



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 STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 located in SPANISH FORK CITY, dated MAY 20, 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 STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1, located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 9th day of JUNE, 2026 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson". The signature is written in a cursive style with a long, sweeping underline.

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

(Stockman Flats Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Spanish Fork City, Utah (the "Council"), acting in its capacity as the creating entity for Stockman Flats Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on April 21, 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. § 17-73-507, approved as a final local entity plat by the Surveyor of Utah 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 April 21, 2026.

**CITY COUNCIL OF SPANISH FORK CITY,
UTAH, acting in its capacity as the creating
authority for STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: 

AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

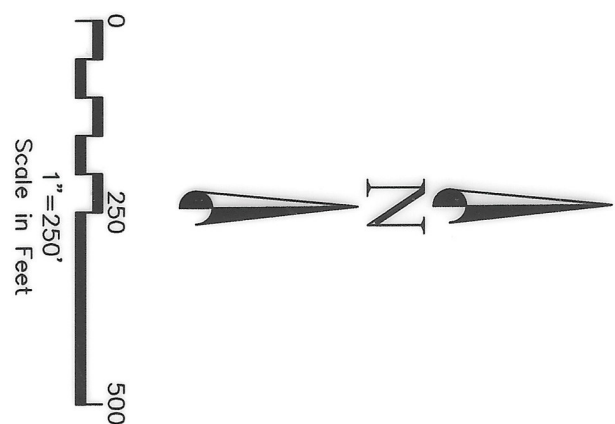
MIKE MENDENHALL SUBSCRIBED AND SWORN to before me this 21st day of April, 2026.





NOTARY PUBLIC

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC IMPROVEMENT DISTRICT NO. 1
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL, 2026



LINE #	LENGTH	BEARING
L1	98.46	S62° 33' 59"E
L2	100.00	N15° 00' 00"E
L3	141.88	N67° 26' 05"E
L4	77.18	S64° 19' 24"E
L5	146.73	N40° 28' 20"E
L6	160.76	S89° 39' 14"E
L7	158.59	N67° 00' 14"E
L8	204.88	N89° 20' 27"E
L9	136.63	N89° 49' 57"W
L10	355.04	S89° 38' 44"W
L11	62.76	N78° 09' 26"W
L12	59.44	N89° 59' 23"W
L13	38.09	S38° 24' 41"W

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah County Ann. 17-22, 2024 as amended, 73-507

Dated this 28 day of MAY A.D. 2026.

Utah County Surveyor

SPANISH FORK CITY

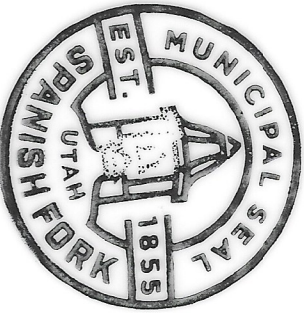
This plat is approved as to form by the City Council

This 21 day of April A.D. 2026

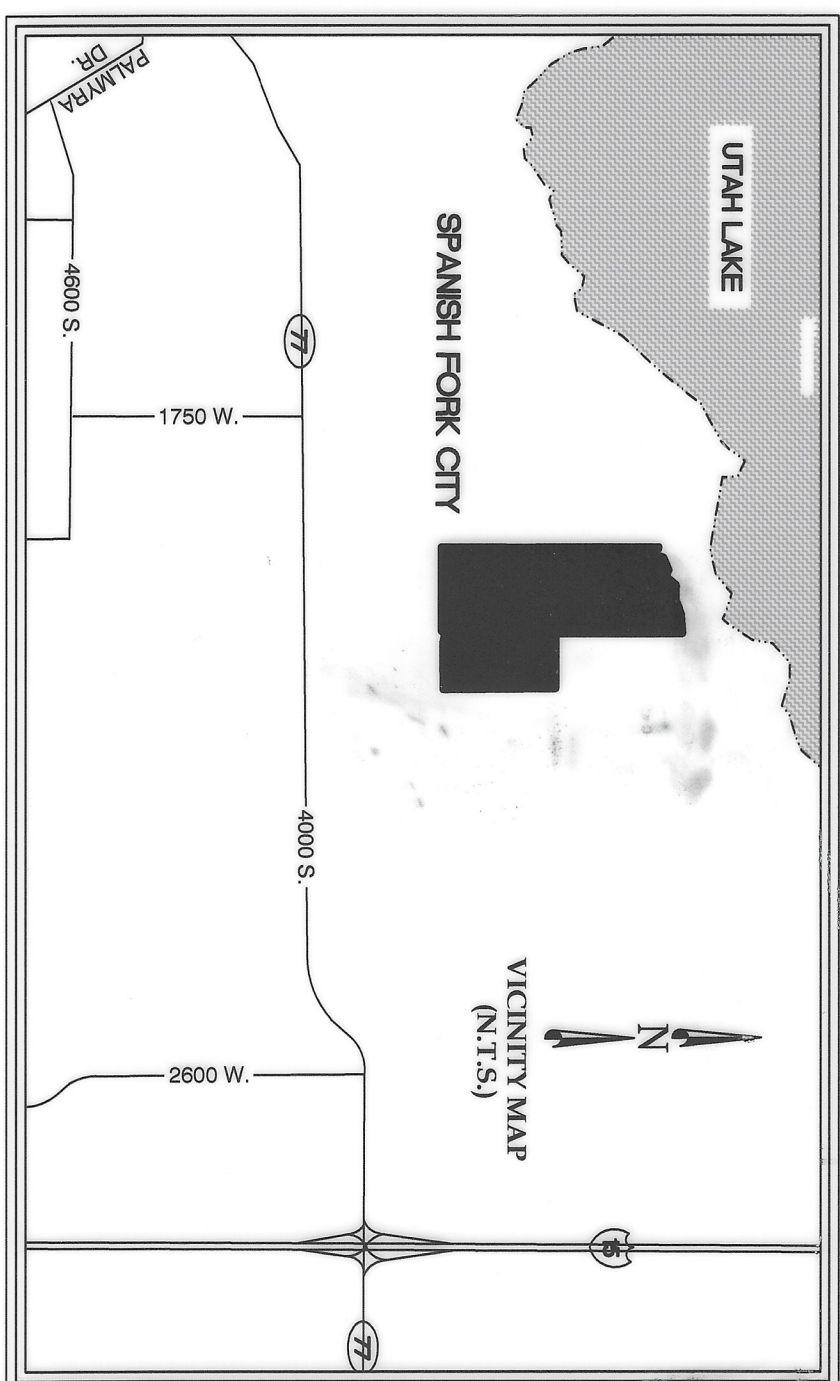
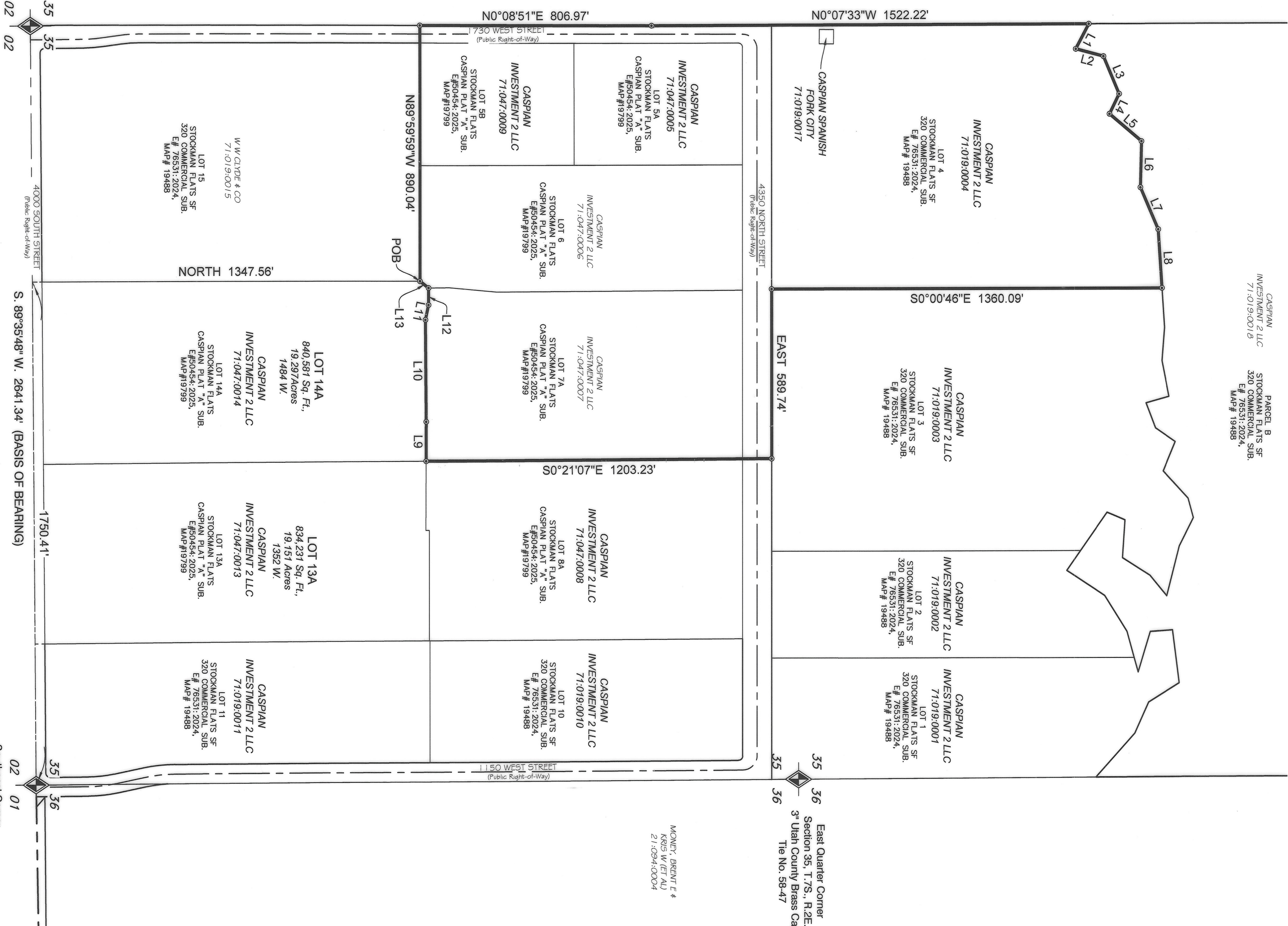
Mayor

ATTEST:

TITLE:



South Quarter Corner
Section 35, T.7S., R.2E.
3rd Utah County Brass Cap
Tie No. 57-48



NARRATIVE

This plat and the description hereon have been prepared for the purpose of amending Patents No.: 71:019:0017, 71:019:0004, 71:047:0005, 71:047:0006, 71:047:0009, and a portion of 71:019:0020 (6350 North & 1150 West Streets), into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation into a Public Improvement District being Lots 6A, 6B, 6, 7A, Stockman Flats Caspian Plat "X" recorded July 6, 2025 as Entry No. 50454-2025, having Map No. 19799 and Lot 4, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531-2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a southeasterly corner of said Lot 6, Stockman Flats Caspian Plat "X", which is 1750.41 feet S, 69°35'48" W, along the Section Line and 1947.56 feet North from the Southeast Corner of said Section 35; thence N, 69°59'59" W, 890.04 feet along the southerly line of said Lots 6 and 6B, Stockman Flats Caspian Plat "X", and extension thereof to the westerly right-of-way line of 1750 West Street; thence N, 00°05'1" E, 806.97 feet along said westerly right-of-way line; thence N, 00°07'33" W, 1,522.22 feet along said westerly right-of-way line and extension thereof to the northwesterly corner of said Lot 4, Stockman Flats SF 320 Commercial Subdivision; thence along said Lot 4 the following line (9) courses: (1) S, 62°38'59" E, 98.46 feet; (2) N, 15°00'07" E, 100.00 feet; (3) N, 67°26'05" E, 141.88 feet; (4) S, 64°19'54" E, 77.18 feet; (5) N, 40°28'20" E, 146.73 feet; (6) S, 89°39'14" E, 160.76 feet; (7) N, 67°00'14" E, 158.59 feet; (8) N, 89°20'27" E, 204.88 feet; (9) S, 00°00'46" E, 1,340.09 feet to the northerly right-of-way line of 4350 North Street; thence East 589.74 feet along said northerly right-of-way line; thence to and along said Lot 7A, Stockman Flats Caspian Plat "X", the following set (9) courses: (1) S, 00°27'07" E, 1,203.23 feet; (2) N, 69°49'57" W, 136.63 feet; (3) S, 69°38'44" W, 355.04 feet; (4) N, 78°09'26" W, 62.76 feet; (5) N, 89°59'23" W, 59.44 feet; (6) S, 38°24'41" W, 38.09 feet to the **Point of Beginning**.

The above-described District contains 2,390.414 sq. ft., in area of 69.651 acres more or less.

SURVEYORS CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707671 in accordance with Title 53, Chapter 22, of the Professional Engineers and Land Surveyors Act, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-73-507 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this 29th day of April, 2026



Legend of Symbols
& Abbreviations

- Annexation Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC IMPROVEMENT DISTRICT NO. 1

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

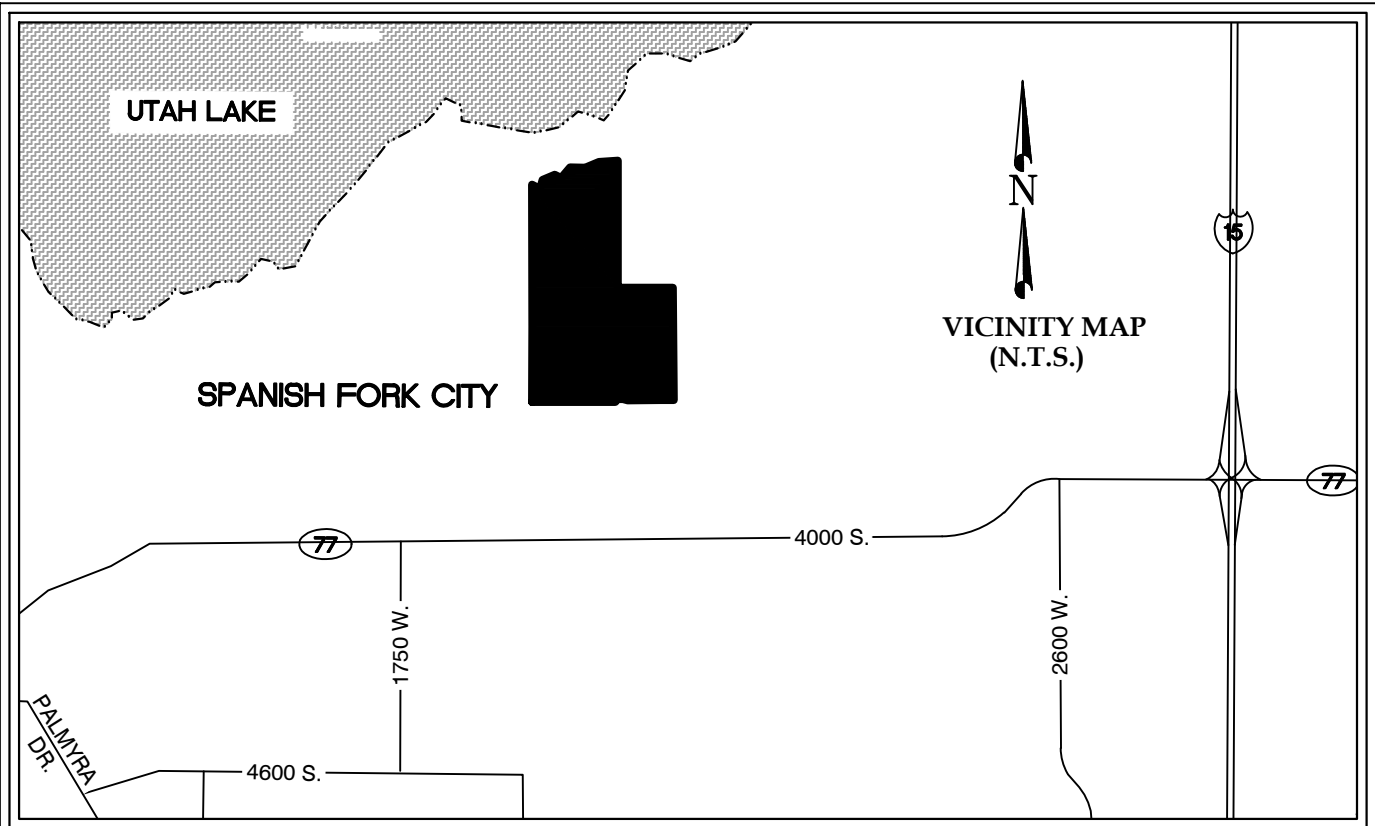
PREPARED BY:

CIVIL ENGINEERING
+ SURVEYING

10718 South Backstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-903-7641

UTAH COUNTY RECORDER

**SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2026**



NARRATIVE

This plat and the description hereof have been prepared for the purpose of annexing Parcels No.: 71:019:0017, 71:019:0004, 71:047:0005, 71:047:0006, 71:047:0009, and a portion of 71:019:0020 (4350 North & 1150 West Streets), into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation into a Public Improvement District being Lots 5A, 5B, 6, 7A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454:2025, having Map No. 19799 and Lot 4, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531:2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

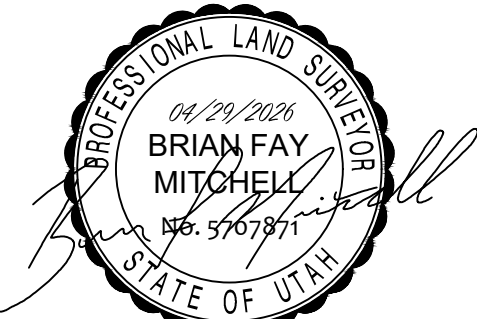
Beginning at a southeasterly corner said Lot 6, Stockman Plains Caspian Flat "A", which is 1750.41 feet S. 89°35'49" W. along the Section Line and 1347.56 feet North from the Southeast Corner of said Section 35; thence N. 89°59'59" W. 890.04 feet along the southerly line of said Lot 6 and S. 85°06'41" W. Stockman Plains Caspian Flat "A" and extension thence to the westerly right-of-way line of 1730 West Street; thence N. 00°05'11" E. 806.97 feet along said westerly right-of-way line, thence N. 00°07'33" W. 1,522.22 feet along said westerly right-of-way line and extension thence to the northeasterly corner of said Lot 4, Stockman Plains SP 320 Commercial Subdivision, thence along said Lot 4 E. 77°18'15" W. 1,141.41 feet to the corner of said Lot 4 and Lot 5, thence S. 44°27'02" W. 77.18 feet, thence N. 40°28'20" E. 146.73 feet, thence S. 88°39'14" E. 160.75 feet, thence N. 67°00'14" E. 158.59 feet, thence N. 88°20'27" E. 204.88 feet, thence S. 00°00'40" E. 1,360.09 feet to the northerly right-of-way line of 4350 North Street; thence East 589.74 feet along said southerly right-of-way line; thence to and along said Lot 74, Stockman Plains Caspian Flat "A" the following six (6) courses: 1) S. 00°21'07" E. 1,203.23 feet, 2) N. 89°49'57" W. 136.63 feet, 3) S. 89°36'44" W. 355.04 feet, 4) N. 78°09'29" E. 52.78 feet, 5) N. 89°59'23" W. 59.44 feet; 6) S. 38°24'41" W. 38.09 feet to the **Point of Beginning**.

The above-described District contains 2,990,414 sq. ft. in area or 68.651 acres more or less

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat in accordance with Section 17-73-507 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this _____ day of _____, 2026



Legend of Symbols & Abbreviations

-  Annexation Boundary
 Adjacent Parcel
 Angle Point in Annexation Boundary (Not Marked)
 Section Corner Monument (Not Located)

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC IMPROVEMENT DISTRICT NO. 1

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

PREPARED BY



10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	98.46	S62° 33' 59"E
L2	100.00	N15° 00' 00"E
L3	141.88	N67° 26' 05"E
L4	77.18	S64° 19' 54"E
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L10	355.04	S89° 36' 44"W
L11	52.76	N78° 09' 26"W
L12	59.44	N89° 59' 23"W
L13	38.09	S38° 24' 41"W

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann, 17-23-20 as amended.

Dated this _____ day of _____ A.D. 2026.

Utah County Survey

SPANISH FORK CITY

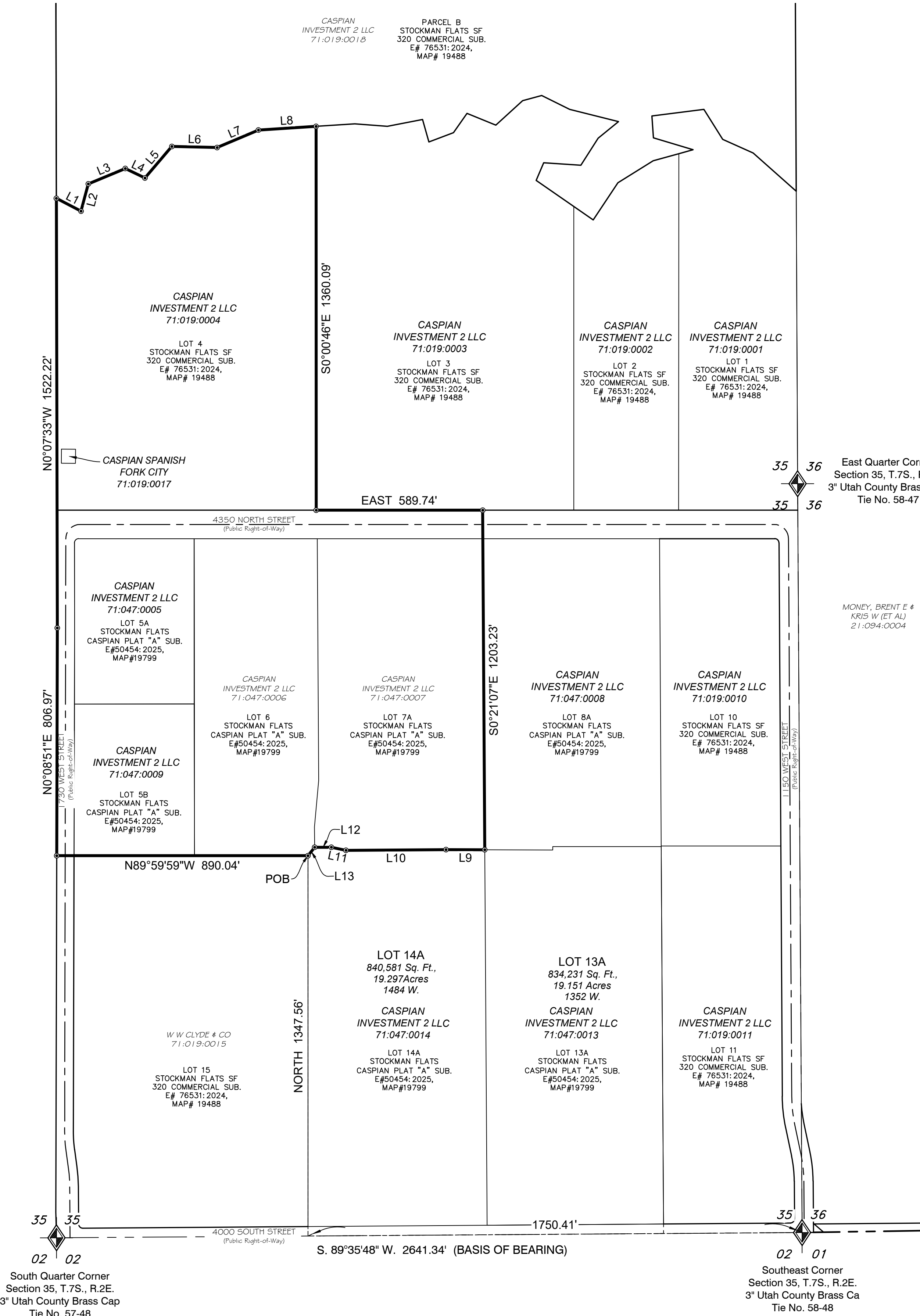
This plat is approved as to form by the _____

This _____ day of _____ A.D. 202_____

May

ATTEST: _____

TITLE: _____



SHEET
1

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

Spanish Fork City, Utah

April 21, 2026

The City Council (the "Council") of Spanish Fork City, Utah (the "City"), met in regular session on April 21, 2026, at its regular meeting place in Spanish Fork City, Utah at 6:00 p.m., with the following members of the Council being present:

Mike Mendenhall	Mayor
Stacy Beck	Councilmember
Jesse Cardon	Councilmember
Shane Marshall	Councilmember
Kevin Oyler	Councilmember
Landon Tooke	Councilmember

Also present:

Seth Perrins	City Manager
Tara Silver	City Recorder
Vaughn Pickell	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this April 21, 2026, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution 2026-07 was introduced in writing, read in full and pursuant to motion duly made by Councilmember Kevin Oyler and seconded by Councilmember Landon Tooke adopted by the following vote:

AYE: 5

NAY: 0

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 2026-07

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF SPANISH FORK CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 THROUGH 3 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPOINTING BOARDS 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 three 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 City and the annexation or withdrawal of any portion of the boundaries of the Districts 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 Districts (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 Districts be authorized in the manner and for the purposes hereinafter set forth; and

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

WHEREAS, the City, 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 hearing on the Petition was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area Districts' boundaries 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 Districts 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 Districts under Section 17D-4-202(c) of the PID Act because they are 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 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 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 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 Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the Districts 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 Districts, 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 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 City to provide such service under Section 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under Section 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order, and security of the City, and is in accordance with the PID Policy, and the organization of the Districts 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 Districts shall be governed by the terms thereof and applicable law.

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

- (a) Trustee 1 – Farzad Mohebbizadeh, for an initial 6-year term;
- (b) Trustee 2 – Larry Christensen, for an initial 6-year term;
- (c) Trustee 3 – Yolanda Mohebbizadeh, for an initial 4-year term;

(d) 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 Council does hereby authorize the Mayor or a Councilmember 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 Council 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 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, the Plats, 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 Council 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 such Governing Document with the recorder of Utah 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.

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.

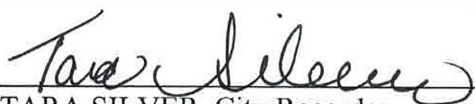
13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Spanish Fork City, Utah, this ~~17th~~^{21st} day
of ~~March~~^{April} 2026.

SPANISH FORK CITY, UTAH


MIKE MENDENHALL, Mayor

ATTEST:


TARA SILVER, 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.


MIKE MENDENHALL, Mayor

ATTEST:


TARA SILVER, City Recorder



)

: SS.

)

I, Tara Silver, the undersigned duly qualified City Recorder of Spanish Fork 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 April 21, 2026, commencing at the hour of 6:00 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 April 21, 2026.


TARA SILVER, City Recorder

[seal]



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Tara Silver, the undersigned City Recorder of Spanish Fork 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 April 21, 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 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 2026 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 this April 21, 2026.


TARA SILVER, City Recorder



SCHEDULE 1

NOTICE OF MEETING AND AGENDA



**Tuesday, April 21, 2026
Spanish Fork City Council Meeting**

CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a public meeting on April 21, 2026 in the Council Chambers, located on the second floor of Library Hall, 80 South Main Street.

-A Work Session Meeting will begin at 4:30 pm in the Explorer Room.

-City Council Meeting will begin at 6:00 pm in the Council Chambers.

Notice is hereby given that:

-In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.

-By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

- Electronic Participation: Members of the City Council and City Staff may participate by phone, zoom, or other electronic means.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 80 South Main Street, Utah 84660. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 801-804-4530

1. 4:30 pm WORK MEETING - No formal actions are taken in a work session.

A. Budget

B. Self-generation Power Projects

2. 6:00pm CITY COUNCIL MEETING

3. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS

A. Prayer & Motivational Message

B. Pledge, led by invitation

4. PUBLIC COMMENTS: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person - A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak - Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

5. COUNCIL COMMENTS

6. STAFF REPORTS

7. SPANISH FORK 101

A. Water Outlook and Conservation Report & Highlights

8. CONSENT ITEMS

A. Minutes of City Council for Spanish Fork City - 04-07-2026

- B. 80 S 100 W Real Estate Purchase Agreement
- C. ~ 1300 S Main Real Estate Purchase Agreement
- D. Spanish Fork Airport Taxiway Bravo Phase 2 Contract Award

9. PUBLIC HEARING

- A. Ordinance to Approve a Title 15 Amendment for Religious Structures
- B. Ordinance Hales Two-lot Zone Change
- C. Resolution authorizing creation of the Stockman Flats Public Infrastructure Districts (PID)
- D. Ordinance to Approve the Andy Ridge Zone Change

10. NEW BUSINESS

- A. Dennis McGraw Fence Height Approval Request

11. DISCUSSION

- A. Transportation Utility Fee
- B. Project Signage Plans

12. ADJOURN TO CLOSED MEETING If Needed-The Spanish Fork City Council may temporarily recess the regular meeting and convene in a closed session to discuss (a) discussion of the character, professional competence, or physical or mental health of an individual (b) strategy sessions to discuss collective bargaining, (c) strategy sessions to discuss pending or reasonably imminent litigation, (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares, (f) discussion regarding deployment of security personnel, devices, or systems, (g) investigative proceedings regarding allegations of criminal misconduct as provided in Utah Code § 52-4-205.

- A. Closed Meeting

13. ADJOURNMENT

End

PUBLIC NOTICE WEBSITE ADMIN
DIVISION OF ARCHIVES AND RECORDS SERVICE



Notice Added

Notice Added Successfully

Your notice has been created successfully.

General Information

Government Type:

Municipality

Entity:

Spanish Fork

Public Body:

City Council

Notice Information

Emergency Notice:

No

Notice Title:

Spanish Fork City Council

Notice Tags:

Official Notices, Public Meetings

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

April 21, 2026 06:00 PM

Event End Date & Time:

April 21, 2026 10:00 PM

Description/Agenda:

Tuesday, April 21, 2026

Spanish Fork City Council Meeting

CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a public meeting on April 21, 2026 in the Council Chambers, located on the second floor of Library Hall, 80 South Main Street.

-A Work Session Meeting will begin at 4:30 pm in the Explorer Room.

-City Council Meeting will begin at 6:00 pm in the Council Chambers.

Notice is hereby given that:

-In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.

-By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

- Electronic Participation: Members of the City Council and City Staff may participate by phone, zoom, or other electronic means.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 80 South Main Street, Utah 84660. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 801-804-4530

1. 4:30 pm WORK MEETING - No formal actions are taken in a work session.

A. Budget

B. Self-generation Power Projects

2. 6:00pm CITY COUNCIL MEETING

3. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS

A. Prayer & Motivational Message

B. Pledge, led by invitation

4. PUBLIC COMMENTS: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person - A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak - Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

5. COUNCIL COMMENTS

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A. Closed Meeting

13. ADJOURNMENT

Notice of Special Accommodations (ADA):

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 801-804-4530.

Notice of Electronic or Telephone Participation:

N/A

Send copy of notice to:

tsilver@spanishfork.gov

Other Information:

*Supporting documentation is available on the City's website www.spanishfork.org
Executive Board Contacts council@spanishfork.org 801-804-4530 Mayor Mendenhall
mayor@spanishfork.org 801-804-4530 Stacy Beck sbeck@spanishfork.org 801-804-4530
Landon Tooke ltooke@spanishfork.org 801-804-4530 Shane Marshall
smarshal@spanishfork.org 801-804-4530 Kevin Oyler koyler@spanishfork.org 801-804-
4530 Jesse Cardon jcardon@spanishfork.org 801-804-4530

Meeting Information

Street Address:

80 South Main Street at Library Hall

City:

Spanish Fork

ZIP Code:

84660

[UTAH.GOV HOME](#)

[UTAH.GOV TERMS OF USE](#)

[UTAH.GOV PRIVACY POLICY](#)

[TRANSLATE UTAH.GOV](#)

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SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Resolution NO. 2025 -37

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>	X			
KEVIN OYLER <i>Councilmember</i>	X			
LANDON TOOKE <i>Councilmember</i>	X			

I MOVE this resolution be adopted: Councilman Oyler

I SECOND the foregoing motion: Councilman Tooke

Resolution 2025-37

A RESOLUTION ESTABLISHING AN ANNUAL MEETING SCHEDULE FOR 2026

WHEREAS Section 10-3-502 of the Utah Code requires the City Council to prescribe the time and place for holding its regular meetings;

WHEREAS the Spanish Fork City Council adopted Section 2.08.020 of the Spanish Fork Municipal Code establishing regular meetings of the City Council;

WHEREAS the City Council desires to establish an annual meeting schedule for 2026;

NOW, THEREFORE, be it resolved by the Spanish Fork City Council as follows.

Section 1. 2026 City Council Meeting Schedule. The Spanish Fork City Council generally will meet on the following dates in 2026, with meetings to begin generally at 6: 00p.m., preceded by a Work Session with the time being determined on each agenda, at the Library Hall Council Chambers located at 80 S. Main Street, Spanish Fork, Utah.

January 6	April 21	August 4	November 3
January 20	May 5	August 18	November 17
February 3	May 12*	September 1	December 8
February 17	May 19	September 15	
March 3	June 2	October 6	
March 17	June 16	October 13*	
April 7	July 7	October 20	

* Combined City Council and Planning Commission Meeting.

The City Council may call special or emergency meetings as provided by law. The City Council, meeting in its *ex officio* capacity as the Board of Trustees of the Local Building Authority of Spanish Fork City, Utah ("LBA"), and the Board of Directors of the Spanish Fork Redevelopment Agency ("RDA"), will meet on an as-needed basis on the foregoing dates for which more specific

published notice is given.

Section 2. 2026 Planning Commission Meeting Schedule. The Spanish Fork City Planning Commission generally will meet on the following dates in 2026, with meetings to begin generally at 6: 00p.m., preceded by a work session beginning at 5:30 p.m., at the City Hall located at 80 S. Main Street, Spanish Fork, Utah.

January 7	May 6	August 5	November 4
February 4	May 12*	September 2	December 2
March 4	June 3	October 7	
April 1	July 1	October 13*	

* Indicates that it will be a combined City Council and Planning Commission Meeting.

Section 3 Public Hearings. Public hearings before the City Council and Planning Commission generally will be held during the section of the meetings designated as "Public Hearings," and for which notice has been given or at other times as published or posted in official notices of such public hearings.

Section 4. Other Meetings. The foregoing legislative and administrative bodies may hold study sessions, work sessions, budget meetings, and other meetings at such times and locations for which specialized notice thereof is given, as required by state law.

Section 5. Electronic Meetings. The foregoing legislative and administrative bodies may hold meetings by electronic means, telephone

conference call, video conference, or other electronic means, in accordance with state law.

Section 6. Effective Date. This Resolution is effective immediately upon passage.

PASSED AND ORDERED PUBLISHED BY THE SPANISH FORK CITY COUNCIL: December 9, 2025.


MIKE MENDENHALL, Mayor

Attest:


TARA SILVER, City Recorder



EXHIBIT B
GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3
SPANISH FORK CITY, UTAH

April 7, 2026

Prepared By:
Gilmore & Bell, P.C.
Salt Lake City, Utah

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EXHIBIT B	Spanish Fork City Vicinity Map
EXHIBIT C	Initial District and Annexation Area Boundaries Map

I. INTRODUCTION

A. Purpose and Intent.

The Districts are 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 activity is subject to review by the City only insofar as they may deviate in a material matter from the requirements of this Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated property owners, residents, tenants, invitees, and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts may own certain improvements not otherwise required to be dedicated to the City or other applicable entity in accordance with the Approved Development Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts 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 Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document.

The City's objective in approving this Governing Document for the Districts is to authorize the Districts 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 one or more of the Districts (or interlocal entity formed by the Districts). All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy and/or repaid by tax increment revenues, Assessments, Fees, or other legally available revenues. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive 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 Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose for creating the Districts is to provide for the Public Improvements associated with development and regional needs. Although the Districts have authority to directly provide public improvements, the Districts also have the authority to pledge tax revenues to an interlocal entity that provides public improvements.

It is the intent that the Districts dissolve upon completion of the Public Improvements and payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax increment revenues, Assessments, Fees, or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or any combination thereof). The Districts is also permitted to utilize other legally available revenues for the repayment of Debt. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map and as particularly described in **Exhibit A** which have been approved by the City for annexation into or withdrawal from one or more of the Districts upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as **Exhibit C**, describing the property proposed for annexation into or withdrawal from one or more of the Districts.

Approved Development Plan: means a preliminary development plan, site plan, or other process established by the City or other appropriate entity for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City or other appropriate entity. For purposes of this Governing Document, the site plan for the Project approved by the City [____], 20[____] with the City shall constitute an Approved Development Plan.

Assessment: means (1) the levy of an assessment secured by a lien on property within the District or Districts to pay for the costs of Public Improvements benefitting such property or (2) an assessment by the District or Districts levied on private property within such District or Districts 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.

Assessment Debt: means Bonds, for the payment of which a District has promised to collect Assessments.

Board: means the board of trustees of one District or the boards of trustees of all Districts, in the aggregate.

Bond, Bonds or Debt: means bonds or other obligations, including advances of funds by the Petitioner and other loans of any property owner, for the payment of which any District has promised to impose an ad valorem property tax mill levy, collect Assessments, and/or pledged any legally available revenues.

City: means Spanish Fork City, Utah.

City Code: means the City Code of Spanish Fork City, Utah.

City Council: means the City Council of Spanish Fork City, Utah.

County: means Utah County, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the Districts 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 any one of the District Nos. 1 through 4.

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

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

District No. 1: means Stockman Flats Public Infrastructure District No. 1

District No. 2: means Stockman Flats Public Infrastructure District No. 2

District No. 3: means Stockman Flats Public Infrastructure District No. 3

Districts: means, collectively, District Nos. 1 through 3.

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a commercial property owner or commercial tenant is an End User. The business entity that constructs commercial structures is not an End User.

Fees: means one or more fees imposed by a District for the payment of costs of administering the Districts, acquiring, improving, constructing, enlarging, or extending improvements, facilities, or property or issuing bonds and paying debt service on Districts bonds pursuant to Section 17D-4-302 of the PID Act or Section 17B-1-103(2)(j) of the Special Districts Act.

Financial Plan: means the Financial Plan described in Section VII 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.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to this 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 Districts Boundaries: means the boundaries of the area described in the Initial District Boundary Map and as particularly described in **Exhibit A**.

Initial Districts Boundary Map: means the map attached hereto as **Exhibit C**, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by a District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the Districts is permitted to impose for payment of Debt as set forth in Section VII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum mill levy any of the Districts is permitted to impose for payment of Debt as set forth in Section VII.C. below.

Municipal Advisor: shall have the meaning ascribed to such term in the PID Act.

Petitioner: means, Caspian Investments 2 LLC, a Utah limited liability company.

Project: means, collectively, the development or properties commonly referred to as Stockman Flats.

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 Districts Act, to serve the future property owners and taxpayers of the Districts 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 Districts Area and which are to be financed pursuant to Section VI below.

Special Districts Act: means Title 17B of the Utah Code, as amended from time to time and any successor statute thereto.

State: means the State of Utah.

Taxable Property: means real or personal property within the Districts Area subject to ad valorem taxes imposed by the Districts.

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 [] acres, comprised of approximately [] acres for District No. 1, [] acres for District No. 2, and [] acres for District No. 3. The Annexation Area Boundaries includes approximately 295 acres and includes the Initial District Boundaries. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial Districts Boundaries and Annexation Area Boundaries is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District Area consists of approximately 295 acres of industrial zoned land. The assessed valuation as of 2025 of the District Area is \$[] for purposes of this Governing Document and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The District is not anticipated to have any residents at buildout.

This Governing Document shall not be construed to imply approval of the development of a specific area within the Districts or to supersede any applicable regulation relating to development within the Districts, subject to the Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Governing Document Amendment.

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

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts may dedicate the Public Improvements which are not privately owned to the City or other appropriate public entity, utility, 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 may also plan for, design, acquire, construct, install, relocate, redevelop and finance privately owned roads, storm water improvements, rights-of-way, trails, parking facilities or any other privately owned facilities as are permitted by the District Act.

2. Construction Standards Limitation. The Districts 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 Districts will obtain any necessary permits and will abide by all applicable local, state, and federal laws.

3. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire or pay for completed or partially completed improvements constructed by the Petitioner and/or other third parties for fair market value as reasonably determined by any one of a surveyor or engineer that such Districts employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

4. Debt Limitation. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of a Municipal Advisor as described in Section 17D-4-301(11) of the PID Act.

5. Annexation and Withdrawal.

(a) The Districts shall not include within any of their boundaries any property outside the Districts Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the Districts. Such area may only be annexed upon such Districts obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such annexation.

(b) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from one or more of the Districts. Such area may only be withdrawn upon such District obtaining any consents required under the PID Act and the passage of a resolution of such District's Board approving such withdrawal.

(c) Any annexation or withdrawal shall be in accordance with the applicable requirements of the PID Act.

(d) Annexation or withdrawal of any area in accordance this section shall not constitute an amendment of this Governing Document.

6. Overlap Limitation. The boundaries of the Districts shall not overlap the boundaries of any other Districts or other financing Districts which is not a traditional service provider unless the aggregate mill levy for payment of Debt of the Districts and such financing districts will not at any time exceed the Maximum Debt Mill Levy of the Districts.

7. Reserved.

8. Total Debt Issuance Limitation. There is no limit to the amount of Debt that may be issued by the District. Notwithstanding the foregoing, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2041.

9. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition 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 Debt Mill Levy and the Maximum Debt Mill Levy Imposition 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.

10. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required improvements and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in V.A.1-8 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 Districts.

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

B. Preliminary Engineering Survey.

The Districts 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 Districts, as may be more specifically 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. Based on current projections under

conceptual development plans for the Project, it is estimated that the total public infrastructure costs for the Project will be approximately Thirty-One Million Dollars (\$31,000,000), subject to change based on market conditions, fluctuating cost of labor and materials, design changes, and inflation.

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 and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. The nature of the functions to be performed by each District may be clarified in one or more interlocal agreements between and among the Districts.

VI. THE BOARD OF TRUSTEES

A. Board Composition. Each Board shall be composed of three Trustees. The initial Board of the District shall be appointed by the City Council by resolution concurrent with the approval of this Governing Document. All Trustees shall hold at large seats. Trustee terms for each District shall be staggered with initial terms as follows: Trustee 2 shall serve an initial term of 4 years and Trustees 1 and 3 shall serve an initial term of 6 years. All 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. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such District.

B. 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 respective Board pursuant to the PID Act. As there are not anticipated to be any residents within the Districts, each Board shall continue to be appointed by such Board pursuant to Section 17D-4-202(1)(b) of the PID Act, and comprised of owners of land or agents and officers of an owner of land within the boundaries of such District. Any property owner owning at least one-third of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each one-third value (provided that the Board retains reasonable discretion to reject any nominee and request a new nominee from such property owner). 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.

C. Vacancy. Any vacancy on a Board shall be filled by such Board pursuant to the District Act.

D. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the Districts may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

E. 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.

VI. REGIONAL IMPROVEMENTS

The Districts 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.

VII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. In addition, the Districts shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, tax increment, Fees, and other legally available revenues. Debt of each District shall be permitted to be issued on a schedule and in such year or years as such 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 Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the Districts, tax increment revenues, and Assessments. The Districts may 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. Maximum Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed fifteen percent (15%). The proposed maximum underwriting discount will be five percent (5%). 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. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy,” which is the maximum mill levy a Districts is permitted to impose upon the taxable property within such Districts for payment of Limited Tax Debt and administrative expenses, shall be 0.005 per dollar of taxable value of taxable property in such Districts; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each Bond issued by a District shall mature within Thirty-One (31) years from the date of issuance of such Bond. In addition, no mill levy may be imposed for the repayment of a series of Bonds after a period exceeding Forty (40) years from the first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Repayment Sources.

The Districts may impose a mill levy on Taxable Property within its boundaries, up to the Maximum Mill Levy, as a primary source of revenue for repayment of debt service. The Districts may also rely upon various other revenue sources authorized by law. At the Districts’ discretion, these may include the levy of ad valorem property taxes, the power to assess Assessments, and the power to impose Fees, penalties, and charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VII.C(a), the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The Districts 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 mill levy, Assessment, tax increment revenues, or Fees. This provision shall not prohibit the division of costs between mill levies, Assessments, tax increment revenues, or Fees but is intended to prevent double taxation 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 Districts 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 Districts authorizing the issuance of this Bond and in the Governing Document for creation of the Districts.

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 Districts.

G. Security for Debt.

The Districts 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 Districts' obligations; nor shall anything in this 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 Districts in the payment of any such obligation.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be Fifty Thousand Dollars (\$50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts 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.

VIII. ANNUAL REPORT

Notwithstanding Section 17D-4-205 of the PID Act, the District shall not be required to submit any annual reports to the City.

IX. DISSOLUTION

Upon an independent determination of a Board that the purposes for which a respective District was created have been accomplished, such District agrees to 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 their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

X. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation of each Districts, each Board shall record a notice with the recorder of the County. Such notice shall (a) contain a description of the boundaries of the Districts, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the Districts may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the Districts; and (d) if applicable, stating that the Debt may be converted to General Obligation Debt and outlining the provisions relating to such conversion. Such notice shall further be filled with the City.

In addition, the Petitioner and the Board shall ensure that the Petitioner, commercial developers, and commercial lessors, as applicable, disclose the following information to initial renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this XI;

- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax rate of the Districts, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District’s Bonds.”

- (3) Such disclosures shall be contained in the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XI. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City has imposed certain limitations on the powers of the Districts 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 Districts, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief, specific performance, and/or monetary damages.

EXHIBIT A

Legal Descriptions

Initial District Boundaries

District No. 1:

Lot 4

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

AND

Lots 5a, 5b, 6 and 7a

Located in:

STOCKMAN FLATS CASPIAN PLAT "A"

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

District No. 2:

Lots 1, 2, & 3

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

AND

Lots 8,9,10,11,12,13,14

Located in:

STOCKMAN FLATS CASPIAN PLAT "A"

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

District No. 3:

Parcel B

Located in:

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

Annexation Area Legal Description:

All the Lots and Public Right of ways Excluding LOT 15 located in

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION FINAL PLAT

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST
OF THE SALT LAKE BASE AND MERIDIAN SPANISH FORK, UTAH COUNTY, UTAH

Recorded in Utah County Recorder Office

Entry Number 76531:2024

Map Number 19488

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE: SOUTH
89°35'48" WEST 2641.34 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION
35; THENCE NORTH 01°31'19" WEST 89.89 FEET; THENCE NORTH 0°08'51" EAST 2070.92
FEET; THENCE NORTH 00°07'33" WEST 3145.14 FEET TO A POINT ON THE NORTH LINE
OF SAID SECTION 35; THENCE NORTH 89°34'47" EAST 2617.23 FEET TO THE
NORTHEAST CORNER OF SAID SECTION 35, THENCE SOUTH 0°15'57" EAST 2653.01
FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH
0°20'26" EAST 2653.58 FEET TO THE POINT OF BEGINNING

EXHIBIT B

Spanish Fork City Vicinity Map

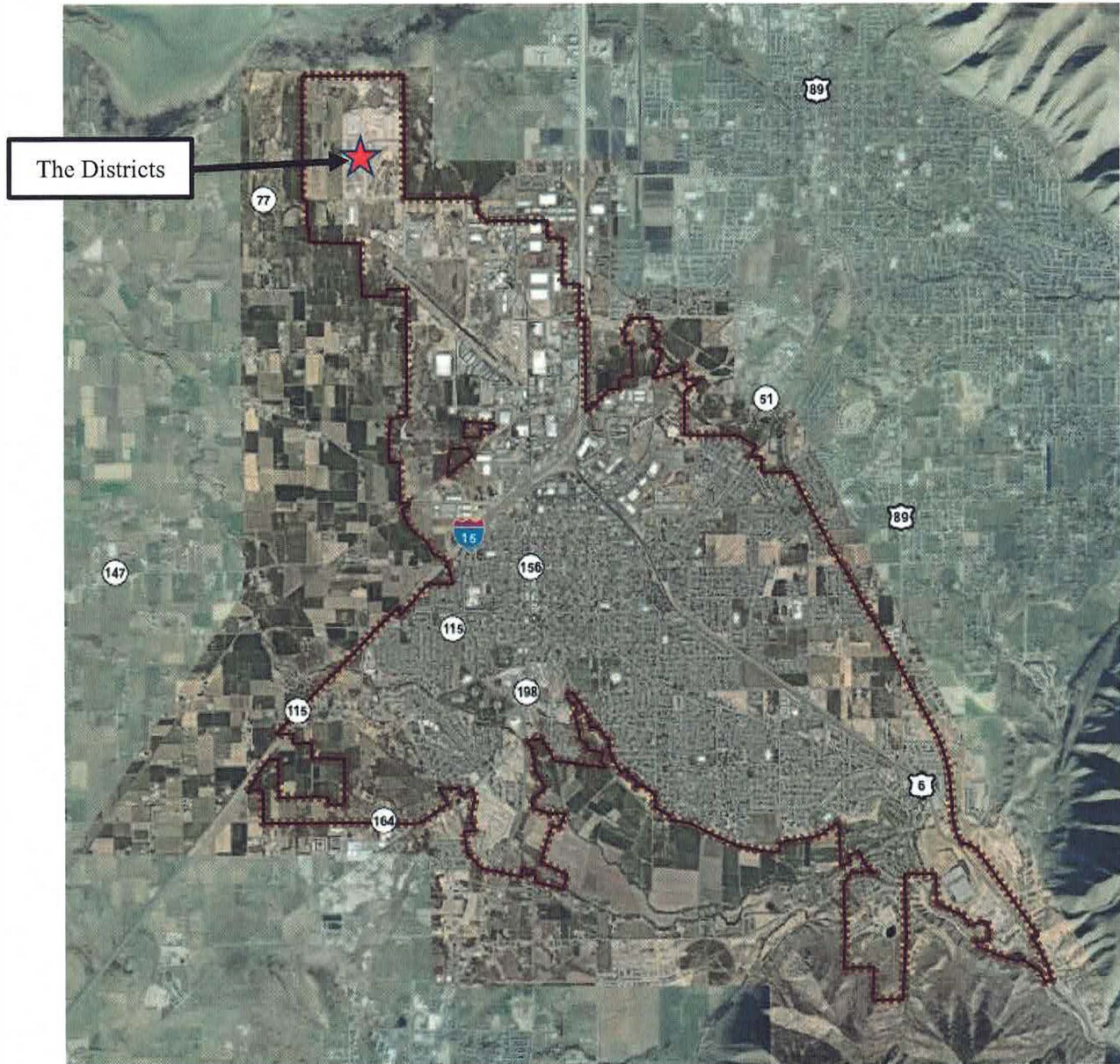


EXHIBIT C

Initial District and Annexation Area Boundaries Map

District No. 3
Parcel B

71:019:0018
CASPIAN INVESTMENT 2 LLC...
- SPANISH FORK
Value: \$963,000 -- 86.56 acres
Entry# 84115-2023

Lot 4

Lot 3

Lot 2

Lot 1

District No. 1

Lot 5A

Lot 6

Lot 7A

District No. 2

Lot 8A

Lot 10

Lot 5B

Excluded

Lot 14A

Lot 13A

Lot 11

Stockman Flats
PID Boundary

EXHIBIT C

NOTICES OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Stockman Flats Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Spanish Fork City, Utah (the "Council"), acting in its capacity as the creating entity for Stockman Flats Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on April 21, 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. § 17-73-507, approved as a final local entity plat by the Surveyor of Utah 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 April 21, 2026.

**CITY COUNCIL OF SPANISH FORK CITY,
UTAH, acting in its capacity as the creating
authority for STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: 

AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

MIKE MENDENHALL SUBSCRIBED AND SWORN to before me this 21st day of April, 2026.





NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Stockman Flats Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Spanish Fork City, Utah (the "Council"), acting in its capacity as the creating entity for Stockman Flats Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on April 21, 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. § 17-73-507, approved as a final local entity plat by the Surveyor of Utah 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 April 21, 2026.

**CITY COUNCIL OF SPANISH FORK CITY,
UTAH, acting in its capacity as the creating
authority for STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 2**

By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

MIKE MENDENHALL SUBSCRIBED AND SWORN to before me this 21st day of April, 2026.




NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Stockman Flats Public Infrastructure District No. 3)

TO: The Lieutenant Governor, State of Utah

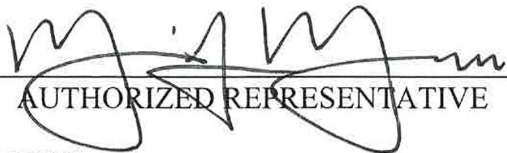
NOTICE IS HEREBY GIVEN that the City Council of Spanish Fork City, Utah (the "Council"), acting in its capacity as the creating entity for Stockman Flats Public Infrastructure District No. 3 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on April 21, 2026 adopted 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. § 17-73-507, approved as a final local entity plat by the Surveyor of Utah 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 April 21, 2026.

**CITY COUNCIL OF SPANISH FORK CITY,
UTAH, acting in its capacity as the creating
authority for STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 3**

By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

MIKE MENDENHALL SUBSCRIBED AND SWORN to before me this 21st day of April, 2026.




NOTARY PUBLIC