STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

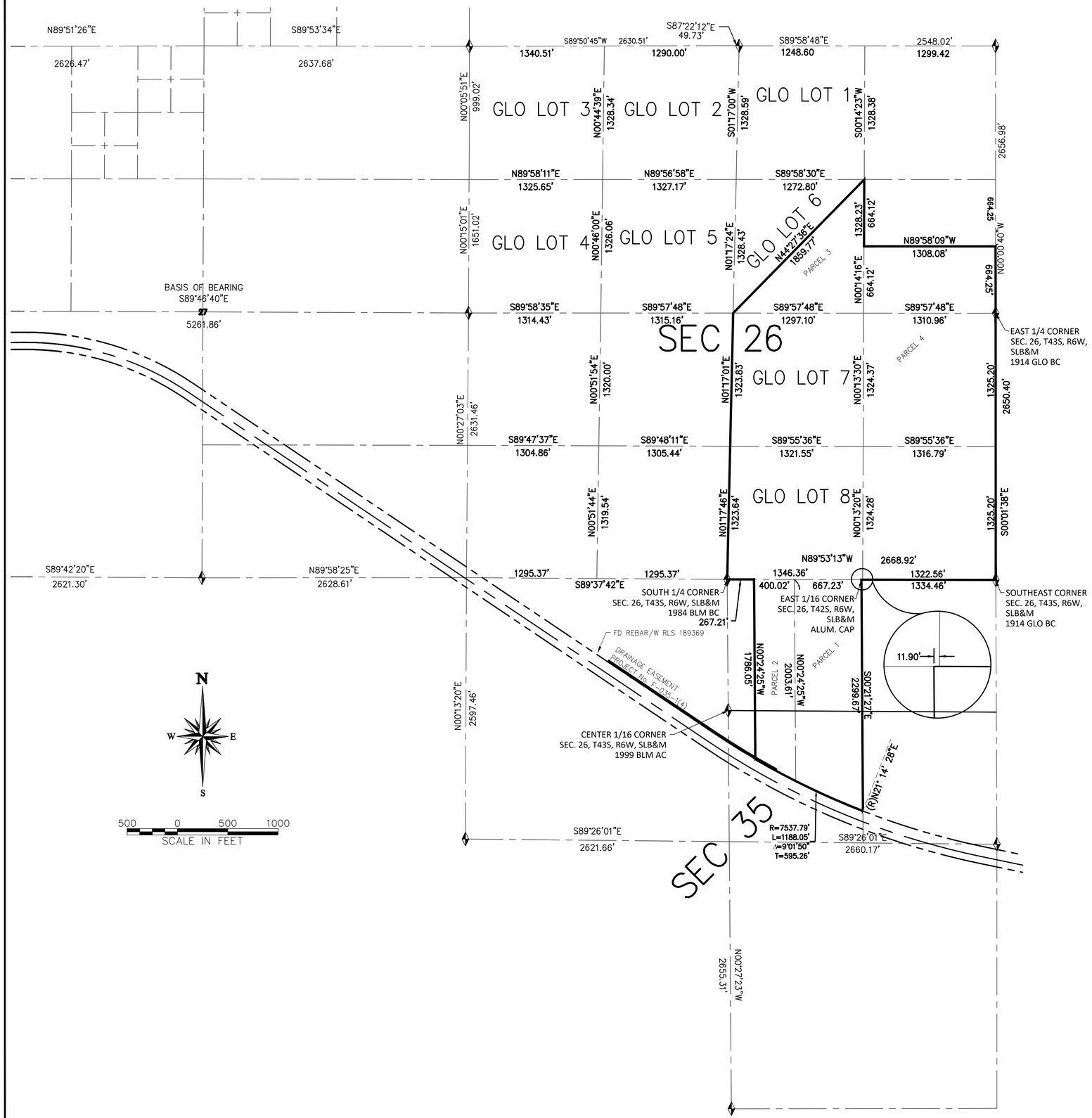
I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT located in KANAB CITY, dated OCTOBER 21, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as 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 HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT, located in KANE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 17th day of December, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203111



FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, KANAB, KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH 10/13/2025

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN:

THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY.
THE BASIS OF BEARING FOR THIS PROJECT IS S89°46'40"E BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 27, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- EXISTING CLASS I MONUMENT (RING & LID)
- SET BCE PK NAIL AND WASHER OR AS NOTED
- FOUND REBAR AND CAP AS NOTED

APPROVAL AND ACCEPTANCE BY THE KANAB CITY COMMISSION

WE THE KANE COUNTY COMMISSION HAVE REVIEWED THE HEREON PLAT AND BY AUTHORIZATION OF SAID KANE COUNTY COMMISSION RECORDED IN THE MINUTES OF ITS MEETING AT THE _____ DAY OF _____ 2025, HEREBY ACCEPT THE SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE KANE COUNTY RECORDER.

_____
KANAB CITY COMMISSIONER

KANE COUNTY SURVEYOR CERTIFICATE

I, _____KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE ABOVE PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND RECOMMEND IT FOR APPROVAL THIS _____ DAY OF _____ 2025.

_____
KANE COUNTY SURVEYOR

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 S 900 E SUITE B 105
ST. GEORGE, UTAH 84790
(435) 628-4700

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON PUBLIC INFRASTUCTURE DISTRICT
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26 T42S, R16W, S.L.B.&M. KANAB, UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 10/13/25
JOB NO. : 21-43

SCALE :
1"=500'

SHEET NO. :
1 OF 1

Kanab, Utah

October 21, 2025

The City Council (the "Council") of Kanab City, Utah (the "City"), met in regular session (including by electronic means) on October 21, 2025, at its regular meeting place in Kanab, Utah at 6:30 P.M., with the following members of the Council being present:

Chris Heaton	Councilmember, Mayor Pro-tem
Boyd Corry	Councilmember
Scott Colson	Councilmember
Peter Banks	Councilmember

Also present:

Kyler Ludwig	City Manager
Kent Burggraaf	City Attorney

Absent:

Colten Johnson	Mayor
Arlon Chamberlain	Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Manager presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this October 21, 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 Banks and seconded by Councilmember Corry adopted by the following vote:

AYE: Boyd Corry, Scott Colson, and Peter Banks

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 10-2-25 R

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF KANAB CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; 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 6:30 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

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 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 – Jim Guthrie, for an initial 6-year term;

(b) Trustee 2 – Juli Graham, for an initial 4-year term;

(c) Trustee 3 – Jared Graham, 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 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 Kane 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 Kanab City, Utah, this October 21, 2025

KANAB, UTAH

By: _____
Mayor Pro-Tem

ATTEST:

By: _____
City Recorder

(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: _____
Mayor Pro-tem

ATTEST:

By: _____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF KANE)

I, Celeste Cram, the undersigned duly qualified and acting City Recorder of Kanab 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 October 21, 2025, commencing at the hour of 6:30 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 October 21, 2025.

By: Celeste Cram
City Recorder

KANAB CITY CORPORATE SEAL

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Celeste Cram, the undersigned City Recorder of Kanab 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 October 21, 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 October 21, 2025.

By: _____
City Recorder

KANAB CITY
CORPORATE SEAL

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Special City Council Meeting

General Information

Government Type:

Municipality

Entity:

Kanab

Public Body:

Kanab City Council

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Special City Council Meeting

Notice Type(s):

Notice, Meeting

Event Start Date & Time:

October 21, 2025 06:30 PM

Description/Agenda:

NOTICE OF MEETING
OF THE
KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a special council meeting on the 21th day of October 2025, in the City Council chambers at the Kanab City Office, 26 N 100 E, Kanab, Utah. The Council Business Meeting will convene at 6:30pm. The agenda will be as follows:

BUSINESS MEETING

1) CALL TO ORDER AND ROLL CALL

2) PUBLIC COMMENT PERIOD: Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.

3) CONSENT ITEMS:
No consent items for consideration.

4) BOARD COMMISSION, COMMITTEE APPOINTMENTS:
No appointments proposed.

5) PRESENTATIONS:
No presentations scheduled.

6) PUBLIC HEARING ITEMS:
A) Public Hearing, discussion, and consideration of an ordinance creating the Hidden Canyon Public Infrastructure District, approving governing documents for the District, and establishing a Board of Trustees (Jim Guthrie- 6 year term, Juli Graham- 4 year term, Jared Grahm- 6 year term).

Give Feedback

7) ACTION ITEMS READY FOR VOTE:
No additional action items.

8) ITEMS FOR DISCUSSION:
No discussions items.

9) REVIEW AND DISCUSSION OF FUTURE MEETINGS:
No updates prepared.

Notice of Special Accommodations (ADA):

Times listed for each item on the agenda may be accelerated as time permits. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact Celeste Cram at the Kanab City offices.

Notice of Electronic or Telephone Participation:

NA

Meeting Information

Meeting Location:

26 N 100 E
Kanab , UT 84741
Show in Apple Maps | Show in Google Maps

Contact Name:

Celeste Cram

Contact Email:

ccram@kanab.utah.gov

Contact Phone:

(435)644-2534

Notice Posting Details

Notice Posted On:

October 08, 2025 12:41 PM

Notice Last Edited On:

October 20, 2025 11:53 AM

Give Feedback

Download Attachments

File Name	Category	Date Added
Agenda Packet 10.21.2025.pdf	Public Information Handout	2025/10/08 12:41 PM
Creation Resolution - Hidden Canyon PID.docx	Public Information Handout	2025/10/20 11:52 AM
Hidden Canyon PID Draft Governing Document (5).docx	Public Information Handout	2025/10/20 11:52 AM

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John Smith

Your Email:

username@example.com

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Give Feedback

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Boyd Corry
Peter Banks

KANAB
UTAH

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

NOTICE OF MEETING
OF THE
KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a special council meeting on the **21th day of October 2025**, in the City Council chambers at the Kanab City Office, **26 N 100 E, Kanab, Utah**. The Council Business Meeting will convene at **6:30pm**. The agenda will be as follows:

BUSINESS MEETING

1) **CALL TO ORDER AND ROLL CALL**

2) **PUBLIC COMMENT PERIOD:** Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.

3) **CONSENT ITEMS:**
No consent items for consideration.

4) **BOARD COMMISSION, COMMITTEE APPOINTMENTS:**
No appointments proposed.

5) **PRESENTATIONS:**
No presentations scheduled.

6) **PUBLIC HEARING ITEMS:**
A) Public Hearing, discussion, and consideration of an ordinance creating the Hidden Canyon Public Infrastructure District, approving governing documents for the District, and establishing a Board of Trustees (Jim Guthrie- 6 year term, Juli Graham- 4 year term, Jared Grahm- 6 year term).

7) **ACTION ITEMS READY FOR VOTE:**
No additional action items.

8) **ITEMS FOR DISCUSSION:**
No discussions items.

9) **REVIEW AND DISCUSSION OF FUTURE MEETINGS:**
No updates prepared.

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY KANAB CITY, UTAH

October 7, 2025

This notice is furnished to you by the City Council (the "Council") of Kanab City, Utah (the "City") to provide notice of a public hearing to be held by the Council on **October 21, 2025 at or after 6:30 P.M.** The public hearing is regarding the proposed creation of Hidden Canyon 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 applicable Proposed District, (ii) whether the service should be provided by the City 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 City 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 City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Kanab City, Utah
Date and Time: October 21, 2025 at or after 6:30 P.M.
Location:
Kanab City Council Chambers
26 North 100 East
Kanab, UT 84741

Proposed District Boundaries:

The legal description and map for the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust their boundaries through withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix B** 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 District contain consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the withdrawal from the boundaries of the Proposed District of any area within the proposed inclusion area of the Proposed District without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the District, comprised as follows:
    - Trustee 1 – Jim Guthrie, for an initial 6-year term;
    - Trustee 2 – Juli Grahm, for an initial 4-year term;
    - Trustee 3 – Jared Grahm, for an initial 6-year term
- Authorization for execution by the City of the Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
    - A proposed aggregate debt limit for the Proposed District of $45,000,000.00
    - Permitting the Proposed District to issue debt repayable from special assessments, and other revenues of the District

Proposed Service:

Hidden Canyon Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Hidden Canyon 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 City Council of Kanab City, Utah

APPENDIX A

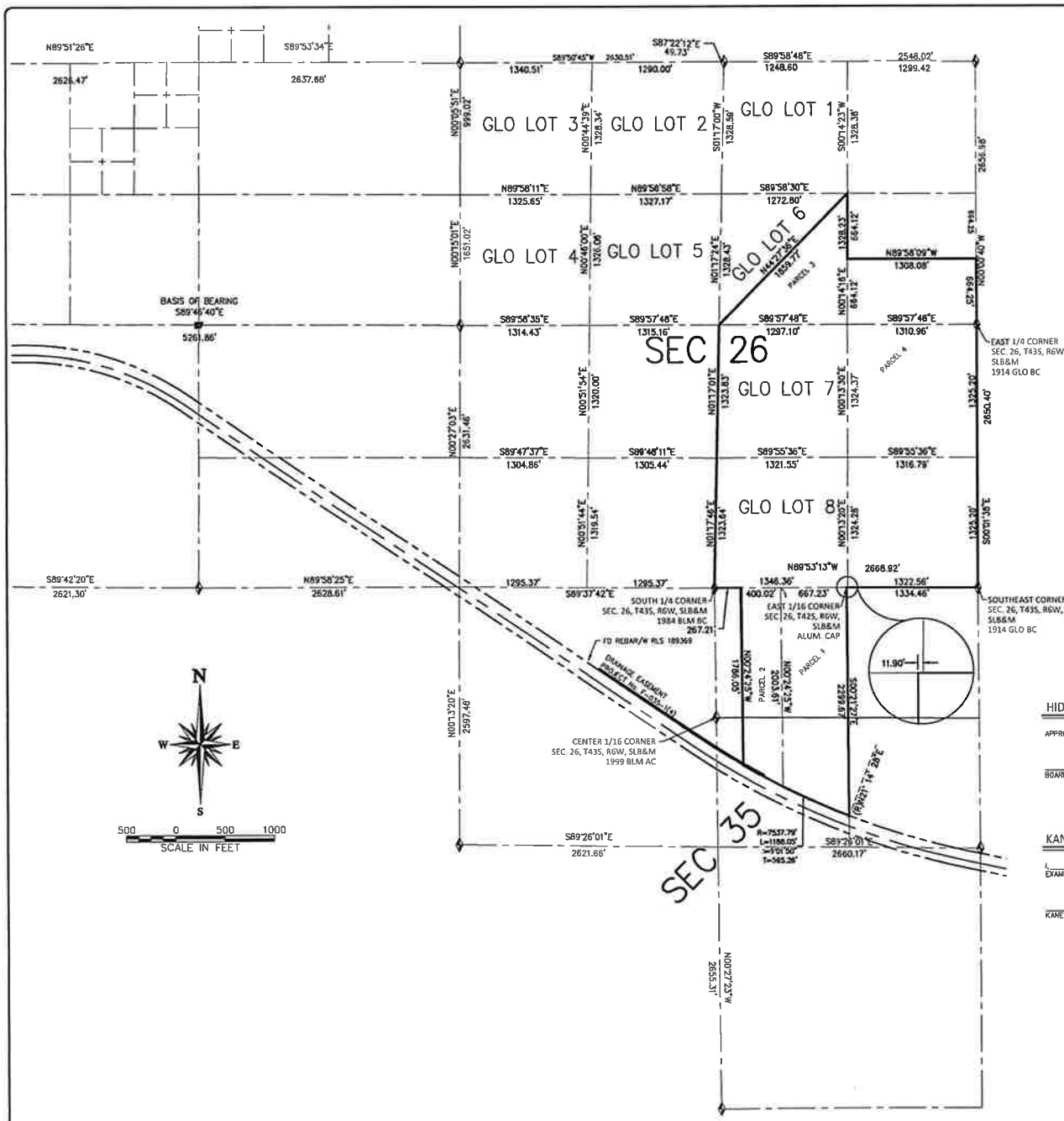
PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN: THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

APPENDIX B

Initial District Boundary Map



FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, KANAB, KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571

10/07/2025

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN;

THENCE N01°12'46"E 1323.64 FEET; THENCE N01°17'01"E 1323.83 FEET TO THE CENTER OF SECTION 35; THENCE N44°23'36"E 1859.77; THENCE S00°14'10"W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°57'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°11'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N50°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY.
THE BASIS OF BEARING FOR THIS PROJECT IS S89°46'40"E BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 27, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- EXISTING CLASS I MONUMENT (RING & LID)
- SET BCE PK NAIL AND WASHER OR AS NOTED
- FOUND REBAR AND CAP AS NOTED

HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS ____ DAY OF _____ 20___, BY THE HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

BOARD MEMBER

KANE COUNTY SURVEYOR APPROVAL

I, _____, KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 2025.

KANE COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF KANE)

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____ [NAME], PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NO STAMP REQUIRED
UTAH CODE 46-1-16(6)

NOTARY PUBLIC (SIGNATURE)

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING/LAND SURVEYING/LAND PLANNING
736 E 300 E SUITE D 105
ST. GEORGE, UTAH 84790
(435) 656-4700

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON SUBDIVISION PHASE 1-16
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26 T42S, R16W, S.L.B.&M. KANAB, UTAH

CHECKED BY = SK
DRAWN BY = SMB
DATE = 10/7/25
JOB NO. = 25-43
SCALE = 1"=500'
SHEET NO. = FLEP

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Peter Banks
Boyd Corry

KANAB
UTAH

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

2025 Anticipated Regular Meeting Schedule

Kanab City Council

Kanab City hereby gives notice that the City Council will hold its regular meetings on the second Tuesday of the month at 6:30 p.m. (unless otherwise noticed). An additional meeting will be held on the fourth Tuesday of June to accommodate the City's budget process, and the November will be held on the 3rd Tuesday in honor of Veteran's Day.

In compliance with Kanab City Ordinance Section 3-100(A) the City Council Passed a resolution establishing these regular meetings on December 10, 2024.

Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Kyler Ludwig, 435-644-2534.

January 14	February 11	March 11
April 8	May 13	June 10
June 24*	July 8	August 12
September 9	October 14	November 18*
December 9		

Kanab Planning Commission

Kanab City hereby gives notice that the Kanab City Planning Commission will hold its regular meetings on the first Tuesday of the month at 6:30 p.m. (unless otherwise noticed). Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Janae Chatterley, 435-644-2534.

January 7	February 4	March 4
April 1	May 6	June 3
July 1	August 5	September 2
October 7	November 4	December 2

Kanab City Library Board

Kanab City hereby gives notice that the Kanab City Library Board will hold its regular meetings on the first Thursday of the month at 5:00 p.m. (unless otherwise noticed). Meetings will be held in the Library Conference Room at 374 N. Main Street Kanab, Utah. Persons desiring to be on the agenda should contact Jana Peay, 435-644-2594.

Public Notice Website
Agendas, minutes, and other board documents will be uploaded to the Utah Public Notice Website at utah.gov/pmn

Meetings may be canceled due to holidays or for lack of agenda/quorum.
A portion of or all of a meeting may be held Electronically.

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Celeste Cram, the undersigned City Recorder of Kanab 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 October 21, 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 October 21, 2025.

By: Celeste Cram
City Recorder

KANAB CITY CORPORATE SEAL

EXHIBIT B

GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR

HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT

KANAB, UTAH

Prepared

by

Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

October 21, 2025

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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. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economical manner possible.

C. Objective of the City Regarding the 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 by Assessments and other legally available revenues of the District. Debt which is issued within these parameters and, as further described in the Financial Plan, will ensure there are no ongoing 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 other relevant public entity, with the written consent of the City.

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.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments collected on District properties. It is the intent of this Governing Document that no property taxes are levied by the District for the repayment of Debt. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid 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 a Preliminary Development Plan, Development Agreement, or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. An infrastructure plan approved by the City Manager or Planning Director shall constitute an Approved Development Plan for purposes of Section V.A.8. For purposes of this Governing Document, the Hidden Canyon Development Agreement and System Improvements Reimbursement Agreement dated August 27, 2024, and the City Code shall constitute an Approved Development Plan.

Assessment: means (i) the levy of an assessment secured by a lien on property within a District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by a District levied on private property within such District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code, as may be amended from time to time, and (ii) the C-PACE Act.

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 collect Assessments or other legally available revenues.

City: means Kanab, Utah.

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

City Council: means the City Council of the City.

C-PACE Act: means title 11, Chapter 42a of the Utah Code, as amended from time to time.

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.

District: means the Hidden Canyon Public Infrastructure District.

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

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

End User: means any owner, or tenant of any owner, of any improvement within the District, who is intended to become the ultimate user of such improvement. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant 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 property taxes for the first budget year.

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 the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map and as particularly described in **Exhibit A**.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the District's initial boundaries.

Residential Homeowner: means the owner of residential property intended for owner occupation.

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

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 of such securities; (ii) shall be an underwriter, 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 commonly referred to as the Hidden Canyon Development.

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 District Act to serve the future property owners and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

State: means the State of Utah.

Trustee: means a member of the Board.

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

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 250.6 acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A map of the Initial District Boundaries is attached hereto as **Exhibit B**. It is anticipated that the District's boundaries may change from time to time as it undergoes withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE

The District Area consists of mostly undeveloped land. The 2024 estimated assessed valuation of the District Area within the Initial District Boundaries was $896,456. This valuation is solely for purposes of this Governing Document, and at build-out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of units or the total site/floor area of commercial, residential, or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is separately approved by the City in accordance with the City Code.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the District Act and other applicable statutes, common law, and the Constitution, subject to any limitations set forth herein.

1. Improvements.

(a) 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 or owners association in a manner consistent with the Approved Development Plan and other 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.

(b) Provision, ownership, and maintenance of such Public Improvements will be as provided by the Approved Development Plan, including and relating to the pavilion, parking structures, and trails.

2. Reserved.

3. 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 the City's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work. Public Improvements shall be subject to the ordinary inspection and approval procedures of the City and other governmental entities having proper jurisdiction.

4. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer that such District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed 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.

6. Withdrawal.

(a) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such an area may

only be withdrawn upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such withdrawal.

(b) Any withdrawal shall be in accordance with the requirements of the PID Act.

(c) Upon any withdrawal, the District shall provide the City with a description of the revised District Boundaries.

(d) Withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Reserved.

8. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, 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.

9. Total Debt Issuance Limitation. The District shall not issue Assessment Debt in excess of an aggregate amount of Forty-Five Million Dollars ($45,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of Assessment debt by the District. In addition, any C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

10. Bankruptcy Limitation. All of the limitations contained in the Governing Document, including, but not limited to, those pertaining to the Maximum Bond Term and the Fees 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 Bond 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.

11. Governing Document Amendment Requirement.

(a) 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. Actions of the District which violate the limitations set forth in V.A.1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City Council and the District Board approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, as specified in application materials relating to the District and as may be further defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Twenty Three Million Dollars ($23,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity. All construction cost estimates are based on the assumption that construction conforms to applicable local, State, or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three Trustees who shall be appointed by the City Council pursuant to the PID Act. Trustees 1, 2, and 3 shall be at large seats. Trustee terms shall be staggered with initial terms as follows: Trustees 1 and 3 shall serve an initial term of six (6) years; Trustee 2 shall serve an initial term of four (4) years. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Transition to Elected Board.

(a) The District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"). Upon any annexation or withdrawal in accordance with this Governing Document, the District may adjust its Anticipated Units to reflect such boundary change. The respective board seats for

the District Board with residential property shall transition from appointed to elected seats according to the following milestones:

(i) Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

(ii) Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

(iii) Trustee 3. Trustee 3 shall not transition to an elected seat, and shall continue to be appointed by owners of commercial property within the District as provided in B below.

(b) Registered Voters: For purposes of this Section VI "Registered Voters" shall mean registered voters whose "principal place of residence," as that term is defined under Utah Code Section 20A-2-105(1)(a), as may be amended, is in the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the Board pursuant to the PID Act. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled pursuant to the District Act. Any owner of land constituting more than 50% of the commercial taxable value within a District shall be entitled to nominate for appointment Trustee 3 of the Board, otherwise the Board may choose Trustee 3 from nominations of any owners of non-permanent residential property within the District.

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

E. Compensation. Unless otherwise permitted by the PID Act, 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. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and/or redevelopment, and a contribution to the funding of the Regional Improvements, and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. 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 its revenues and by and through the proceeds of Debt to be issued by the District. In addition, the District shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Bond Term from revenues derived from the Fees, Assessments, and other legally available revenues. All Debt 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. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including Assessments. The District is not permitted to impose any ad valorem property taxes. 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. Applicable Debt Requirements.

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. Prepayment of Assessments.

All Assessments (other than Assessments under the C-PACE Act) imposed by the District on a parcel anticipated to be owned by a Residential Homeowner shall be payable at or before conveyance to a Residential Homeowner with respect to such parcel. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act. Assessments on property which is not intended for Residential Homeowner occupation and C-PACE Assessments may be repayable in accordance with the provisions of such act, and no prepayment requirements shall apply.

D. Maximum Bond Term.

Each Bond issued by the District shall mature within thirty-one (31) years from the date of issuance of such Bond (the "Maximum Bond Term").

E. Debt Repayment Sources.

The District may impose Assessments as a primary source of revenue for repayment of debt service, at rates to be determined by each District. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. The District may not impose a mill levy on taxable property within its boundaries.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of Assessments or impact fees. This provision shall not prohibit the division of costs between Assessments or impact fees, but is intended to prevent double-charging of End Users for the costs of Public Improvements.

F. 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.

G. Security for Debt.

The District shall not pledge any revenue or property of 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.

H. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services, and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be One Hundred Thousand Dollars ($100,000), 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 constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues.

I. 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 Municipal Advisor with respect to District Bonds to

ensure proper issuance and compliance with this Governing Document. Accordingly, absent written consent of the City, the District agrees to utilize Gilmore & Bell, P.C. as bond and disclosure counsel and Zions Public Finance, Inc. as Municipal Advisor with respect to District Bonds as permitted by law.

IX. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the City Manager's Office no later than 210 days following the end of the District's fiscal year.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of the last day of the prior fiscal year, if changed;

2. List of current interlocal agreements, if changed (to be delivered to the City upon request);

3. Names and terms of Board members and officers, and progress towards milestones required for transition to elected Board;

4. District office contact information, if changed;

5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves the District Public Improvements as of the last day of the prior fiscal year, if any;

7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A table summarizing total debt authorized and total debt issued by the District, as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget, including a description of the Public Improvements to be constructed in such year;

11. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

12. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. 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.

X. DISSOLUTION

Upon an independent determination of the District Board that the purposes for which the District was created have been accomplished, the District shall file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution 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, and disbursed all assets of the District.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation, the Board shall record a notice with the recorder of Kane County. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the imposition of Assessments, and (d) state that the District is not permitted to levy property taxes. Such notice shall further be filed with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, commercial or residential developers, and commercial or residential lessors, as applicable, disclose to End Users all of the information in the first paragraph of this XI. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. 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.

EXHIBIT A

Legal Description of the Initial District Boundaries

PID Legal Description:

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN: THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres.

EXHIBIT B

Initial District Boundary Map

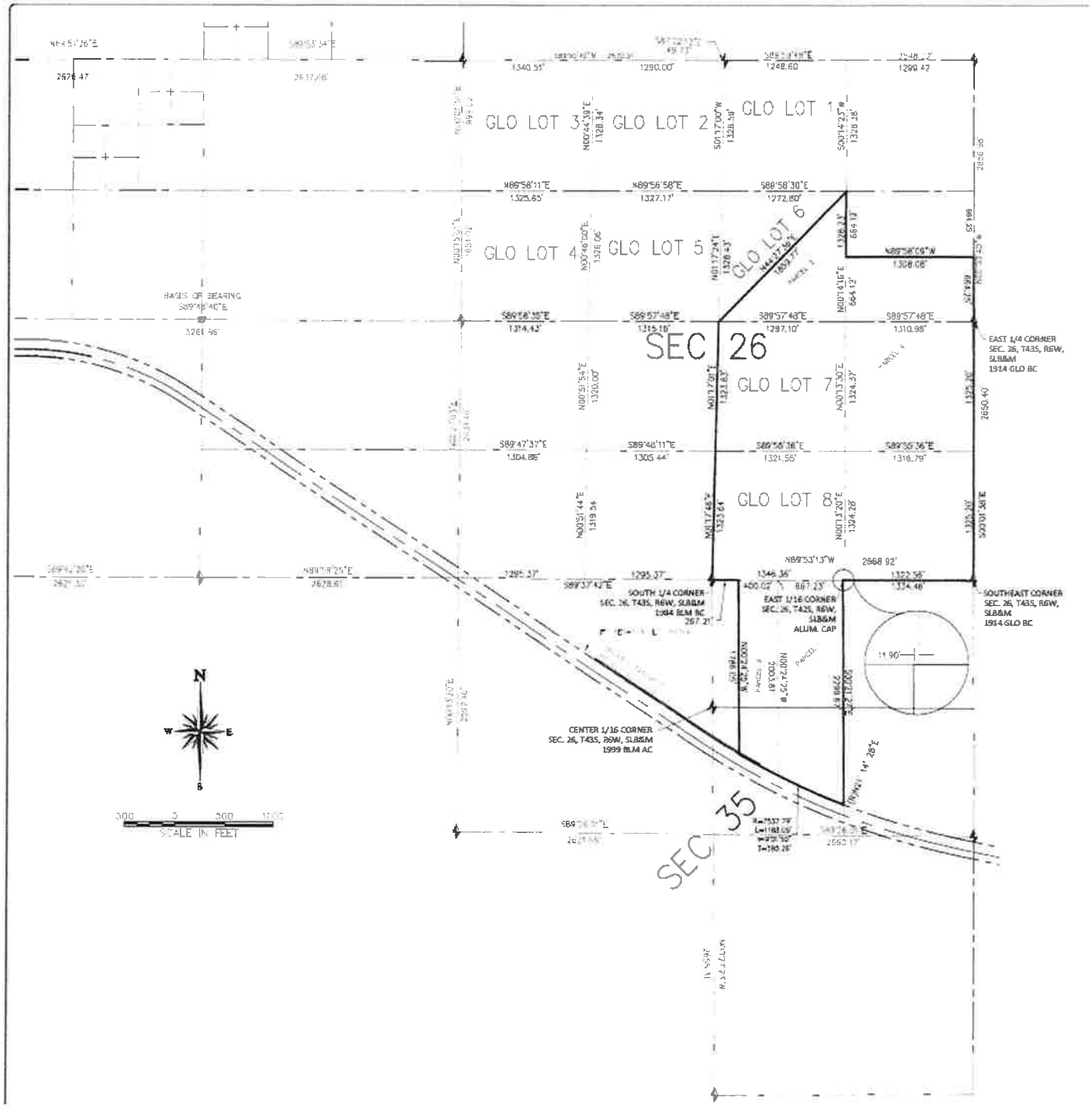


EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Hidden Canyon Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Kanab City, Utah (the "Council"), acting in its capacity as the creating entity for Hidden Canyon Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 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 Kane 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 October 21, 2025.

CITY COUNCIL OF KANAB CITY, UTAH, acting in its capacity as the creating authority for HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT

By: _____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF KANE)

SUBSCRIBED AND SWORN to before me this 24 day of October, 2025.

CELESTE CRAM
Notary Public, State of Utah
Commission # 721614
My Commission Expires
November 22, 2025

_____
NOTARY PUBLIC

Kanab, Utah

October 21, 2025

The City Council (the "Council") of Kanab City, Utah (the "City"), met in regular session (including by electronic means) on October 21, 2025, at its regular meeting place in Kanab, Utah at 6:30 P.M., with the following members of the Council being present:

Chris Heaton	Councilmember, Mayor Pro-tem
Boyd Corry	Councilmember
Scott Colson	Councilmember
Peter Banks	Councilmember

Also present:

Kyler Ludwig	City Manager
Kent Burggraaf	City Attorney

Absent:

Colten Johnson	Mayor
Arlon Chamberlain	Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Manager presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this October 21, 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 Banks and seconded by Councilmember Corry adopted by the following vote:

AYE: Boyd Corry, Scott Colson, and Peter Banks

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 10-2-25 R

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF KANAB CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; 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 6:30 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

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 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 – Jim Guthrie, for an initial 6-year term;

(b) Trustee 2 – Juli Graham, for an initial 4-year term;

(c) Trustee 3 – Jared Graham, 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 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 Kane 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 Kanab City, Utah, this October 21, 2025

KANAB, UTAH

By: _____
Mayor Pro-Tem

ATTEST:

By: _____
City Recorder

(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: _____
Mayor Pro-tem

ATTEST:

By: _____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF KANE)

I, Celeste Cram, the undersigned duly qualified and acting City Recorder of Kanab 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 October 21, 2025, commencing at the hour of 6:30 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 October 21, 2025.

By: Celeste Cram
City Recorder

KANAB CITY CORPORATE SEAL

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Celeste Cram, the undersigned City Recorder of Kanab 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 October 21, 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 October 21, 2025.

By: _____
City Recorder

KANAB CITY
CORPORATE SEAL

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Special City Council Meeting

General Information

Government Type:

Municipality

Entity:

Kanab

Public Body:

Kanab City Council

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Special City Council Meeting

Notice Type(s):

Notice, Meeting

Event Start Date & Time:

October 21, 2025 06:30 PM

Description/Agenda:

NOTICE OF MEETING
OF THE
KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a special council meeting on the 21th day of October 2025, in the City Council chambers at the Kanab City Office, 26 N 100 E, Kanab, Utah. The Council Business Meeting will convene at 6:30pm. The agenda will be as follows:

BUSINESS MEETING

1) CALL TO ORDER AND ROLL CALL

2) PUBLIC COMMENT PERIOD: Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.

3) CONSENT ITEMS:
No consent items for consideration.

4) BOARD COMMISSION, COMMITTEE APPOINTMENTS:
No appointments proposed.

5) PRESENTATIONS:
No presentations scheduled.

6) PUBLIC HEARING ITEMS:
A) Public Hearing, discussion, and consideration of an ordinance creating the Hidden Canyon Public Infrastructure District, approving governing documents for the District, and establishing a Board of Trustees (Jim Guthrie- 6 year term, Juli Graham- 4 year term, Jared Grahm- 6 year term).

Give Feedback

7) ACTION ITEMS READY FOR VOTE:
No additional action items.

8) ITEMS FOR DISCUSSION:
No discussions items.

9) REVIEW AND DISCUSSION OF FUTURE MEETINGS:
No updates prepared.

Notice of Special Accommodations (ADA):

Times listed for each item on the agenda may be accelerated as time permits. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact Celeste Cram at the Kanab City offices.

Notice of Electronic or Telephone Participation:

NA

Meeting Information

Meeting Location:

26 N 100 E
Kanab , UT 84741
Show in Apple Maps | Show in Google Maps

Contact Name:

Celeste Cram

Contact Email:

ccram@kanab.utah.gov

Contact Phone:

(435)644-2534

Notice Posting Details

Notice Posted On:

October 08, 2025 12:41 PM

Notice Last Edited On:

October 20, 2025 11:53 AM

Give Feedback

Download Attachments

File Name	Category	Date Added
Agenda Packet 10.21.2025.pdf	Public Information Handout	2025/10/08 12:41 PM
Creation Resolution - Hidden Canyon PID.docx	Public Information Handout	2025/10/20 11:52 AM
Hidden Canyon PID Draft Governing Document (5).docx	Public Information Handout	2025/10/20 11:52 AM

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username@example.com

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Give Feedback

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Boyd Corry
Peter Banks

KANAB
UTAH

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

NOTICE OF MEETING
OF THE
KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a special council meeting on the **21th day of October 2025**, in the City Council chambers at the Kanab City Office, **26 N 100 E, Kanab, Utah**. The Council Business Meeting will convene at **6:30pm**. The agenda will be as follows:

BUSINESS MEETING

1) **CALL TO ORDER AND ROLL CALL**

2) **PUBLIC COMMENT PERIOD:** Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.

3) **CONSENT ITEMS:**
No consent items for consideration.

4) **BOARD COMMISSION, COMMITTEE APPOINTMENTS:**
No appointments proposed.

5) **PRESENTATIONS:**
No presentations scheduled.

6) **PUBLIC HEARING ITEMS:**
A) Public Hearing, discussion, and consideration of an ordinance creating the Hidden Canyon Public Infrastructure District, approving governing documents for the District, and establishing a Board of Trustees (Jim Guthrie- 6 year term, Juli Graham- 4 year term, Jared Grahm- 6 year term).

7) **ACTION ITEMS READY FOR VOTE:**
No additional action items.

8) **ITEMS FOR DISCUSSION:**
No discussions items.

9) **REVIEW AND DISCUSSION OF FUTURE MEETINGS:**
No updates prepared.

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY KANAB CITY, UTAH

October 7, 2025

This notice is furnished to you by the City Council (the "Council") of Kanab City, Utah (the "City") to provide notice of a public hearing to be held by the Council on **October 21, 2025 at or after 6:30 P.M.** The public hearing is regarding the proposed creation of Hidden Canyon 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 applicable Proposed District, (ii) whether the service should be provided by the City 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 City 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 City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Kanab City, Utah
Date and Time: October 21, 2025 at or after 6:30 P.M.
Location:
Kanab City Council Chambers
26 North 100 East
Kanab, UT 84741

Proposed District Boundaries:

The legal description and map for the Proposed District is attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust their boundaries through withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix B** 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 District contain consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the withdrawal from the boundaries of the Proposed District of any area within the proposed inclusion area of the Proposed District without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the District, comprised as follows:
    - Trustee 1 – Jim Guthrie, for an initial 6-year term;
    - Trustee 2 – Juli Grahm, for an initial 4-year term;
    - Trustee 3 – Jared Grahm, for an initial 6-year term
- Authorization for execution by the City of the Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
    - A proposed aggregate debt limit for the Proposed District of $45,000,000.00
    - Permitting the Proposed District to issue debt repayable from special assessments, and other revenues of the District

Proposed Service:

Hidden Canyon Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Hidden Canyon 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 City Council of Kanab City, Utah

APPENDIX A

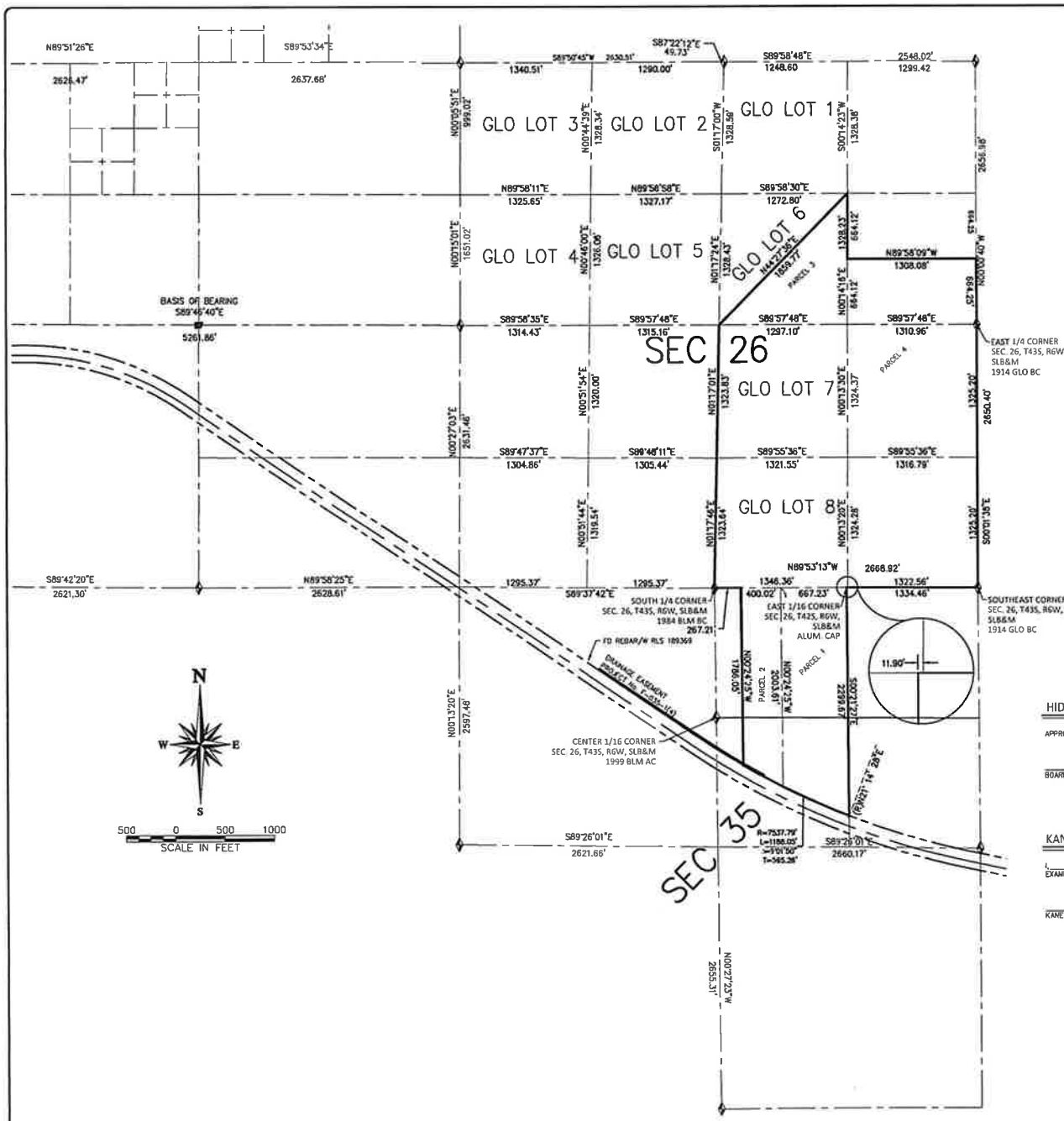
PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN: THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

APPENDIX B

Initial District Boundary Map



FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, KANAB, KANE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571

10/07/2025

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN;

THENCE N01°12'46"E 1323.64 FEET; THENCE N01°17'01"E 1323.83 FEET TO THE CENTER OF SECTION 35; THENCE N44°23'36"E 1859.77; THENCE S00°14'10"W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°57'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°11'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N50°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY.
THE BASIS OF BEARING FOR THIS PROJECT IS S89°46'40"E BETWEEN THE WEST AND EAST QUARTER CORNERS OF SECTION 27, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- EXISTING CLASS I MONUMENT (RING & LID)
- SET BCE PK NAIL AND WASHER OR AS NOTED
- FOUND REBAR AND CAP AS NOTED

HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS ____ DAY OF _____ 20___, BY THE HIDDEN CANYON INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

BOARD MEMBER

KANE COUNTY SURVEYOR APPROVAL

I, _____, KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 2025.

KANE COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF KANE)

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, _____ [NAME], PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NO STAMP REQUIRED
UTAH CODE 46-1-16(6)

NOTARY PUBLIC (SIGNATURE)

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING/LAND SURVEYING/LAND PLANNING
736 E 300 E SUITE D 105
ST. GEORGE, UTAH 84790
(435) 656-4700

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON SUBDIVISION PHASE 1-16
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26 T42S, R16W, S.L.B.&M. KANAB, UTAH

CHECKED BY = SK
DRAWN BY = SMB
DATE = 10/7/25
JOB NO. = 25-43
SCALE = 1"=500'
SHEET NO. = FLEP

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Peter Banks
Boyd Corry

KANAB
UTAH

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

2025 Anticipated Regular Meeting Schedule

Kanab City Council

Kanab City hereby gives notice that the City Council will hold its regular meetings on the second Tuesday of the month at 6:30 p.m. (unless otherwise noticed). An additional meeting will be held on the fourth Tuesday of June to accommodate the City's budget process, and the November will be held on the 3rd Tuesday in honor of Veteran's Day.

In compliance with Kanab City Ordinance Section 3-100(A) the City Council Passed a resolution establishing these regular meetings on December 10, 2024.

Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Kyler Ludwig, 435-644-2534.

January 14	February 11	March 11
April 8	May 13	June 10
June 24*	July 8	August 12
September 9	October 14	November 18*
December 9		

Kanab Planning Commission

Kanab City hereby gives notice that the Kanab City Planning Commission will hold its regular meetings on the first Tuesday of the month at 6:30 p.m. (unless otherwise noticed). Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Janae Chatterley, 435-644-2534.

January 7	February 4	March 4
April 1	May 6	June 3
July 1	August 5	September 2
October 7	November 4	December 2

Kanab City Library Board

Kanab City hereby gives notice that the Kanab City Library Board will hold its regular meetings on the first Thursday of the month at 5:00 p.m. (unless otherwise noticed). Meetings will be held in the Library Conference Room at 374 N. Main Street Kanab, Utah. Persons desiring to be on the agenda should contact Jana Peay, 435-644-2594.

Public Notice Website
Agendas, minutes, and other board documents will be uploaded to the Utah Public Notice Website at utah.gov/pmn

Meetings may be canceled due to holidays or for lack of agenda/quorum.
A portion of or all of a meeting may be held Electronically.

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Celeste Cram, the undersigned City Recorder of Kanab 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 October 21, 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 October 21, 2025.

By: Celeste Cram
City Recorder

KANAB CITY CORPORATE SEAL

EXHIBIT B

GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR

HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT

KANAB, UTAH

Prepared

by

Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

October 21, 2025

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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. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economical manner possible.

C. Objective of the City Regarding the 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 by Assessments and other legally available revenues of the District. Debt which is issued within these parameters and, as further described in the Financial Plan, will ensure there are no ongoing 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 other relevant public entity, with the written consent of the City.

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.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments collected on District properties. It is the intent of this Governing Document that no property taxes are levied by the District for the repayment of Debt. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid 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 a Preliminary Development Plan, Development Agreement, or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time. An infrastructure plan approved by the City Manager or Planning Director shall constitute an Approved Development Plan for purposes of Section V.A.8. For purposes of this Governing Document, the Hidden Canyon Development Agreement and System Improvements Reimbursement Agreement dated August 27, 2024, and the City Code shall constitute an Approved Development Plan.

Assessment: means (i) the levy of an assessment secured by a lien on property within a District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by a District levied on private property within such District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code, as may be amended from time to time, and (ii) the C-PACE Act.

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 collect Assessments or other legally available revenues.

City: means Kanab, Utah.

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

City Council: means the City Council of the City.

C-PACE Act: means title 11, Chapter 42a of the Utah Code, as amended from time to time.

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.

District: means the Hidden Canyon Public Infrastructure District.

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

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

End User: means any owner, or tenant of any owner, of any improvement within the District, who is intended to become the ultimate user of such improvement. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant 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 property taxes for the first budget year.

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 the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map and as particularly described in **Exhibit A**.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the District's initial boundaries.

Residential Homeowner: means the owner of residential property intended for owner occupation.

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

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 of such securities; (ii) shall be an underwriter, 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 commonly referred to as the Hidden Canyon Development.

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 District Act to serve the future property owners and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

State: means the State of Utah.

Trustee: means a member of the Board.

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

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 250.6 acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A map of the Initial District Boundaries is attached hereto as **Exhibit B**. It is anticipated that the District's boundaries may change from time to time as it undergoes withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE

The District Area consists of mostly undeveloped land. The 2024 estimated assessed valuation of the District Area within the Initial District Boundaries was $896,456. This valuation is solely for purposes of this Governing Document, and at build-out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of units or the total site/floor area of commercial, residential, or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is separately approved by the City in accordance with the City Code.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the District Act and other applicable statutes, common law, and the Constitution, subject to any limitations set forth herein.

1. Improvements.

(a) 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 or owners association in a manner consistent with the Approved Development Plan and other 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.

(b) Provision, ownership, and maintenance of such Public Improvements will be as provided by the Approved Development Plan, including and relating to the pavilion, parking structures, and trails.

2. Reserved.

3. 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 the City's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work. Public Improvements shall be subject to the ordinary inspection and approval procedures of the City and other governmental entities having proper jurisdiction.

4. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer that such District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed 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.

6. Withdrawal.

(a) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such an area may

only be withdrawn upon the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such withdrawal.

(b) Any withdrawal shall be in accordance with the requirements of the PID Act.

(c) Upon any withdrawal, the District shall provide the City with a description of the revised District Boundaries.

(d) Withdrawal of any area in accordance with V.A.6(a) and (b) shall not constitute an amendment of this Governing Document.

7. Reserved.

8. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, 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.

9. Total Debt Issuance Limitation. The District shall not issue Assessment Debt in excess of an aggregate amount of Forty-Five Million Dollars ($45,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of Assessment debt by the District. In addition, any C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act.

10. Bankruptcy Limitation. All of the limitations contained in the Governing Document, including, but not limited to, those pertaining to the Maximum Bond Term and the Fees 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 Bond 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.

11. Governing Document Amendment Requirement.

(a) 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. Actions of the District which violate the limitations set forth in V.A.1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document, and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City Council and the District Board approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, as specified in application materials relating to the District and as may be further defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Twenty Three Million Dollars ($23,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity. All construction cost estimates are based on the assumption that construction conforms to applicable local, State, or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three Trustees who shall be appointed by the City Council pursuant to the PID Act. Trustees 1, 2, and 3 shall be at large seats. Trustee terms shall be staggered with initial terms as follows: Trustees 1 and 3 shall serve an initial term of six (6) years; Trustee 2 shall serve an initial term of four (4) years. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Transition to Elected Board.

(a) The District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"). Upon any annexation or withdrawal in accordance with this Governing Document, the District may adjust its Anticipated Units to reflect such boundary change. The respective board seats for

the District Board with residential property shall transition from appointed to elected seats according to the following milestones:

(i) Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

(ii) Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

(iii) Trustee 3. Trustee 3 shall not transition to an elected seat, and shall continue to be appointed by owners of commercial property within the District as provided in B below.

(b) Registered Voters: For purposes of this Section VI "Registered Voters" shall mean registered voters whose "principal place of residence," as that term is defined under Utah Code Section 20A-2-105(1)(a), as may be amended, is in the District.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the Board pursuant to the PID Act. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled pursuant to the District Act. Any owner of land constituting more than 50% of the commercial taxable value within a District shall be entitled to nominate for appointment Trustee 3 of the Board, otherwise the Board may choose Trustee 3 from nominations of any owners of non-permanent residential property within the District.

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

E. Compensation. Unless otherwise permitted by the PID Act, 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. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and/or redevelopment, and a contribution to the funding of the Regional Improvements, and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. 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 its revenues and by and through the proceeds of Debt to be issued by the District. In addition, the District shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Bond Term from revenues derived from the Fees, Assessments, and other legally available revenues. All Debt 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. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including Assessments. The District is not permitted to impose any ad valorem property taxes. 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. Applicable Debt Requirements.

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. Prepayment of Assessments.

All Assessments (other than Assessments under the C-PACE Act) imposed by the District on a parcel anticipated to be owned by a Residential Homeowner shall be payable at or before conveyance to a Residential Homeowner with respect to such parcel. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act. Assessments on property which is not intended for Residential Homeowner occupation and C-PACE Assessments may be repayable in accordance with the provisions of such act, and no prepayment requirements shall apply.

D. Maximum Bond Term.

Each Bond issued by the District shall mature within thirty-one (31) years from the date of issuance of such Bond (the "Maximum Bond Term").

E. Debt Repayment Sources.

The District may impose Assessments as a primary source of revenue for repayment of debt service, at rates to be determined by each District. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. The District may not impose a mill levy on taxable property within its boundaries.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of Assessments or impact fees. This provision shall not prohibit the division of costs between Assessments or impact fees, but is intended to prevent double-charging of End Users for the costs of Public Improvements.

F. 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.

G. Security for Debt.

The District shall not pledge any revenue or property of 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.

H. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services, and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be One Hundred Thousand Dollars ($100,000), 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 constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues.

I. 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 Municipal Advisor with respect to District Bonds to

ensure proper issuance and compliance with this Governing Document. Accordingly, absent written consent of the City, the District agrees to utilize Gilmore & Bell, P.C. as bond and disclosure counsel and Zions Public Finance, Inc. as Municipal Advisor with respect to District Bonds as permitted by law.

IX. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the City Manager's Office no later than 210 days following the end of the District's fiscal year.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of the last day of the prior fiscal year, if changed;

2. List of current interlocal agreements, if changed (to be delivered to the City upon request);

3. Names and terms of Board members and officers, and progress towards milestones required for transition to elected Board;

4. District office contact information, if changed;

5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves the District Public Improvements as of the last day of the prior fiscal year, if any;

7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A table summarizing total debt authorized and total debt issued by the District, as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget, including a description of the Public Improvements to be constructed in such year;

11. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

12. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. 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.

X. DISSOLUTION

Upon an independent determination of the District Board that the purposes for which the District was created have been accomplished, the District shall file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution 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, and disbursed all assets of the District.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation, the Board shall record a notice with the recorder of Kane County. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the imposition of Assessments, and (d) state that the District is not permitted to levy property taxes. Such notice shall further be filed with the City.

In addition, the Applicant and the Board shall ensure that the Applicant, commercial or residential developers, and commercial or residential lessors, as applicable, disclose to End Users all of the information in the first paragraph of this XI. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. 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.

EXHIBIT A

Legal Description of the Initial District Boundaries

PID Legal Description:

BEGINNING AT THE SOUTH 1/4 (QUARTER) CORNER OF SECTION 26' TOWNSHIP 43 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN: THENCE N01°17'46"E 1323.64 FEET; THENCE N01°17'01" E 1323.83 FEET TO THE CENTER OF SECTION 25; THENCE N44°27'36" E 1859.77; THENCE S00°14'16" W 664.12 FEET; THENCE N89°58'09"W 1308.08 FEET TO THE EAST SECTION LINE OF SECTION 26; THENCE S00°00'40"E 664.25 FEET TO THE EAST 1/4 (QUARTER) CORNER OF SECTION 26; THENCE S00°01'38"E 2650.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N89°53'13"W 1334.46 FEET TO THE EAST 1/16 CORNER OF SECTION 26; THENCE S00°21'27"E 2299.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89 AND A POINT OF CURVATURE WITH A 7537.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS N21°14'28"E); THENCE 1188.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE N00°24'25"W 1786.05 FEET; THENCE N89°53'13"W 267.21 TO THE POINT OF BEGINNING.

CONTAINS 250.60 acres.

EXHIBIT B

Initial District Boundary Map

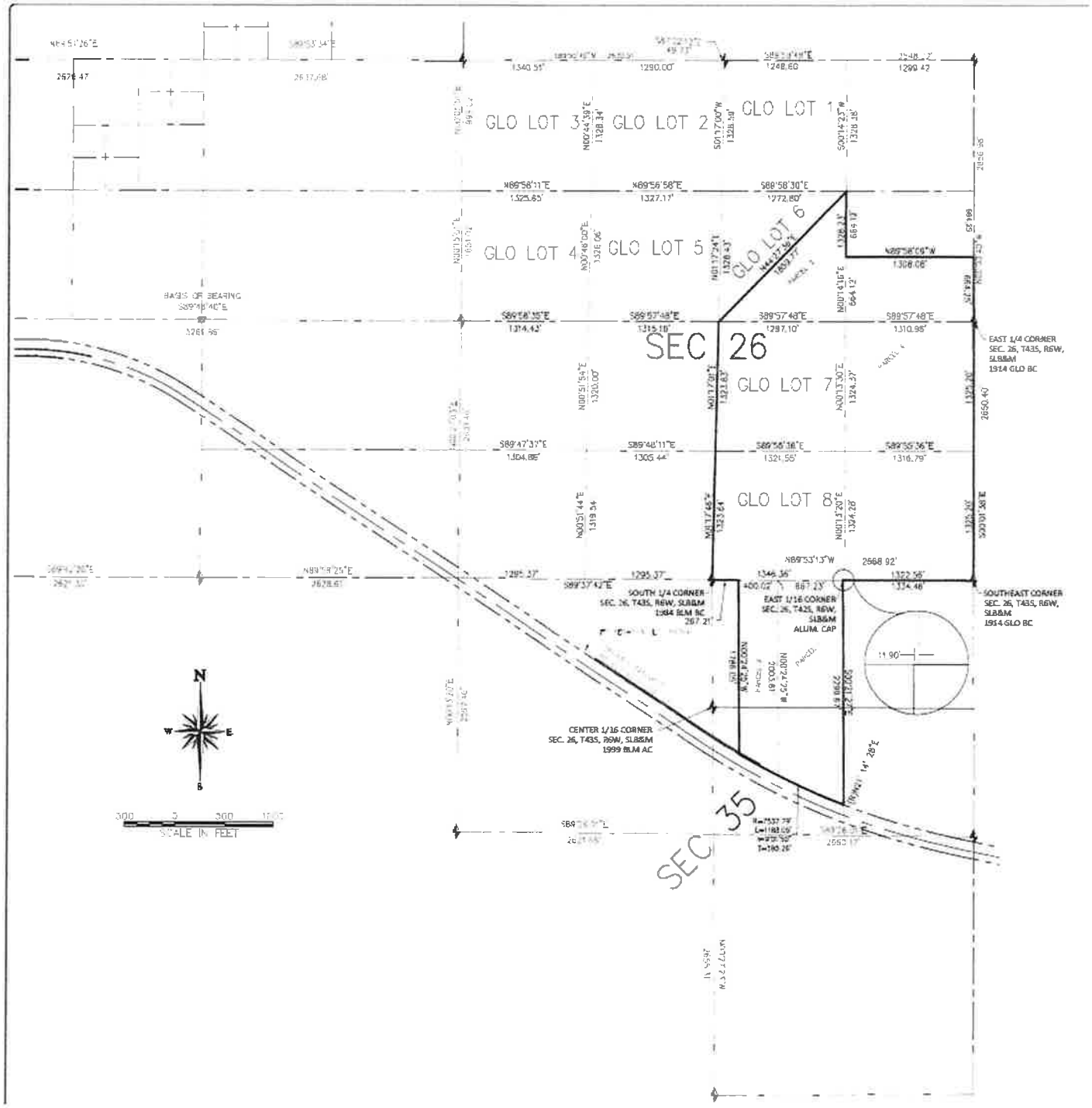


EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Hidden Canyon Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Kanab City, Utah (the "Council"), acting in its capacity as the creating entity for Hidden Canyon Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 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 Kane 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 October 21, 2025.

CITY COUNCIL OF KANAB CITY, UTAH, acting in its capacity as the creating authority for HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT

By: _____
AUTHORIZED REPRESENTATIVE

VERIFICATION

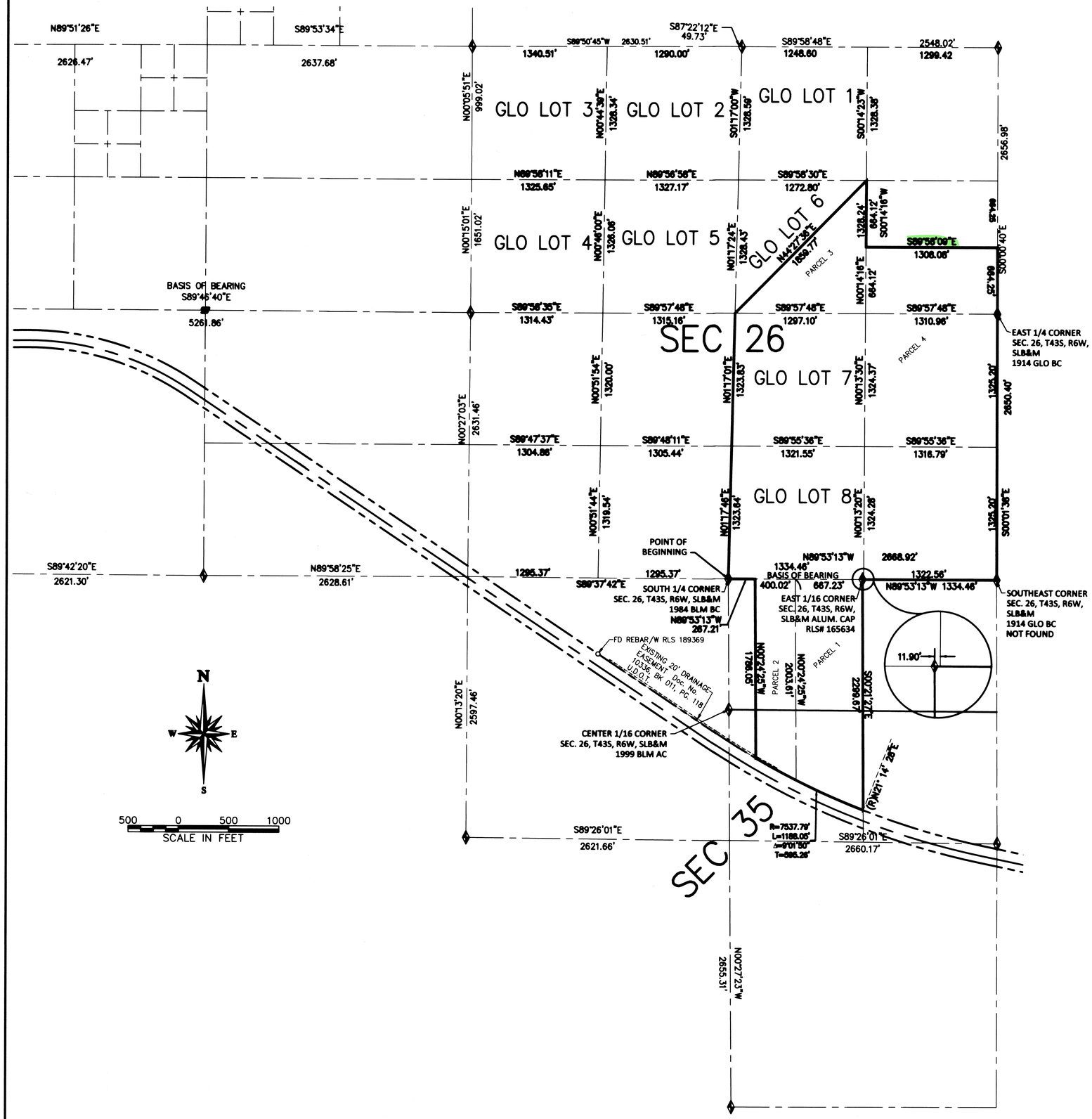
STATE OF UTAH)
:ss.
COUNTY OF KANE)

SUBSCRIBED AND SWORN to before me this 24 day of October, 2025.

CELESTE CRAM
Notary Public, State of Utah
Commission # 721614
My Commission Expires
November 22, 2025

_____
NOTARY PUBLIC

FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT
LOCATED IN THE NW 1/4 OF SECTION 35 AND THE WEST HALF OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, KANAB, KANE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334571, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON PUBLIC INFRASTRUCTURE DISTRICT, A RESIDENTIAL SUBDIVISION LOCATED IN KANAB, KANE COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT. I FURTHER CERTIFY THAT THE SURVEYED PROPERTY CONFORMS TO CURRENT KANAB CITY ZONING ORDINANCE.

MICHAEL W. PURDY R.L.S. #334571

PROFESSIONAL LAND SURVEYOR — NO. 334571 — Michael W. Purdy — 11/18/2025 — MICHAEL W. PURDY — STATE OF UTAH

BOUNDARY DESCRIPTION

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CONTAINS 250.60 acres

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE GROUND AND CALCULATE AN ACCURATE AREA FOR THE SALE OF THE PROPERTY.
THE BASIS OF BEARING FOR THIS PROJECT IS N89°53'13"W BETWEEN THE SOUTH 1/4 CORNER AND THE EAST 1/16 CORNER OF SECTION 26, T43S, R6W, SLB&M

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- CENTERLINE
- SECTION CORNER
- SECTION CORNER LOCATION - NO MONUMENT
- FOUND REBAR AND CAP AS NOTED

APPROVAL AND ACCEPTANCE BY THE KANAB CITY COUNCIL

WE THE KANAB CITY COUNCIL HAVE REVIEWED THE HEREON PLAT AND BY AUTHORIZATION OF SAID KANAB CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING AT THE 21ST DAY OF October, 2025 HEREBY ACCEPT THE SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE KANE COUNTY RECORDER.

KANAB CITY MAYOR

KANAB CITY SURVEYOR CERTIFICATE

I, TRAVIS SANDERS, KANAB CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE ABOVE PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND RECOMMEND IT FOR APPROVAL THIS 19th DAY OF NOVEMBER 2025

KANAB CITY SURVEYOR

NO.	DESCRIPTION	DATE	BY

REVISIONS

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
786 E 800 S SUITE B 105
ST. GEORGE, UTAH 84790
(435) 656-9700

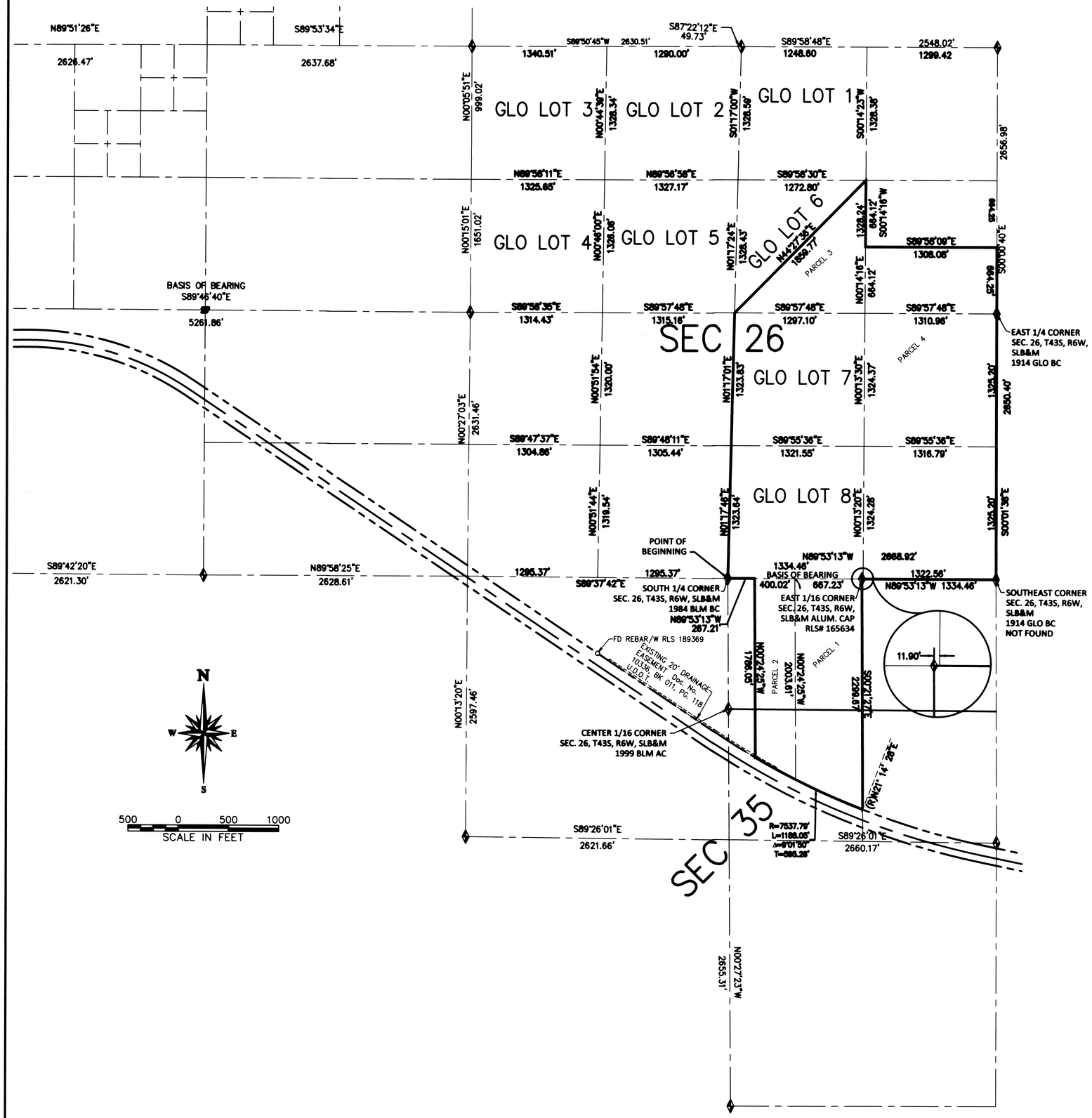
FINAL LOCAL ENTITY PLAT
FOR
HIDDEN CANYON PUBLIC INFRASTUCTURE DISTRICT
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26 T42S, R16W, S.L.B.&M. KANAB, UTAH

CHECKED BY : BK
DRAWN BY : SMB
DATE : 11/18/25
JOB NO. : 23-48

SCALE : 1"=500'

SHEET NO. : 1 OF 1

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NO.	DESCRIPTION	DATE	BY

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