

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC INFRASTRUCTURE DISTRICTS BY TOOEELE CITY, UTAH

May 19, 2025

This notice is furnished to you by the City Council (the "Council") of Tooele City, Utah (the "City") to provide notice of a public hearing to be held by the Council on **June 4, 2025 at or after 7 P.M.** The public hearing is regarding the proposed creation of The Compass Point Public Infrastructure Districts Nos. 1 through 8 (the "Proposed Districts") and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Section 17D-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed Districts 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 Districts by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Tooele City, Utah

Date and Time: June 4, 2025 at or after 7 P.M.

Location:

Tooele City Council Chambers

90 North Main Street

Tooele, Utah 84074

Proposed District Boundaries:

Legal descriptions and maps for the Proposed Districts is attached as **Appendix A**. A legal description and map of the Annexation Area Boundaries is attached as **Appendix B**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix C** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolutions:

The proposed resolutions regarding the creation of the Proposed Districts contain consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the Annexation Area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:

- Trustee 1 – William O. Parry, IV, for an initial 4-year term;
- Trustee 2 – Steve Peterson, for an initial 4-year term; and
- Trustee 3 – Matt Swain, for an initial 6-year term.
- Authorization for execution by the City of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed Districts:
 - Permitting a mill levy of 0.005 per dollar of taxable value of residential property in the Proposed Districts, and a mill levy of 0.01 per dollar of taxable value for commercial property within the Proposed Districts
 - A proposed aggregate limited tax debt limit for the Proposed Districts of \$100,000,000
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

The Compass Point Public Infrastructure Districts No. 1 through 8 are proposed to be created for the purpose of financing the construction of public infrastructure relating to the Compass Point 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 (the “Acts”).

Sincerely,
The City Council of Tooele City, Utah

APPENDIX A
PROPOSED DISTRICT BOUNDARIES
Legal Description (Initial District Boundaries)

District No. 1:

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 378.94 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 0.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point beginning.

District No. 1 contains 4791.6 sq. ft. or 0.11 acres.

District No. 2:

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 308.23 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

District No. 2 contains 4791.6 sq. ft. or 0.11 acres.

District No. 3:

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 308.23 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet; thence N00°17'49"W 70.71 feet to the point of beginning.

District No. 3 contains 4791.6 sq. ft. or 0.11 acres.

District No. 4:

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 166.80 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

District No. 4 contains 4791.6 sq. ft. or 0.11 acres.

District No. 5

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 166.80 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet; thence N00°17'49"W 70.71 feet to the point of beginning.

District No. 5 contains 4791.6 sq. ft. or 0.11 acres.

District No. 6

A part of the Southwest Quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point along the Section line N0°17'49"W 25.37 feet from the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said Section line N00°17'49"W 70.71 feet; thence N89°42'11"E 70.71 feet; thence S00°17'49"E 70.71 feet; thence S89°42'11"W 70.71 feet to the point of beginning.

District No. 6 contains 4791.6 sq. ft. or 0.11 acres.

District No. 7

A part of the Southwest Quarter of Section 5 and Northwest Quarter of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N00°17'49"W 25.37 feet; thence N89°42'11"E 70.71 feet; thence S00°20'15"E 70.66 feet; thence S89°38'23"W 70.71 feet; thence N00°21'37"W 45.37 feet to the of beginning.

District No. 7 contains 4791.6 sq. ft. or 0.11 acres.

District No. 8

A part of the Southwest Quarter of Section 5 and Northwest Quarter of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence N00°17'49"W 25.37 feet; thence N89°42'11"E 70.71 feet; thence S00°20'15"E 70.66 feet; thence S89°38'23"W 70.71 feet; thence N00°21'37"W 45.37 feet to the of beginning.

District No. 8 contains 4791.6 sq. ft. or 0.11 acres.

APPENDIX B
Legal Description (Annexation Area Boundaries)

A tract of land located in South Half of Section 4, Section 5, Section 8, Northeast Quarter of Section 9 and Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the West Quarter Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along the Quarter Section line N89°32'53"E 432.36 feet to Lot 1 of Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said plat the following seventeen (17) courses: (1) S13°58'58"W 195.88 feet; thence (2) S54°48'07"E 567.95 feet; thence (3) N54°30'17"E 682.84 feet; thence (4) N46°49'39"E 165.73 feet; thence (5) N74°49'12"E 63.72 feet; thence (6) N11°49'39"E 513.70 feet; thence (7) S73°01'59"E 37.24 feet; thence (8) N15°58'14"E 108.97 feet; thence (9) N20°23'21"W 41.55 feet; thence (10) N48°31'24"E 76.57 feet; thence (11) N21°03'51"E 48.20 feet; thence (12) N49°25'32"E 93.48 feet; thence (13) S53°37'52"E 21.54 feet; thence (14) N51°47'43"E 123.87 feet; thence (15) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (16) N66°58'56"E 19.25 feet; thence (17) N46°55'07"W 169.73 feet to that Warranty Deed thereof recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office; thence along said deed the following two (2) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet to the Section line; thence along said Section line S00°27'36"E 1,121.80 feet to the East Quarter Corner of Section 5; thence along the Quarter Section line N89°44'39"E 5,214.15 feet to the westerly right-of-way line of Highway 36; thence along said right-of-way line the following five (5) courses: (1) S00°26'49"E 1,318.47 feet; thence (2) S00°18'55"E 278.94 feet; thence (3) Southerly along the arc of a non-tangent curve to the right having a radius of 9,553.65 feet (radius bears: S88°19'26"W) a distance of 1,041.20 feet through a central angle of 06°14'40" Chord: S01°26'46"W 1,040.69 feet; thence (4) S06°03'36"W 327.23 feet; thence (5) S07°16'06"W 23.00 feet to that Quit Claim Deed thereof recorded September 13, 2023 as Entry No. 593638 in the Tooele County Recorder's Office; thence along said deed the following six (6): (1) West 37.32 feet; thence (2) South 75.00 feet; thence (3) West 247.50 feet; thence (4) South 203.60 feet; thence (5) West 1,229.68 feet; (6) thence North 618.36 feet to the Section line; thence along said Section line S89°40'37"W 985.77 feet to the South Quarter Corner of Section 4; thence along the Section line N00°24'55"W 110.00 feet to said Quit Claim Deed; thence along said deed the following two (2): (1) S89°53'52"W 397.20 feet; thence (2) N00°17'36"W 1.69 feet to that Warranty Deed thereof recorded September 21, 2011 as Entry No. 360388 in the Tooele County Recorder's Office; thence along said deed the three (3) courses: (1) S89°36'16"W 2,563.53 feet;

(2) thence S00°17'36"E 1,401.61 feet; (3) thence S89°46'36"E 321.71 feet to the Section line; thence along the Section line S00°22'19"E 431.31 feet to the Overlake Estates 2T Phase 1 Subdivision according to the official plat thereof recorded August 15, 2024 as Entry No. 607018 in the Tooele County Recorder's Office; thence along said plat the following 15 courses: (1) S89°37'25"W 555.82 feet; thence (2) S00°23'55"E 49.76 feet; thence (3) S89°37'28"W 143.00 feet; thence (4) S00°22'32"E 98.19 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 794.00 feet (radius bears: N89°59'42"W) a distance of 369.21 feet through a central angle of 26°38'32" Chord: S13°19'34"W 365.89 feet; thence (6) S26°38'50"W 6.84 feet; thence (7) Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,694.00 feet (radius bears: N63°21'09"W) a distance of 58.51 feet through a central angle of 01°58'45" Chord: S27°38'13"W 58.51 feet; thence (8) S29°39'42"W 60.83 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,694.00 feet (radius bears: N59°18'59"W) a distance of 376.96 feet through a central angle of 12°44'59" Chord: S37°03'31"W 376.18 feet; thence (10) S43°26'01"W 209.90 feet; thence (11) S46°33'48"E 143.00 feet; thence (12) S43°26'01"W 29.87 feet; thence (13) S46°33'59"E 196.36 feet; thence (14) along the arc of a curve to the left with a radius of 431.00 feet a distance of 329.58 feet through a central angle of 43°48'49" Chord: S68°28'23"E 321.61 feet; thence (15) N89°37'12"E 697.78 feet to the Section line; thence along the Section line S00°22'25"E 796.81 feet; thence S89°37'09"W 41.78 feet to the Overlake Estates 2A Phase 2 Subdivision according to the official plat thereof recorded April 14, 2023 as Entry No. 587700 in the Tooele County Recorder's Office; thence along said plat the following five (5) courses: thence (1) N00°22'25"W 79.33 feet; thence (2) S89°37'35"W 124.77 feet; thence (3) N00°22'25"W 30.72 feet; thence (4) S89°37'35"W 440.00 feet; thence (5) S00°22'25"E 1,119.61 feet to the Overlake Estates 2A Phase 1 Subdivision according to the official plat thereof recorded March 10, 2021 as Entry No. 537640 in the Tooele County Recorder's Office; thence along said plat the following seven (7) courses: thence (1) S89°40'06"W 184.22 feet; thence (2) S89°43'29"W 427.22 feet; thence (3) S89°33'47"W 60.00 feet; thence (4) S89°42'26"W 288.00 feet; thence (5) South 105.00 feet; thence (6) S89°42'26"W 55.34 feet; thence (7) S00°04'10"E 187.00 feet; thence S89°42'26"W 17.28 feet to that Warranty Deed thereof recorded September 9, 2023 as Entry No. 418920 in the Tooele County Recorder's Office thence along said deed the following 6 courses; (1) S00°16'25"E 1,226.71 feet; (2) thence S89°54'25"E 180.74 feet; (3) thence N53°05'55"E 63.06 feet; (4) thence S36°54'07"E 250.00 feet; (5) thence N53°05'55"E 73.00 feet; (6) thence S36°54'05"E 12.00 feet; (7) thence N53°05'55"E 303.53 feet; (8) thence N76°19'54"E 96.83 feet; (9) thence East 793.74 feet to the westerly right-of-way of 400 West Street; thence along said right-of-way line S00°14'38"E 1,505.22 feet to the Lexington Greens at Overlake Phase 1 Subdivision according to the official plat thereof recorded December 10, 2019 as Entry No. 499349 in the Tooele County Recorder's Office; thence along said plat the following two (2) courses; (1) thence S89°43'06"W 1,941.63 feet; (2) thence S00°13'56"E 1,874.98 feet to and along the Lexington Greens at Overlake Phase 2 Subdivision according to

the official plat thereof recorded June 24, 2022 as Entry No. 575471 in the Tooele County Recorder's Office and Lexington at Overlake Subdivision according to the official plat thereof recorded September 9, 2020 as Entry No. 520126 in the Tooele County Recorder's Office; thence along said plats N89°45'15"E 405.71 feet to the Boundary Line Agreement thereof recorded November 6, 2023 as Entry No. 595748 in the Tooele County Recorder's Office thence along said deed the following this course ; thence S00°14'06"E 714.20 feet to the Northerly right-of way of SR 112 Highway; thence along said right-of-way line S89°43'21"W 2,372.13 feet; thence N00°16'24"W 2,582.63 feet; thence N89°59'41"W 293.54 feet to the Quit Claim Deed recorded January 12, 1994 as Entry No. 61883 in the Tooele County Recorder's Office; thence along said deed the following two (2) courses: thence (1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 1,482.00 feet (radius bears: S53°50'50"W) a distance of 799.05 feet through a central angle of 30°53'32" Chord: N51°35'55"W 789.40 feet; thence (2) N67°02'41"W 450.45 feet to the Special Warranty Deed recorded January 07, 2022 as Entry No. 564287 in the Tooele County Recorder's Office and the Special Warranty Deed recorded January 07, 2022 as Entry No. 564288 in the Tooele County Recorder's Office; thence along said deeds the following N00°17'29"W 1,975.67 feet to the Southwest Corner of Section 8; thence N00°21'40"W 2,641.98 feet to the West Quarter Corner of Section 8; thence N00°21'37"W 2,642.10 feet to the Northwest Corner of Section 8; thence N00°17'49"W 2,631.28 feet to the point of beginning.

Annexation Area contains 1,696.44 acres.

ALSO, EXCEPTING THEREFROM, Lots 1, 2, 3, 4, & 5, of OVERLAKE GOLF COURSE PLAT.

APPENDIX C

MAP OF PROPOSED DISTRICT BOUNDARIES

Initial District Boundaries & Annexation Area Map



COMPASS POINT *pid* exhibit

TOOELE CITY, TOOELE COUNTY
3/17/2025
23-0290