



PUBLIC NOTICE is hereby given that the County Council of Wasatch County will hold a REGULAR session in the Council Chambers in the County Administration Building, 25 North Main, Heber City, Utah, commencing at 6:00 PM, Wednesday, August 7, 2024.

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar.

Online Zoom Webinar attendance is available using a suitable network device or via a phone using the information below:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83669998961?pwd=WXZzQjVFVzFsMG1vT0FsN0g4OHdLUT09>

Webinar ID: 836 6999 8961

Passcode: 551430

Or Telephone:

1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-646-558-8656 or 1-301-715-8592

Webinar ID: 836 6999 8961 Password: 551430

A recording of the meeting may also be viewed afterwards by using the Wasatch County Website (<https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>) and selecting the desired meeting.

Public participation (*comments and questions*) in this meeting will be accepted in-person, via email or online Zoom Webinar attendance. Emails will be accepted up to meeting time. Emails need to be sent to publiccomment@wasatch.utah.gov.

**WASATCH COUNTY COUNCIL
DATE: Wednesday, August 7, 2024
Order of Agenda Items Subject to Change without Notice**

Public Hearings 6:00

- 1 WASATCH COUNTY, UTAH
NOTICE OF INTENT TO ADOPT IMPACT FEE FACILITIES PLANS AND IMPACT FEE ANALYSES

Wasatch County hereby gives notice under Utah Code Section 11-36a-502 and 504 that a public hearing is scheduled for August 7, 2024 at 6:00 PM to discuss the possible adoption of an updated Transportation Impact Fees Facilities Plan (IFFP) and Transportation Impact Fee Analysis (IFA) as well as the possible amendment of current Transportation Impact Fees. The geographic area that will be included in the IFFP and IFA is all areas within the Wasatch County boundary.

The public hearing will be held at the Wasatch County Building, 25 North Main, Heber City, Utah 84032. Interested persons may also participate remotely by Zoom at Meeting URL: <https://us02web.zoom.us/j/83669998961?pwd=WXZzQjVFVzFsMG1vT0FsN0g4OHdLUT09>. To join by telephone dial: US: 1-346-248-7799, 1-669-900-6833, 1-253-215-8782, 1-312-626-6799, 1-646-558-8656, 1-301-715-8592 Meeting ID: 836 6999 8961 Passcode: 551430 All interested persons are hereby invited to provide information for the County to consider in the process of updating, adopting, and implementing the referenced documents. Written comments may be submitted to the County via email by 5:00 PM one day prior to the hearing. Email comments should be sent to publicComment@wasatch.utah.gov.

- 2 NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC

INFRASTRUCTURE DISTRICT BY WASATCH COUNTY, UTAH

This notice is furnished to you by the County Council (the “Council”) of Wasatch County, Utah (the “County”) to provide notice of a public hearing to be held by the Council on August 7th, 2024 at or after 6 P.M. The public hearing is regarding the proposed creation of the Wakara Ridge Public Infrastructure District (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed District, (ii) whether the service should be provided by the County or the Proposed District, and (iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 17D-4-201 of the Utah Code, the County may adopt a resolution creating the Proposed District immediately after holding the public hearing described herein or on any date thereafter. Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the County prior to the public hearing described herein.

Meeting Information:

Held By: The County Council of Wasatch County, Utah

Date and Time: August 7th, 2024, at or after 6 P.M.

Location: Wasatch County Council Chambers 25 North Main Heber City, Utah, 84032

You may join in person or via Zoom link:

<https://us02web.zoom.us/j/83669998961?pwd=WXZzQjVFVzFsMG1vT0FsN0g4OHdLUT09>

Or dial: (US) 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-646-558-8656 or 1-301-715-8592 Webinar ID: 836 6999 8961 Passcode: 551430

Proposed District Boundaries:

A legal description for the Proposed District and Annexation Area is attached as Appendix A and a map of the boundaries is attached as Appendix B. It is anticipated that the Proposed District would be authorized to adjust its boundaries through annexation and withdrawal of properties, so

long as such properties are within the proposed annexation area, as described and shown in the appendices, upon compliance with certain requirements as established in a governing document.

Summary of Proposed Resolutions:

The proposed resolution regarding the creation of the Proposed District contains consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the Annexation Area without additional approvals or hearings of the County, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:
 - o Trustee 1 – Richard T. Wolper, for an initial 6-year term;
 - o Trustee 2 – Nicholas Polychronis, for an initial 6-year term
 - o Trustee 3 – Russell Skousen, for an initial 4-year term;
- Authorization for execution by the County of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
 - o Permitting a mill levy of up to 0.001 per dollar of taxable value of property in the District, which may only be imposed for reasonable and actual administrative costs incurred by the District
 - o Permitting the Proposed District to issue debt repayable from special assessments, which must be prepaid prior to the time a certificate of occupancy is issued with respect to any residential parcel

Proposed Service:

Wakara Ridge Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Wakara Ridge development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,
The County Council of Wasatch County, Utah

3 NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC
INFRASTRUCTURE DISTRICT BY WASATCH COUNTY, UTAH

This notice is furnished to you by the County Council (the “Council”) of Wasatch County, Utah

(the “County”) to provide notice of a public hearing to be held by the Council on August 7th, 2024

at or after 6 P.M. The public hearing is regarding the proposed creation of the Black Rock Mountain Resort Public Infrastructure District (the “Proposed District”) and to allow for public

input on (i) whether the requested service (described below) is needed in the area of the Proposed

District, (ii) whether the service should be provided by the County or the Proposed District, and

(iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been

obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 17D-4-201 of the Utah Code, the County may adopt a resolution creating the Proposed District immediately after holding the public hearing described herein or on

any date thereafter. Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the County prior to the public hearing described herein.

Meeting Information:

Held By: The County Council of Wasatch County, Utah

Date and Time: August 7th

, 2024, at or after 6 P.M.

Location: Wasatch County Council Chambers

25 North Main

Heber City, Utah, 84032

You may join in person or via Zoom link:

<https://us02web.zoom.us/j/83669998961?pwd=WXZzQjVFVzFsMG1vT0FsN0g4OHdLUT09>

Or dial: (US) 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-646-

558-8656 or 1-301-715-8592 Webinar ID: 836 6999 88961 Passcode 551430

Proposed District Boundaries:

A legal description for the Proposed District and Annexation Area is attached as Appendix A and

a map of the boundaries is attached as Appendix B. It is anticipated that the Proposed District would be authorized to adjust its boundaries through annexation and withdrawal of properties, so

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long as such properties are within the proposed annexation area, as described and shown in the

appendices, upon compliance with certain requirements as established in a governing document.

Summary of Proposed Resolutions:

The proposed resolution regarding the creation of the Proposed District contains consideration of

approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the Annexation Area without additional approvals or hearings of the County, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:
 - o Trustee 1 – Richard T. Wolper, for an initial 6-year term;
 - o Trustee 2 – Nicholas Polychronis, for an initial 6-year term
 - o Trustee 3 – Russell Skousen, for an initial 4-year term;
- Authorization for execution by the County of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
 - o Permitting a mill levy of up to 0.010 per dollar of taxable value of property in the District
 - o A proposed aggregate limited tax debt limit for the Proposed District of \$30,000,000
 - o Permitting the Proposed District to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

Black Rock Mountain Resort Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Black Rock Mountain

Resort development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter

1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,

The County Council of Wasatch
County, Utah

July 19, 2024

Joey D. Granger
Clerk/Auditor

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY COUNCIL MEETINGS.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify Wendy McKnight 435-657-3193 at least one day prior to the meeting.

This agenda is also available on the County Internet Website at <http://www.wasatch.utah.gov> and on Utah State’s Website at www.utah.gov.

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER