zK8fWa5LM6LVSLAr.1>*

*Meeting ID: 852 0373 1084*

*Passcode: 470945*

EXHIBIT B

WITHDRAWAL PETITION

Excluded from Recording

EXHIBIT C

NOTICE OF BOUNDARY ACTION

Recorded Separately

## EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Annexation No. 1)

## Legal Description

Parcel A

A parcel of land located in the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

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## **Final Local Entity Plat – Annexation No. 1**