



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 SOLARA PUBLIC INFRASTRUCTURE DISTRICT NO. 4 located in WASHINGTON COUNTY, dated MARCH 18, 2026 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 SOLARA PUBLIC INFRASTRUCTURE DISTRICT NO. 4, located in WASHINGTON COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of MAY, 2026 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

(Solara Public Infrastructure District No. 4)

TO: The Lieutenant Governor, State of Utah

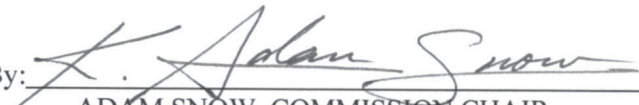
NOTICE IS HEREBY GIVEN that the County Commission of Washington County, Utah (the "Commission"), acting in its capacity as the creating entity for The Highlands Public Infrastructure District No. 4 (the "District"), at a special meeting of the Commission, duly convened pursuant to notice, on March 18, 2026 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, 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 Washington County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Commission 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 Commission 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 March 18, 2026

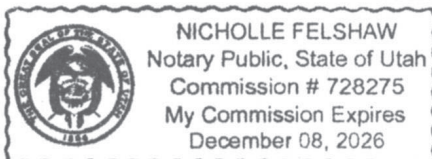
**COUNTY COMMISSION OF WASHINGTON
COUNTY, UTAH, acting in its capacity as the
creating authority for SOLARA PUBLIC
INFRASTRUCTURE DISTRICT NO. 4**

By: 
ADAM SNOW, COMMISSION CHAIR
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF)

SUBSCRIBED AND SWORN to before me this 18 day of March, 2026.



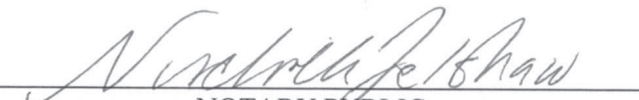

NOTARY PUBLIC

EXHIBIT A

Legal Descriptions ANNEXATION PARCEL BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 01°19'03" WEST 2634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 00°56'02" WEST 1322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32, 33, THENCE SOUTH 0°55'52" WEST 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF NORTH 50°09'12" WEST, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS: SOUTH 40°16'17" WEST 251.34 FEET); THENCE NORTH 50°47'28" WEST 2513.73 FEET; THENCE NORTH 40°10'55" EAST 335.62 FEET; THENCE NORTH 50°04'49" WEST 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE NORTH 01°13'34" EAST ALONG SAID SECTION LINE, 2004.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,715,182 SQUARE FEET OR 200.07 ACRES.

DISTRICT PARCELS BOUNDARY DESCRIPTION

SOLARA 75 DISTRICT:

BEGINNING AT A POINT THAT LIES SOUTH 00°56'02" WEST ALONG THE SECTION LINE 399.07 FEET, FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°56'02" WEST ALONG THE SECTION LINE 923.65 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 32; THENCE SOUTH 00°55'52" WEST ALONG THE SECTION LINE 134.49 FEET; THENCE SOUTHWESTERLY ALONG A 16949.80 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°16'17" WEST A DISTANCE OF 251.34 FEET), CENTER POINT LIES NORTH 50°09'12" WEST THROUGH A CENTRAL ANGLE OF 00°50'59", A DISTANCE OF 251.34 FEET; THENCE NORTH 50°47'28" WEST 1862.94 FEET; THENCE NORTH 39°12'32" EAST 1081.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 436,442 SQUARE FEET OR 10.02 ACRES.

DISTRICT NO. 2:

BEGINNING AT A POINT THAT LIES SOUTH 88°44'28" EAST ALONG THE SECTION LINE 100.00 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°44'28" EAST ALONG SAID LINE 2538.74 FEET TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°19'03" WEST ALONG THE SECTION LINE 1947.78 FEET; THENCE NORTH 88°40'57" WEST 490.18 FEET; THENCE WESTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 81°56'56" WEST A DISTANCE OF 237.67 FEET), CENTER POINT LIES SOUTH 01°19'03" WEST THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 238.73 FEET; THENCE SOUTH 72°34'49" WEST 175.00 FEET; THENCE SOUTH 17°25'11" EAST 439.97 FEET; THENCE SOUTHEASTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 29°01'30" EAST A DISTANCE OF 293.71 FEET), CENTER POINT LIES NORTH 72°34'49" EAST THROUGH A CENTRAL ANGLE OF 23°12'38", A DISTANCE OF 295.72 FEET; THENCE SOUTH 40°37'49" EAST 271.36 FEET; THENCE EASTERLY ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 69°38'18" EAST A DISTANCE OF 452.04 FEET), CENTER POINT LIES SOUTH 37°54'03" EAST THROUGH A CENTRAL ANGLE OF 35°04'42", A DISTANCE OF 459.17 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°56'02" WEST ALONG SAID LINE 286.25 FEET; THENCE SOUTH 39°12'32" WEST 1081.98 FEET; THENCE NORTH 50°47'28" WEST 1862.94 FEET; THENCE NORTH 01°01'55" EAST 335.62 FEET; THENCE NORTH 50°04'49" WEST 642.15 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 01°13'34" EAST ALONG SAID LINE 1904.66 FEET; THENCE SOUTH 88°44'28" EAST 100.00 FEET; THENCE NORTH 01°13'34" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,625,285 SQUARE FEET OR 175.05 ACRES.

DISTRICT NO. 3:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°56'02" WEST ALONG THE SECTION LINE 112.82 FEET; THENCE WESTERLY ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 69°38'18" WEST A DISTANCE OF 452.04 FEET), CENTER POINT LIES SOUTH 02°49'21" EAST THROUGH A CENTRAL ANGLE OF 35°04'42", A DISTANCE OF 459.17 FEET; THENCE NORTH 40°37'49" WEST 271.36 FEET; THENCE NORTHWESTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 29°01'30" WEST A DISTANCE OF 293.71 FEET), CENTER POINT LIES NORTH 49°22'11" EAST THROUGH A CENTRAL ANGLE OF 23°12'38", A DISTANCE OF 295.72 FEET; THENCE NORTH 17°25'11" WEST 439.97 FEET; THENCE NORTH 72°34'49" EAST 175.00 FEET; THENCE EASTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 81°56'56" EAST A DISTANCE OF 237.67 FEET), CENTER POINT LIES SOUTH 17°25'11" EAST THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 238.73 FEET; THENCE SOUTH 88°40'57" EAST 490.18 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 01°19'03" WEST ALONG SAID LINE 687.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 643,455 SQUARE FEET OR 14.77 ACRES.

DISTRICT NO. 4:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE SECTION LINE 100.00 FEET; THENCE SOUTH 01°13'34" WEST 100.00 FEET; THENCE NORTH 88°44'28" WEST 100.00 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 01°13'34" EAST ALONG SAID LINE 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES.

EXHIBIT B

Washington County Vicinity Map

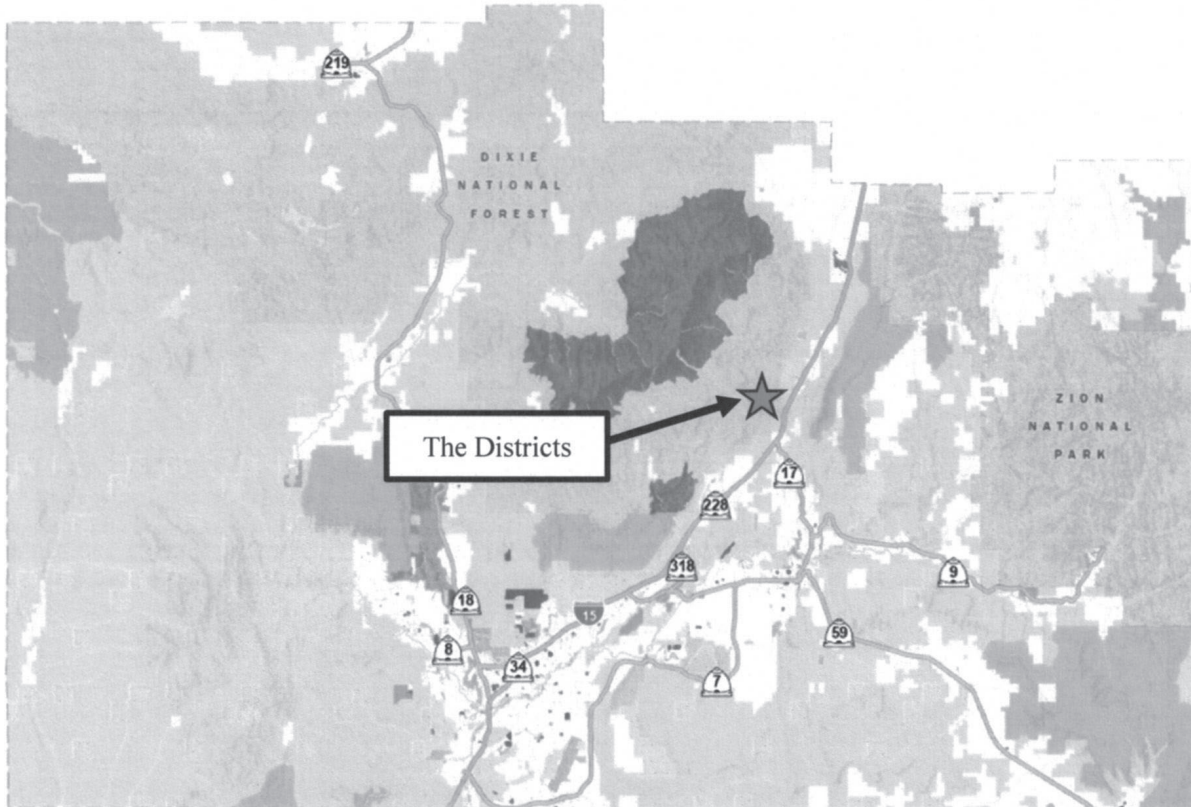
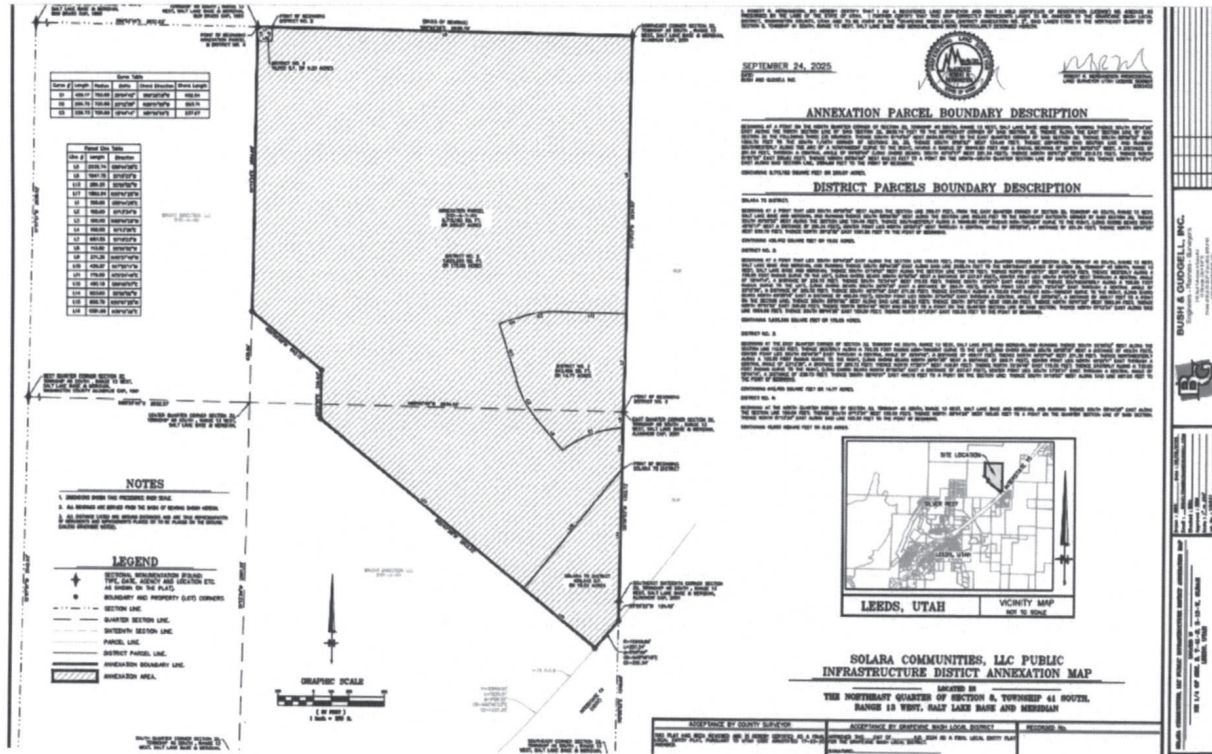


EXHIBIT C

Initial District and Annexation Area Boundaries Map



Washington County, Utah

March 18, 2026

The County Commission (the "Commission") of Washington County, Utah (the "County"), met in a special session (including by electronic means) on March 18, 2026, at its regular meeting place in Washington County, Utah at 6:00 p.m., with the following members of the Commission being present:

Adam Snow
Victor Iverson
Gil Almquist

Chair
Commissioner
Commissioner

Also present:

Ryan Sullivan
Victoria Hales

County Clerk
Deputy County Attorney

Absent:

After the special meeting had been duly noticed in accordance with state law and called to order, the following Resolution was introduced in writing, discussed, and pursuant to motion duly made by Commissioner Victor Iverson and seconded by Commissioner Gil Almquist adopted by the following vote:

AYE: UNANIMOUS

NAY:

The resolution was later signed by the Chair and attested by the County Clerk-Auditor and entered in the official records of the County. The resolution is as follows:

RESOLUTION 2026-3733

A RESOLUTION OF THE COUNTY COMMISSION (THE "COMMISSION") OF WASHINGTON COUNTY, UTAH (THE "COUNTY"), PROVIDING FOR THE CREATION OF SOLARA PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 THROUGH 4 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING AN INITIAL GOVERNING DOCUMENT; APPOINTMENT OF BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the County requesting adoption by resolution the approval of the creation of four Public Infrastructure Districts 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 County, and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the County or the Commission, as further described in the initial Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the County may create one or more public infrastructure Districts by adoption of a resolution of the Commission and with consent of 100% of all surface property owners proposed to be included in the Districts (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the County pursuant to the Act, and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the County previously adopted a Public Infrastructure District Policy for establishing public infrastructure districts (the "PID Policy"), outlining certain considerations for the County in public infrastructure district applications; and

WHEREAS, the County, prior to consideration of this Resolution, held a public hearing after 6:00 p.m. to receive input from the public regarding the creation of the Districts, and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the public hearing on the Petition was held in the County Commission chambers on the 4th floor at 111 E. Tabernacle, St. George, Utah because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing was held as close to the applicable area as reasonably possible; and

WHEREAS, the County 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 Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the County, each board member to be appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are owners or agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts 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 Districts shall be in accordance with the PID Act and the terms of an initial governing document (the "Governing Document") and an amended Governing Document and Development Agreement to be negotiated and approved by the County Commission within 60 days of the date of execution of this creation Resolution; the initial Governing Document is attached 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 each of the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notices") and Final Entity Plat attached to each as Boundary Notices as an Appendix (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION, 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 Commission and by officers of the Commission directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.
2. The Districts are hereby created as separate entities from the County in accordance with the initial Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Notice of Boundary Action, Appendix, the Amended Governing Document and the Plat.
3. Pursuant to the terms of the PID Act, the Commission does hereby approve the annexation or withdrawal of any area within the Annexation Area (and as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Commission or the County, upon compliance with the terms of the PID Act and the Amended Governing Document.
4. The Commission does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the County to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the County under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Commission that the creation of the Districts is appropriate to the general welfare, order and security of the County and is in accordance with the PID Policy, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. It is hereby found and determined by the Commission that the County, the Districts, and the applicant will negotiate in good faith to create the Amended Governing Document and the Development Agreement within 60 days of the execution of this Resolution as set forth in the PID Policy, and failure of the Commission and the Boards of the Districts to execute an approving resolution, or execute the documents within 60 days prevents the Districts from issuing debt. In accordance with the Governing Document, in the event that an Amended Governing Document is not approved by the Commission and the Boards within 60 days of the date of this Resolution, the Districts shall take such actions as are necessary to dissolve.

7. The Trustees of each Board of the Districts shall be initially composed of the same members subject to the Governing Document. The initial Boards of the Districts are hereby appointed as follows:

- (a) Trustee 1 – Aaron Tilton, for an initial 6-year term;
- (b) Trustee 2 – Doug Towler, for an initial 4-year term; and
- (c) Trustee 3 – Bob Hermandson, for an initial 6-year term.

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.

8. The Commission does hereby authorize the Chair or a Commissioner to execute the Boundary Notices 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 Commission for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of incorporation for all Districts, the Commission does hereby authorize the Chair, a Commissioner, or the County Attorney's office to make any corrections, deletions, or additions to the Governing Document, the Development Agreement, and the Boundary Notices 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 Commission or the provisions of the laws of the State of Utah or the United States.

10. The Boards of Trustees of the Districts (the "District Boards") are hereby authorized and directed to record the initial Governing Document after its approval and execution with the recorder of the Washington 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 and the Amended Governing Document within thirty (30) days of approval thereof by the County and the Districts.

11. 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.

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

13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the County Commission of Washington County, Utah, on March 18, 2026.

WASHINGTON COUNTY, UTAH

By: 
Adam Snow, Chair

ATTEST:

By: 
Ryan Sullivan, County Clerk-Auditor

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

Pursuant to motion duly made and seconded, the meeting of the Commission of the County adjourned.

By: 
Adam Snow, Chair

ATTEST:

By: 
Ryan Sullivan, County Clerk-Auditor

STATE OF UTAH)
 : ss.
COUNTY OF)

I, Ryan Sullivan, the undersigned duly qualified and acting County Clerk-Auditor of Washington County, Utah (the "County"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the County Commission (the "Commission"), had and taken at a lawful meeting of the Commission on March 18, 2026, commencing at the hour of 6:00 p.m., as recorded in the official book of the proceedings of the Commission 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 Commission were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the County, this March 18, 2026.

By: 
Ryan Sullivan, County Clerk-Auditor

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Ryan Sullivan, the undersigned County Clerk-Auditor of Washington County, Utah (the "County"), do hereby certify that the County gave written public notice of the agenda, date, time and place of the special meeting held by the Commission (the "Commission") on March 18, 2026, 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 County'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 County's official website at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 18, 2026

By: _____

Ryan Sullivan, County Clerk-Auditor

SCHEDULE 1

NOTICES OF MEETING AND AGENDA

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Notice of Special Meeting of the Board of Commissioners of Washington County, Utah

General Information

Government Type:

County

Entity:

Washington County

Public Body:

County Commission

Give Feedback

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Notice of Special Meeting of the Board of Commissioners of Washington County, Utah

Notice Type(s):

Meeting

Event Start Date & Time:

March 18, 2026 06:00 PM

Description/Agenda:

NOTICE OF SPECIAL MEETING
OF THE
BOARD OF COMMISSIONERS
OF WASHINGTON COUNTY, UTAH

PUBLIC NOTICE is hereby given that the Board of Commissioners of Washington County, in St. George, Utah will hold a special public meeting in the WASHINGTON COUNTY COMMISSION CHAMBERS, and via Zoom in the WASHINGTON COUNTY ADMINISTRATION BUILDING, 111 EAST TABERNACLE, 4TH FLOOR, ST. GEORGE, UTAH commencing at 6:00 PM on MARCH 18, 2026

Join Zoom Meeting

<https://us02web.zoom.us/j/84415243134?pwd=gPvGwERCqMVPdWDMvNP09JI1s3QUHT.1>

Meeting ID: 844 1524 3134

Passcode: 604455

REGULAR ITEMS FOR CONSIDERATION:

1. Public Hearing to Consider the Creation of Solara Public Infrastructure Districts Nos. 1-4, on property in the unincorporated County identified as Parcel No. 3151-A-1-NW, on the west side of I-15 between exits nos. 23 and 27, authorizing the Board of Trustees, the Governing Document, and other related documents and matters.
2. Consideration of Resolution R-2026-3733, A Resolution for the Creation of the Solara Public Infrastructure Districts Nos. 1-4, authorizing Boards of Trustees, the Governing Document, and other related documents and matters.
3. Discussion and Consideration of the County's PID Policy as it relates to the Solara Public Infrastructure Districts

To be provided to The Spectrum on Monday, March 16, 2026

Sarah Lloyd, Deputy

Washington County Clerk

REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County

Give Feedback

programs. Please contact the Washington County Commission Office at 435-301-7000, in advance, if you have special needs.

Notice of Special Accommodations (ADA):

Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing county programs. Please contact the Washington County Commission Office at 435.301.7000 in advance if you have special needs.

Notice of Electronic or Telephone Participation:

NA

Meeting Information

Meeting Location:

111 East Tabernacle
St. George, UT 84770

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Nicholle Felshaw

Contact Email:

nicholle.felshaw@washco.utah.gov

Contact Phone:

(435)634-5700

Give Feedback

Notice Posting Details

Notice Posted On:

March 16, 2026 11:39 AM

Notice Last Edited On:

March 16, 2026 11:39 AM

Subscribe

Subscribe by Email

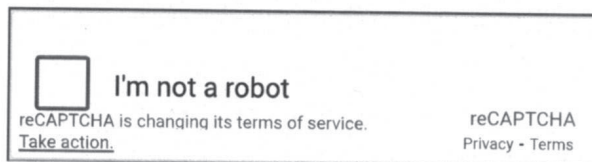
Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

username@example.com



Give Feedback

[UTAH.GOV HOME](#)

[UTAH.GOV TERMS OF USE](#)

[UTAH.GOV PRIVACY POLICY](#)

[TRANSLATE UTAH.GOV](#)

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**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF PUBLIC
INFRASTRUCTURE DISTRICTS BY WASHINGTON COUNTY, UTAH**

March 3, 2026

This notice is furnished to you by the County Commission (the "Commission") of Washington County, Utah (the "County") to provide notice of a public hearing to be held by the Commission on **March 18, 2026 at or after 6 P.M.** The public hearing is regarding the proposed creation of Solara Public Infrastructure Districts Nos. 1 through 4 (the "Proposed Districts") and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed Districts, (ii) whether the service should be provided by the County or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

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

Meeting Information:

Held By: The County Commission of Washington County, Utah
Date and Time: March 18, 2026 at or after 6 P.M.
Location: Washington County Commission Chambers
111 East Tabernacle
St. George, UT 84770

Washington County is inviting you to a scheduled Zoom meeting.

Topic: Creation of PID
Time: Mar 18, 2026 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/84415243134?pwd=gPvGwERCqMVPdWDMvNP09Jl1s3QUHT.1>

Meeting ID: 844 1524 3134
Passcode: 604455

Proposed District Boundaries:

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

Summary of Proposed Resolutions:

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

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the Annexation Area without additional approvals or hearings of the County, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for each District, each comprised as follows:
 - Trustee 1 – Aaron Tilton, for an initial 6-year term;
 - Trustee 2 – Doug Towler, for an initial 4-year term; and
 - Trustee 3 – Bob Hermandson, for an initial 6-year term.
- Authorization for execution by the County of Notices of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed Districts:
 - Permitting a mill levy of 0.005 per dollar of taxable value of residential property in the Proposed Districts, and a mill levy of 0.005 per dollar of taxable value for commercial property within the Proposed Districts
 - A proposed aggregate limited tax debt limit for the Proposed Districts of \$50,000,000
 - Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

Solara Public Infrastructure Districts No. 1 through 4 are proposed to be created for the purpose of financing the construction of public infrastructure relating to the Solara development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (the “Acts”).

Sincerely,

The County Commission of
Washington County, Utah

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries and Annexation Area)

ANNEXATION PARCEL BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 01°19'03" WEST 2634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 00°56'02" WEST 1322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32, 33, THENCE SOUTH D°56'52" WEST 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16949.80 FEET AND A RADIAL BEARING OF NORTH 50°09'12" WEST, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS SOUTH 40°16'17" WEST 251.34 FEET); THENCE NORTH 50°47'28" WEST 2513.73 FEET; THENCE NORTH 01°01'55" EAST 335.62 FEET; THENCE NORTH 50°04'49" WEST 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE NORTH 01°13'34" EAST ALONG SAID SECTION LINE, 2004.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,715,182 SQUARE FEET OR 200.07 ACRES.

DISTRICT PARCELS BOUNDARY DESCRIPTION

SOLARA 75 DISTRICT:

BEGINNING AT A POINT THAT LIES SOUTH 00°56'02" WEST ALONG THE SECTION LINE 309.07 FEET, FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°56'02" WEST ALONG THE SECTION LINE 923.65 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 32; THENCE SOUTH 00°55'52" WEST ALONG THE SECTION LINE 134.49 FEET; THENCE SOUTHWESTERLY ALONG A 16949.80 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°16'17" WEST A DISTANCE OF 251.34 FEET); CENTER POINT LIES NORTH 50°09'12" WEST THROUGH A CENTRAL ANGLE OF 00°50'59", A DISTANCE OF 251.34 FEET; THENCE NORTH 50°47'28" WEST 650.79 FEET; THENCE NORTH 38°12'32" EAST 1081.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 436,442 SQUARE FEET OR 10.02 ACRES.

DISTRICT NO. 2:

BEGINNING AT A POINT THAT LIES SOUTH 88°44'28" EAST ALONG THE SECTION LINE 100.00 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°44'28" EAST ALONG SAID LINE 2538.74 FEET TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°19'03" WEST ALONG THE SECTION LINE 1947.78 FEET; THENCE NORTH 88°40'57" WEST 490.18 FEET; THENCE WESTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 81°56'36" WEST A DISTANCE OF 237.67 FEET); CENTER POINT LIES SOUTH 01°19'03" WEST THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 238.73 FEET; THENCE SOUTH 72°34'49" WEST 175.00 FEET; THENCE SOUTH 17°25'11" EAST 439.97 FEET; THENCE SOUTHEASTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 29°01'30" EAST A DISTANCE OF 293.71 FEET); CENTER POINT LIES NORTH 72°34'49" EAST THROUGH A CENTRAL ANGLE OF 23°12'38", A DISTANCE OF 295.72 FEET; THENCE SOUTH 40°37'49" EAST 271.36 FEET; THENCE EASTERLY ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 69°38'18" EAST A DISTANCE OF 452.04 FEET); CENTER POINT LIES SOUTH 37°54'03" EAST THROUGH A CENTRAL ANGLE OF 35°04'42", A DISTANCE OF 459.17 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 00°56'02" WEST ALONG SAID LINE 286.25 FEET; THENCE SOUTH 39°12'32" WEST 1081.98 FEET; THENCE NORTH 50°47'28" WEST 1862.94 FEET; THENCE NORTH 01°01'55" EAST 335.62 FEET; THENCE NORTH 50°04'49" WEST 642.15 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 01°13'34" EAST ALONG SAID LINE 1904.86 FEET; THENCE SOUTH 88°44'28" EAST 100.00 FEET; THENCE NORTH 01°13'34" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,625,285 SQUARE FEET OR 175.05 ACRES.

DISTRICT NO. 3:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°56'02" WEST ALONG THE SECTION LINE 112.82 FEET; THENCE WESTERLY ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 69°38'18" WEST A DISTANCE OF 452.04 FEET); CENTER POINT LIES SOUTH 02°49'21" EAST THROUGH A CENTRAL ANGLE OF 35°04'42", A DISTANCE OF 459.17 FEET; THENCE NORTH 40°37'49" WEST 271.36 FEET; THENCE NORTHWESTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 29°01'30" WEST A DISTANCE OF 293.71 FEET); CENTER POINT LIES NORTH 49°22'11" EAST THROUGH A CENTRAL ANGLE OF 23°12'38", A DISTANCE OF 295.72 FEET; THENCE NORTH 17°25'11" WEST 439.97 FEET; THENCE NORTH 72°34'49" EAST 175.00 FEET; THENCE EASTERLY ALONG A 730.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 81°58'56" EAST A DISTANCE OF 237.67 FEET); CENTER POINT LIES SOUTH 17°25'11" EAST THROUGH A CENTRAL ANGLE OF 18°44'14", A DISTANCE OF 238.73 FEET; THENCE SOUTH 88°40'57" EAST 490.18 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 01°19'03" WEST ALONG SAID LINE 687.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 843,455 SQUARE FEET OR 14.77 ACRES.

DISTRICT NO. 4:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE SECTION LINE 100.00 FEET; THENCE SOUTH 01°13'34" WEST 100.00 FEET; THENCE NORTH 88°44'28" WEST 100.00 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 01°13'34" EAST ALONG SAID LINE 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES.

[illegible]

Utah Public Notice

County Commission

View this notice and download a calendar invite

Notice Date & Time: 3/18/26 6:00 PM

Description/Agenda:

NOTICE OF SPECIAL MEETING
OF THE
BOARD OF COMMISSIONERS
OF WASHINGTON COUNTY, UTAH

PUBLIC NOTICE is hereby given that the Board of Commissioners of Washington County, in St. George, Utah will hold a special public meeting in the WASHINGTON COUNTY COMMISSION CHAMBERS, and via Zoom in the WASHINGTON COUNTY ADMINISTRATION BUILDING, 111 EAST TABERNACLE, 4TH FLOOR, ST. GEORGE, UTAH commencing at 6:00 PM on MARCH 18, 2026

Join Zoom Meeting

<https://us02web.zoom.us/j/84415243134?pwd=gPvGwERCqMVPdWDMvNP09JI1s3QUHT.1>

Meeting ID: 844 1524 3134

Passcode: 604455

REGULAR ITEMS FOR CONSIDERATION:

1. Public Hearing to Consider the Creation of Solara Public Infrastructure Districts Nos. 1-4, on property in the unincorporated County identified as Parcel No. 3151-A-1-NW, on the west side of I-15 between exits nos. 23 and 27, authorizing the Board of Trustees, the Governing Document, and other related documents and matters.
2. Consideration of Resolution R-2026-3733, A Resolution for the Creation of the Solara Public Infrastructure Districts Nos. 1-4, authorizing Boards of Trustees, the Governing Document, and other related documents and matters.
3. Discussion and Consideration of the County's PID Policy as it relates to the Solara Public Infrastructure Districts

To be provided to The Spectrum on Monday, March 16, 2026

Sarah Lloyd, Deputy

Washington County Clerk

REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County programs. Please contact the Washington County Commission Office at 435-301-7000, in advance, if you have special needs.

Notice of Special Accommodations:

Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing county programs. Please contact the Washington County Commission Office at 435.301.7000 in advance if you have special needs.

Notice of Electronic or telephone participation:

NA

Other information:

Location:

111 East Tabernacle, St. George, 84770

Contact information:

Nicholle Felshaw , nicholle.felshaw@washco.utah.gov, (435)634-5700

**NOTICE OF SPECIAL MEETING
OF THE
BOARD OF COMMISSIONERS
OF WASHINGTON COUNTY, UTAH**

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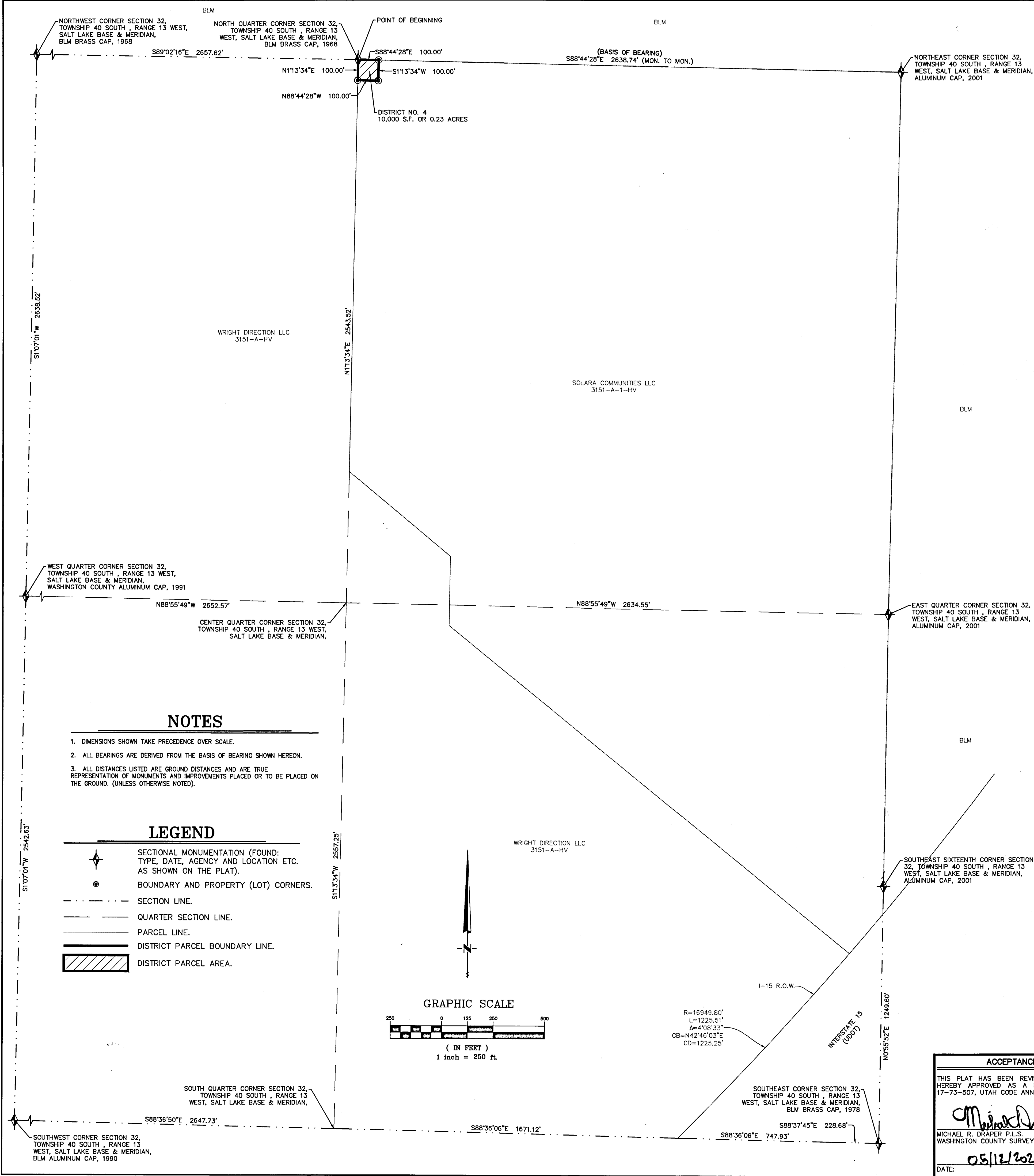
<u>REGULAR ITEMS FOR CONSIDERATION:</u>
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- | | | |
|----|---|--|
| 1. | Public Hearing to Consider the Creation of Solara Public Infrastructure Districts Nos. 1-4, on property in the unincorporated County identified as Parcel No. 3151-A-1-NW, on the west side of I-15 between exits nos. 23 and 27, authorizing the Board of Trustees, the Governing Document, and other related documents and matters. | |
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<u>To be provided to The Spectrum on Monday, March 16, 2026</u>
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Sarah Lloyd, Deputy
Washington County Clerk

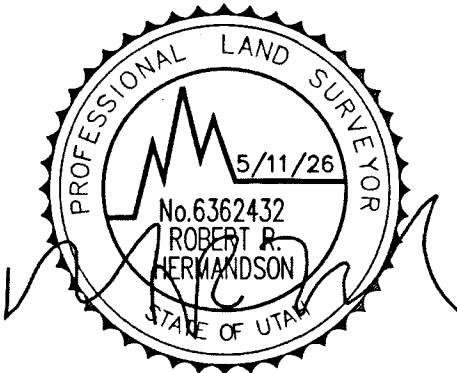
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SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NO. 6362432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS MAP CORRECTLY REPRESENTS LANDS TO BE SUBJECTED TO THE SOLARA PUBLIC INFRASTRUCTURE DISTRICT, WASHINGTON COUNTY, UTAH AND TO BE KNOWN AS THE "SOLARA PUBLIC INFRASTRUCTURE DISTRICT NO. 4", SAID LANDS LYING IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED HEREON.

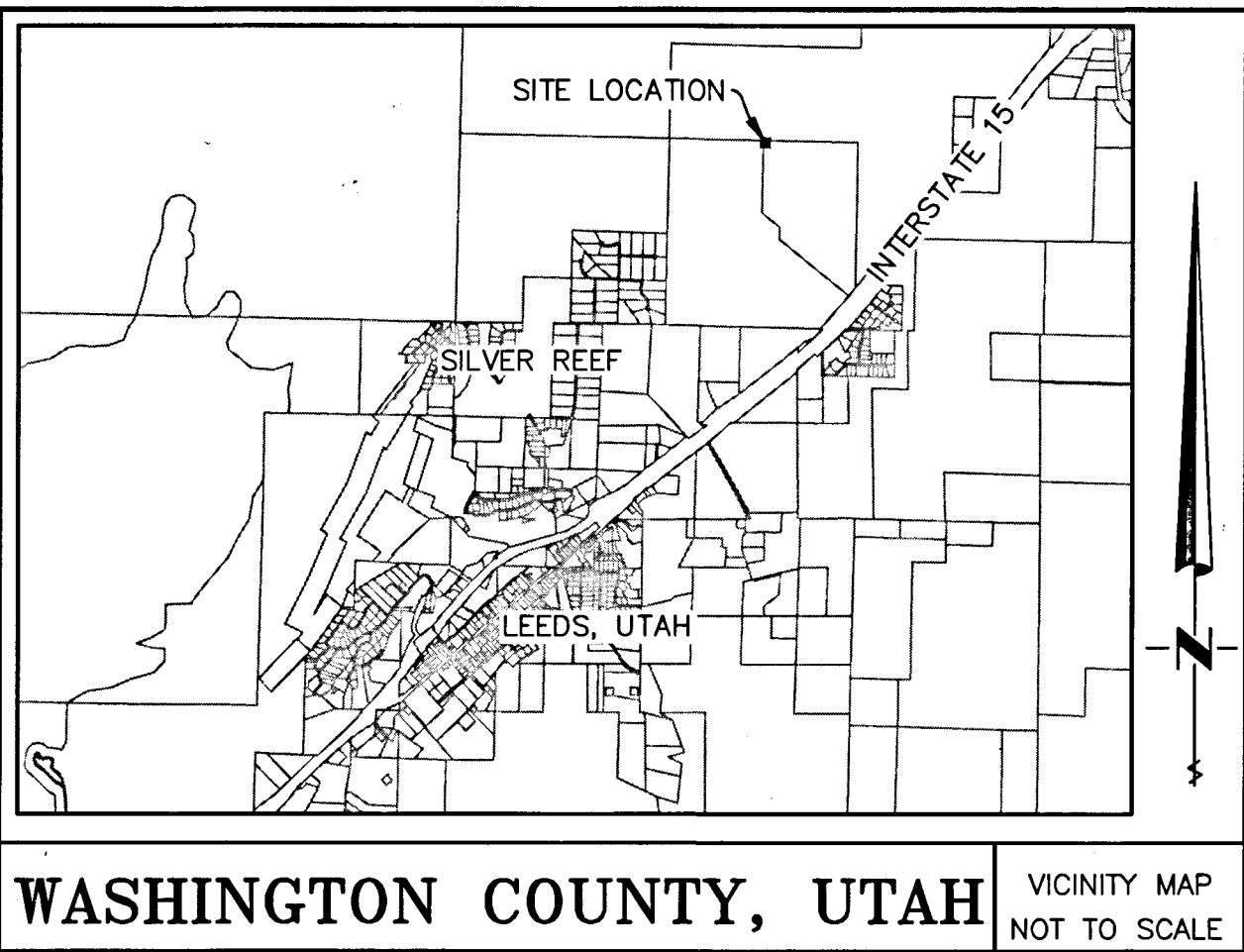
MAY 11, 2026
DATE:
BUSH AND GUDGELL INC.



Robert R. Hermandson
ROBERT R. HERMANDSON PROFESSIONAL
LAND SURVEYOR UTAH LICENSE NUMBER
6362432

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°44'28" EAST ALONG THE SECTION LINE 100.00 FEET; THENCE SOUTH 01°13'34" WEST 100.00 FEET; THENCE NORTH 88°44'28" WEST 100.00 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 01°13'34" EAST ALONG SAID LINE 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES.



FINAL LOCAL ENTITY PLAT OF
SOLARA PUBLIC INFRASTRUCTURE DISTRICT NO. 4
LOCATED IN
THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 SOUTH,
RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN

ACCEPTANCE BY COUNTY SURVEYOR	WASHINGTON COUNTY COMMISSION	RECORDED No.
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO 17-73-507, UTAH CODE ANNOTATED. <i>Michael R. Draper</i> MICHAEL R. DRAPER P.L.S. WASHINGTON COUNTY SURVEYOR DATE: 05/12/2026	THE WASHINGTON COUNTY COMMISSION APPROVES THIS PLAT HEREON. APPROVED THIS 13 DAY OF May, 2026. <i>Adam Snow</i> ADAM SNOW WASHINGTON COUNTY COMMISSION CHAIR ATTEST: COUNTY CLERK (Deputy)	

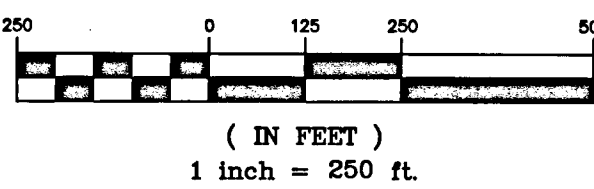
NOTES

- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED).

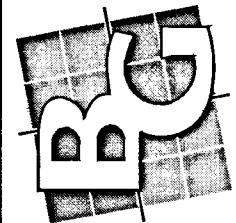
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- BOUNDARY AND PROPERTY (LOT) CORNERS.
- SECTION LINE.
- QUARTER SECTION LINE.
- PARCEL LINE.
- DISTRICT PARCEL BOUNDARY LINE.
- DISTRICT PARCEL AREA.

GRAPHIC SCALE



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tennessee Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



Drawn: BRS Date: 05/11/2026
Email: BSHELTON@BUSHANDGUDGELL.COM
Checked: BRH
Approved: BRH
Scale: 1" = 250'
Job No: 231037

FINAL LOCAL ENTITY PLAT OF SOLARA PUBLIC INFRASTRUCTURE DISTRICT NO. 4
LOCATED IN THE
NE 1/4 OF SEC. 32, T-40-S, R-13-W, SLB&M
WASHINGTON COUNTY, UTAH

SHEET
1
1
SHEETS
FILE: 231037