

**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, February 8, 2024 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Update from representatives of the Reach4Hope Coalition.**
- 2. Presentation from representatives of Art Around the Corner.**
- 3. Discussion regarding Dixie Technical College on St. George Boulevard.**
- 4. Discussion regarding creating a National Historic District in the downtown area.**
- 5. Update on the City's General Obligation Bond.**
- 6. Update on the City's Public Infrastructure District (PID) Policy.**
- 7. Reports and updates from the Mayor, Councilmembers, and City Manager.**
- 8. Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.**



Christina Fernandez, City Recorder



Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 435-627-4674, at least 24 hours in advance if you have special needs.

REACH4HOPE

Coalition Status and Data Updates



2023



- REACH4HOPE Vodcast/Podcast
- 988 and LiveOn messaging
(billboards, Boulevard, WashCo Fair, UTU Wellness Fair)
- QPR trainings
- Safe Messaging trainings
- Community distribution of gun locks and gun safes
- Advocating mental health and suicide prevention policies to local legislators
- Distribution of Comfort bags for attempt survivors and family members who have lost someone from suicide

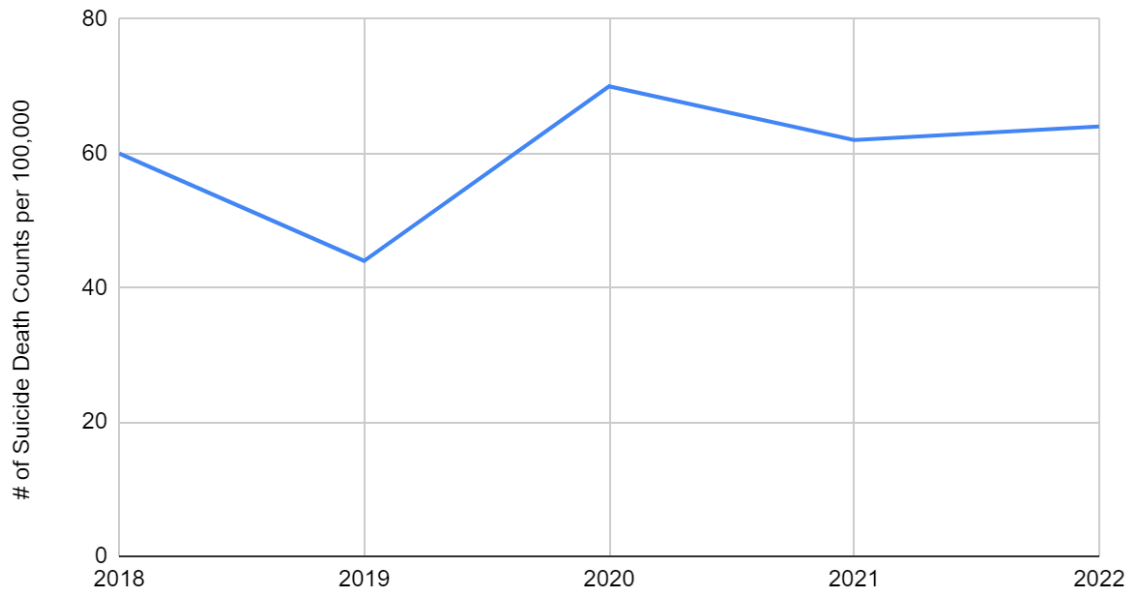
2024

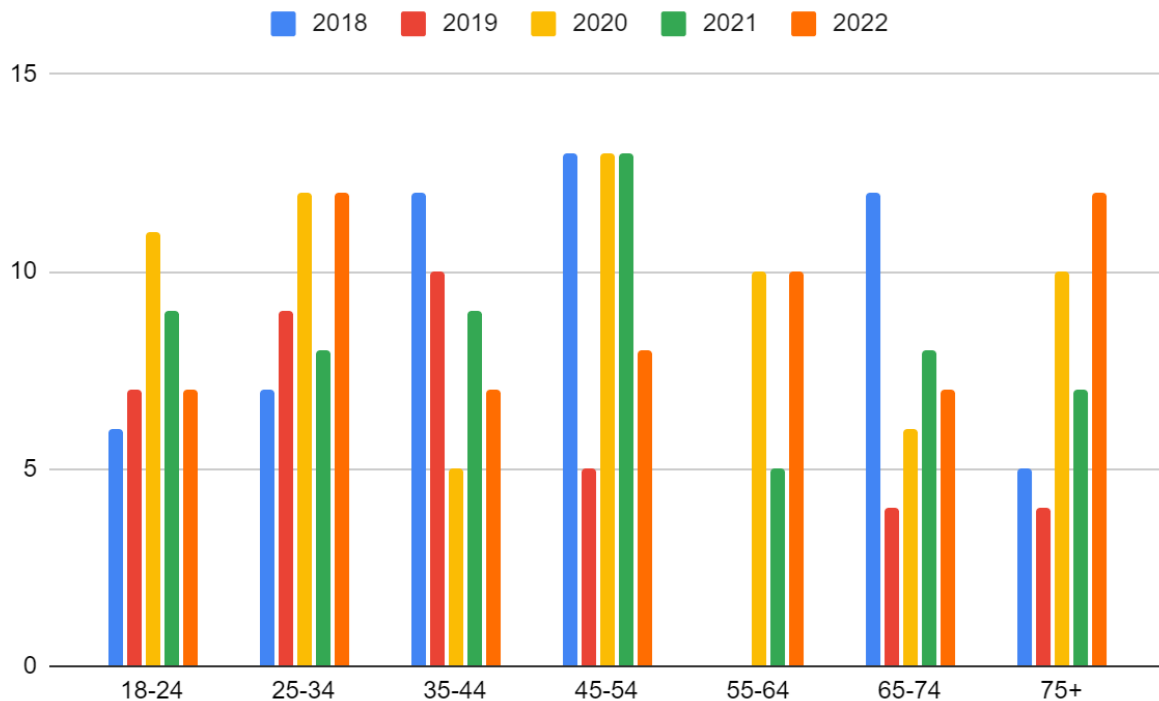
- Firearms Safety Presentations and prevention messaging at local gun ranges
- Distribution of 988 and LiveOn messaging, gun safes, ammo boxes, gun locks, and gun cabinets at gun shows
- QPR, Safe Messaging, and Vital Cogs trainings for local businesses and employees
- Promotion of suicide awareness with help of local businesses during May (Mental Health Awareness Month)
- Host Family Night events to build family attachment
- Provide Guiding Good Choices Parenting Classes to at-risk populations
- Host Mental Health and Suicide Prevention events at local Senior centers, VA, and LGBTQ+ events

Suicide Data

- **12% increase in number of Utahns who died by suicide (2021-2022)**

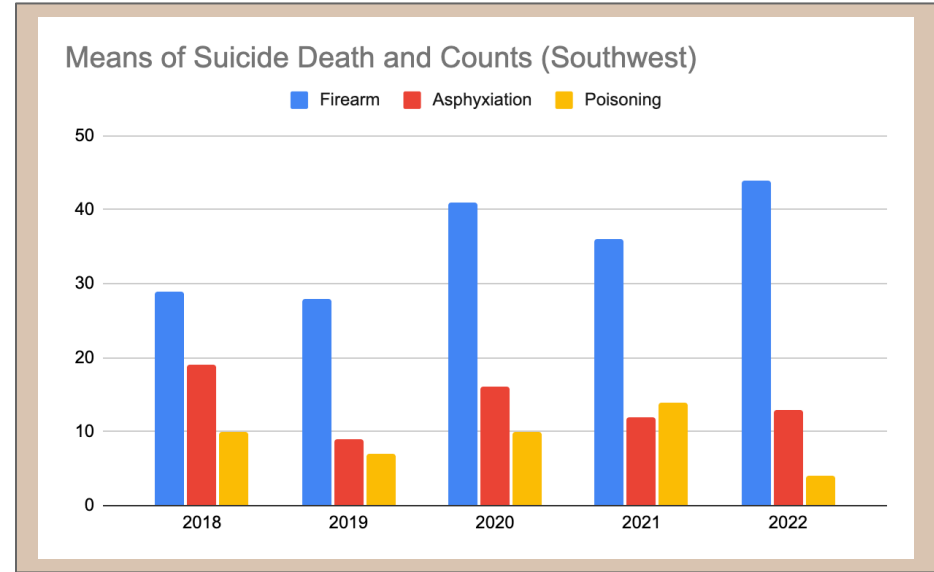
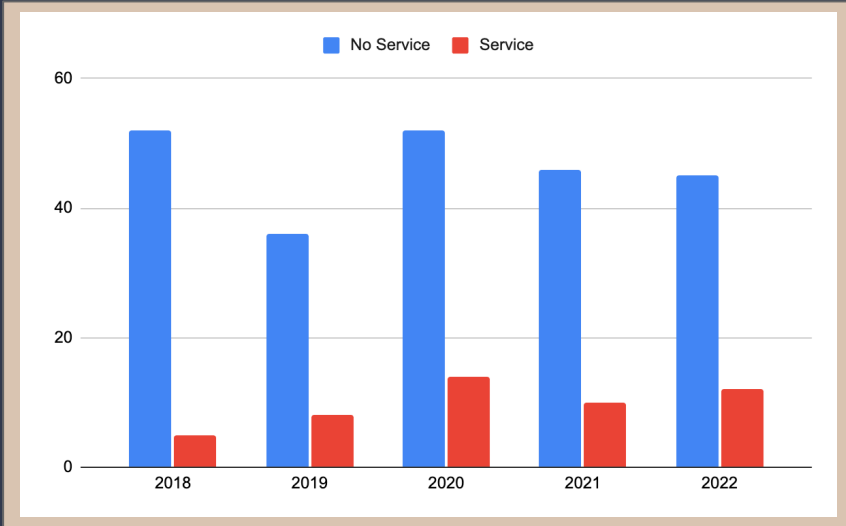
Southwest District Suicide Death Counts





Suicide is the **2nd** leading cause of death for ages 10-24, 25-34, and 35-44 in Utah

Veterans



81% of firearm deaths were suicides

57% of all suicides were by firearms

Identified Risk Factors

- Low Neighborhood Attachment

- 37% of students reported low neighborhood attachment
- 46% of students reported feelings of sadness, loneliness, and suicide ideation for 2 weeks (depression)
- 12% attempted suicide

- High Family Conflict

- 29% of students reported high family conflict
- 51% of students reported feelings of sadness, loneliness, and suicide ideation for 2 weeks (depression)
- 13% attempted suicide

- Parental Attitudes Favorable Towards Antisocial Behavior

- 50% of students reported having parents who favor/engage/support antisocial behavior
- 37% of students reported feelings of sadness, loneliness, and suicide ideation for 2 weeks (depression)
- 8% attempted suicide

- Attitudes Favorable Towards Antisocial Behavior

- 46% of students reported having parents who favor/engage/support antisocial behavior
- 39% of students reported feelings of sadness, loneliness, and suicide ideation for 2 weeks (depression)
- 10% attempted suicide

Identified Protective Factors

- Family Attachment
 - Students who reported having high family attachment were **about 3x** less likely to consider suicide and **about 4x** less likely to attempt suicide
- Family Opportunities for Involvement
 - Students who are highly involved in their families are **about 2x** less likely to have depressive symptoms
- Family Rewards for Involvement
 - Students who are rewarded/acknowledged in their families are **about 2.5x** less likely to have depressive symptoms and **about 3x** less likely to make a suicide plan

References

SHARP Survey (2023 Data)

American Foundation for Suicide
Prevention (Utah Fact Sheet)

2022 Utah Suicide Death Surveillance
Report: Southwest LSD (Utah Office of
the Medical Examiner)

AAC OUTDOOR SCULPTURE GALLERY SUBMISSIONS

2024-2025





NATE BRIMHALL

- **“INCLUSION”**
- **MILD STEEL W/CLEAR POWDER COAT**
- **108” X 42” X 42”**
- **\$100,000**

SPENCER BUDD

- **"SPIRAL SERIES #13**
- **STEEL & CERAMIC**
- **30" X 27" X 21"**
- **\$5,500**





BOBBIE CARLYLE

- **“A TOUCH OF SUMMER”**
- **BRONZE**
- **30” X 12” X 16”**
- **\$9,200**



LOGAN CLARK

- **“CACTUS AND QUAIL”**
- **REBAR, RIVER STONE & FOUND METAL OBJECTS**
- **40” H**
- **\$2,250**

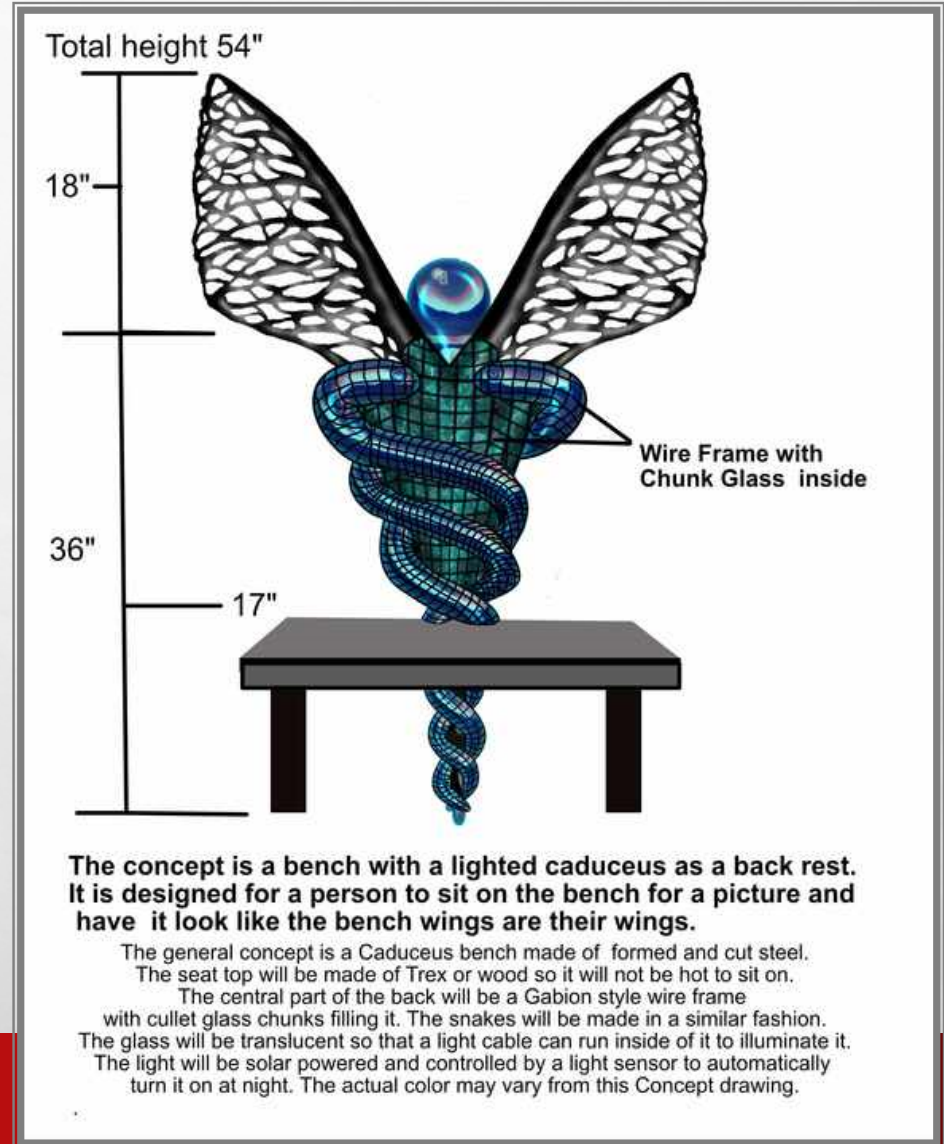


MATT CLARK

- **Stone Spirit**
- **Stone & Metal**
- **6-8' tall**
- **or...**
- **Mad Max 13'**

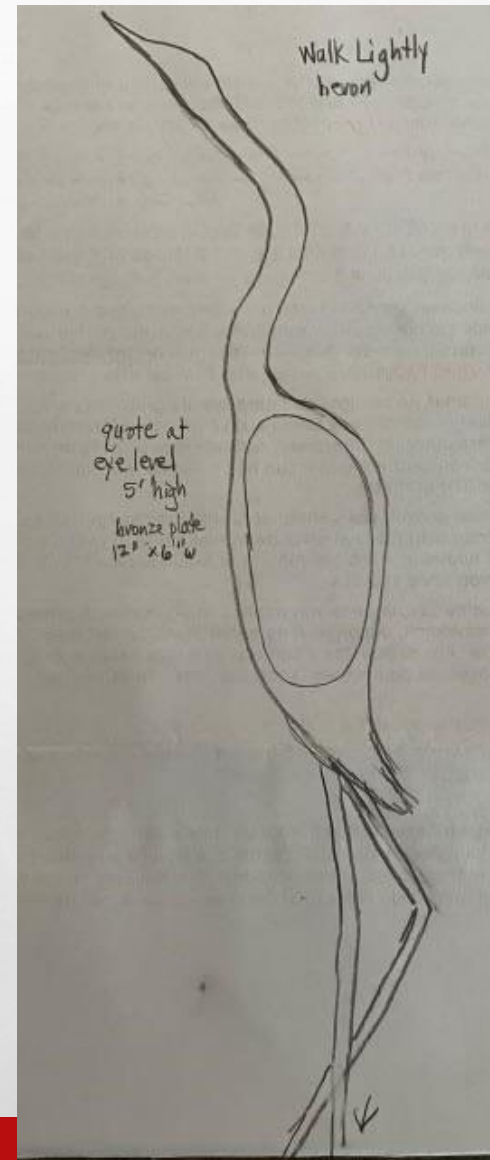
MORGAN CLEMENTS

- **"ANGELS AMONGST US" BENCH**
- **STEEL**
- **54" X 48" X 24"**
- **\$7,500**



CHERYL COLLINS

- **“Walk Lightly”**
- **9' tall, 2.5' wide**
- **Heron made of steel**



ANNETTE EVERETT

- **“THE WORLD IS MINE”**
- **BRONZE**
- **24” X 17” X 17”**
- **\$8,200**



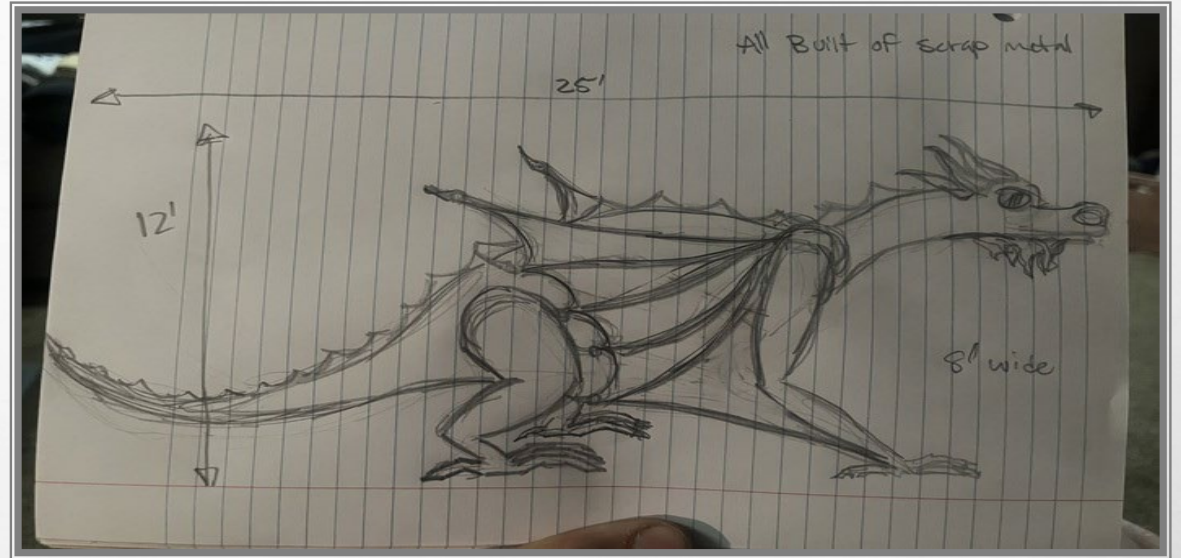
BREK FARLEY

- **“STRENGTH”**
- **METAL**
- **5' X 10' X 8'**
- **\$7,000**



DEVREN FARLEY

- **“OFF TO WORK”**
- **METAL**
- **12' X 24' X 8'**
- **\$65,000**





STEVE GRATER

- **“TRANSMUTING”**
- **STEEL & STAINLESS**
- **98” X 25.5” X 21”**
- **\$7,500**

JIM GREEN

- **“ROOK’S ROOST”**
- **BRONZE & STEEL**
- **84” X 12” X 12”**
- **\$12,800**



JAMES HAIRE

- **“FORTY LOVE”**
- **BRONZE**
- **50” X 45” X 27”**
- **\$30,000**





DIEGO HARRIS

- **“TIDAL WAVE”**
- **CORTEN STEEL & REBAR**
- **9.8' X 6.4' X 3.5'**
- **\$12,000**

MYLES HOWELL

- **“TRANSFORMATION”**
- **YULE MARBLE**
- **26” X 17” X 15”**
- **\$6,500**





MICHAEL HOWEY

- **“ANCESTORS”**
- **CO YULE MARBLE**
- **19” X 13” X 15”**
- **\$9,600**



VICTOR ISSA

- **“OCEAN SERENADE”**
- **BRONZE**
- **68” X 30” X 28”**
- **\$48,000**

TOM JACKSON



If this helps...this is the piece without the pedestal sitting on ground level. Height 34 in x 12 in X4 in.

- **“NIGHT WATCH”**
- **ACRYLIC STUCCO & CONSTRUCTION BOARD**
- **61” X 12” X 5”**
- **\$2,500**

NATE JOHANSEN

- **“CHERRY BARK VESSEL”**
- **BRONZE**
- **24” X 17” X 9”**
- **\$5,800**





LANCE LUDLOW

- **“JOSHUA TREE”**
- **METAL PIPE, SHEETING & PLATE**
- **8' X 4' X 18”**
- **\$5,300**



JASON MILLWARD

- **“FINDING CENTER”**
- **WHITE MARBLE**
- **50” X 24” X 20”**
- **\$9,500**

JONATHAN MORGAN

- **“Hemeroscopium”**
- **BRONZE**
- **31 x 21” X 13”**
- **\$12,600**



MICHAEL OKHAEN

- **“ALMOST PARADISE”**
- **RECLAIMED WOOD, RESIN, PIGMENTS**
- **9' X 8" X 6"**
- **\$4,700**



RICHARD PRAZEN

- **TBD**
- **ANGLER FISH**
- **4' x 3'**



DAMIAN RADICE

- **“HUMANITY”**
- **BRONZE**
- **22” X 36” X 6”**
- **\$4,200**



BYRON RAMOS

- **“HOPE IS FOUND”**
- **ONYX & WOOD ON STEEL BASE**
- **66” X 32” X 8”**
- **\$30,000**





MARK RANE

- **"TIMOTHY"**
- **STEEL**
- **42" X 18" X 48"**
- **\$6,500**



YON REGAN

- **"SHELTER"**
- **BRONZE**
- **42" X 75" X 35"**
- **\$34,000**



PAUL REIMER

- **"BREEZE"**
- **HAND FORGED IRON**
- **33" X 72" X 24"**
- **\$10,000**

SCOTT ROGERS

- **“LAMB OF GOD”**
- **BRONZE**
- **16” X 15” X 5”**
- **\$4,800**



LEVI SELWAY

- **“HER PERFECT 10”**
- **BRONZE**
- **36” X 27” X 12”**
- **\$12,000**



SUTTON BETTI

- **“Charlie Chaplin”**
- **BRONZE**
- **TBD**



REVEN SWANSON

- **“ROGAN”**
- **STEEL, ENAMEL, POWDER COAT**
- **120” X 90” X 40”**
- **\$9,000**



JACOB TOLLISON

- **“TAKEN TOO SOON”**
- **METAL**
- **3' X 1' X 1' (MODEL)**
- **\$5,000**





CHRISTOPHER THOMSON

- **“VISIONING #11”**
- **STEEL POWDERCOAT**
- **113” X 24” X 24”**
- **\$19,000**



DAN TOONE

- **"SEASONS"**
- **STEEL**
- **96" X 20" X 14"**
- **\$10,050**

JOSHUA TOONE

“UNTITLED”

Steel

10' x 4'

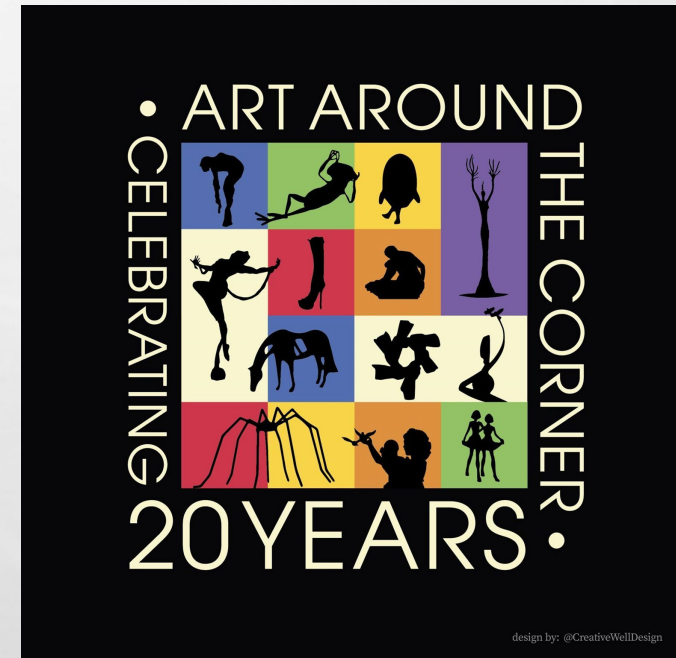
\$400



I'm planning on a larger piece, 8 to 10 feet tall roughly 4 feet wide, I've been without my home shop due to a long story of some family construction and shuffling storage space. I left my better sketch at work but it's roughly like this attached photo. It will be a bunch of cubes. ... Sorry for the lack of info and photos I really hoped to have my shop back by the end of October.

Celebrating “20 Years” of Public Art

- ❖ **We are so excited to celebrate this milestone year**
- ❖ **We have 37 submissions and many new artists from all across the country**
- ❖ **On installation day, April 6th, from 10:00 a.m. to 12:00 p.m. we are welcoming the public to a “Community Event” in town square for a meet and greet with the artists**
- ❖ **Thank you to the City for all your support and collaboration!**



December 12, 2023

Jeremiah Terry

Marketing Director, Dixie Technical College
610 S. Tech Ridge Drive
St. George, Utah 84770

**Subject: Evaluation of Foundation of Median Light Poles on St. George Boulevard
RA Project No. 14034-23**

Jeremiah,

Rosenberg Associates has evaluated the St. George Boulevard median street light pole foundations for the placement of sign-banners toward the top of the light pole. The size of the sign-banners evaluated is 6-feet wide and 8-feet tall. The pole foundation evaluated is the Detail A – Pole Foundation for 25' Poles in Median as shown on the Utah Department of Transportation Sheet LT-S1, SR-34; St. George Boulevard, Light Schedule\Details, dated November 2004, provided by the City of St. George. Our evaluation of the light pole foundation deemed the foundation adequate for the additional loading to be applied by the installation of the sign-banner.



No evaluation of the light poles was performed, as directed by the City of St. George.

We appreciate being able to work with you on this project. If you have any additional questions, or desire additional information, please contact this office.

Sincerely,

Rob Reid, PE
Project Engineer



LIGHTING SCHEDULE - FOR INFORMATION ONLY*

POWER CIRCUIT	NUMBER OF POLES (SEE LIGHTING SHEETS FOR POLE LOCATIONS)			POLE FOUNDATION			CABLE COPPPER, SINGLE CONDUCTOR RHH-USE-RHW 600 V				GROUND	2" PVC	TYPE I-PC	5/8" X 8"	STREET	TRENCHING	SHEET NUMBER	REMARKS
	25A	25B	18A	24" X 66"	24" X 60"	24" X 48"	RHH-USE-RHW 600 V				WIRE NO. 6	CONDUIT	JUNCTION BOX	GROUND ROD	LIGHTING POWER SOURCE	AND BACKFILL		
	25A	25B	18A	24" X 66"	24" X 60"	24" X 48"	RHH-USE-RHW 600 V				WIRE NO. 6	CONDUIT	JUNCTION BOX	GROUND ROD	LIGHTING POWER SOURCE	AND BACKFILL		
	EACH	EACH	EACH	EACH	EACH	EACH	NO. 6	NO. 4	NO. 2	NO. 1	FEET	FEET	FEET	FEET	EACH	FEET		
A	8	4		8	4						1485	1370	15	15	1	1370	LT-1	
B	4	6	4	4	6	4			4816		2046	1926	16	16	1	1926	LT-2	
C		2	4		2	4	3412				1564	1504	8	8	1	1504	LT-3	
D		2	4		2	4	3701				1708	1658	6	6	1	1658	LT-3	
E		2	4		2	4	3092				1404	1339	9	9	1	1339	LT-4	
F		2	4		2	4	3495				1605	1555	6	6	1	1555	LT-4	
G		2	3		2	3	1739				751	711	5	5	1	711	LT-5	
H	4	4	1	4	4	1			3272		1393	1308	12	12	1	1308	LT-5	
J	8	4		8	4					3907	1614	1494	16	16	1	1494	LT-6	
K	4	4		4	4			2640			1100	1030	10	10	1	1030	LT-7	
L	8	4		8	4					3969	1644	1524	16	16	1	1524	LT-7, LT-8	
TOTAL	36	36	24	36	36	24	15438	2640	8088	11526	16314	15419	119	119	11	15419		

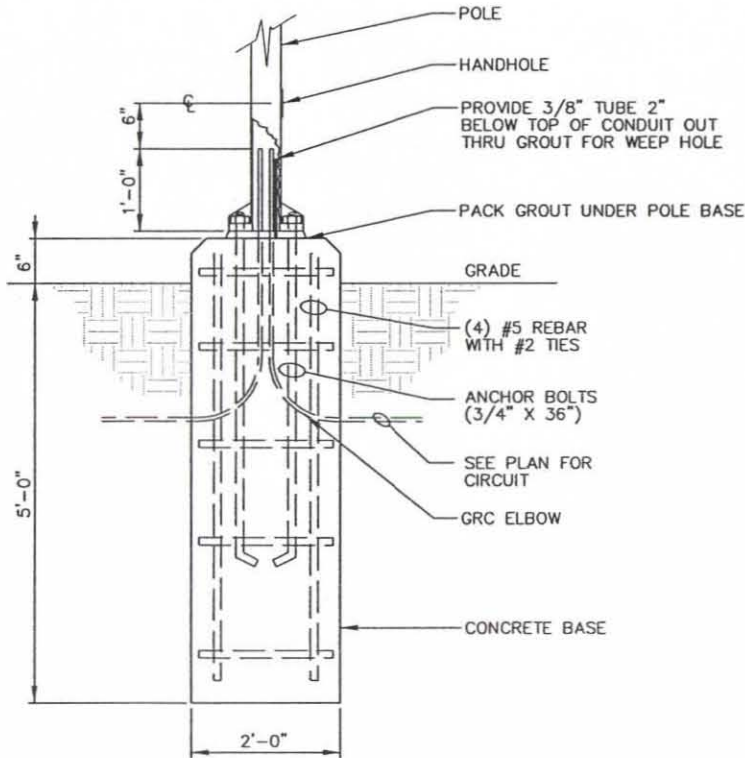
*THESE ITEMS ARE COMBINED ON ESTIMATE AS HIGHWAY LIGHTING SYSTEM FOR EACH CIRCUIT
 ** ALL LIGHT POLES AND DECORATIVE BASES ARE CITY FURNISHED ITEMS (SEE NOTE 1)

DECORATIVE LIGHT POLE INFORMATION - FOR INFORMATION ONLY*

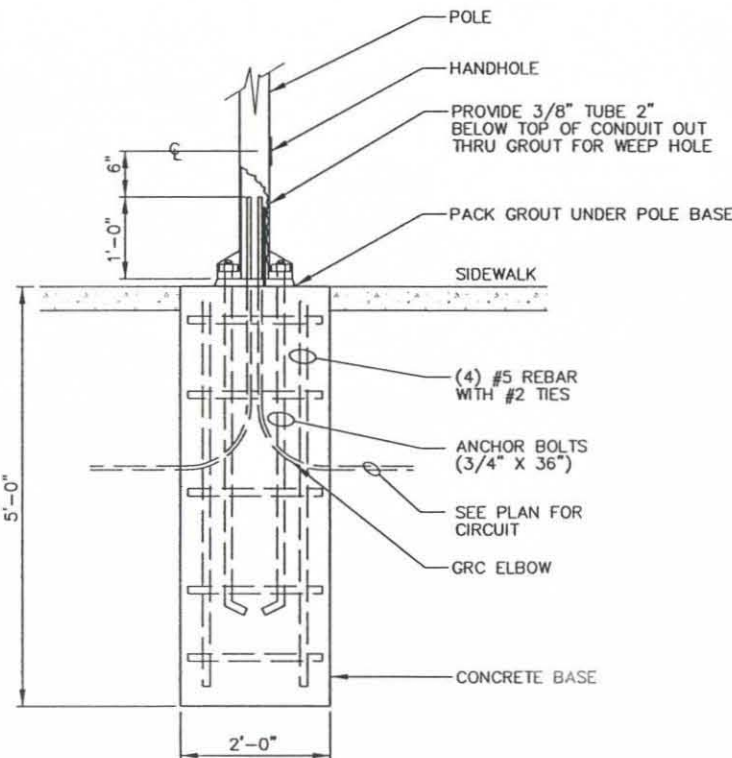
	POLE DESCRIPTION		
	25A	25B	18A
POLE HEIGHT	25'	25'	18'
POLE MATERIAL	STEEL	STEEL	ALUMINUM
POLE SHAPE	STRAIGHT	STRAIGHT	STRAIGHT
POLE TEXTURE	SMOOTH	SMOOTH	FLUTED
NUMBER OF FIXTURES	2	2	2
FIXTURE MOUNTING CONFIGURATION	OPPOSITE	90° MOUNT	OPPOSITE
ARM LENGTH	8'	8'	2'
FIXTURE	TEARDROP	TEARDROP	ACORN
LAMPING	HORIZONTAL	HORIZONTAL	HORIZONTAL
DECORATIVE BASE	NONE	YES	YES
30" BANNER ARM	2-OPPOSITE	1-STREET SIDE	1-STREET SIDE
TOTAL QUANTITY	36	36	24

* ALL LIGHT POLES AND DECORATIVE BASES ARE CITY FURNISHED ITEMS (SEE NOTE 1)

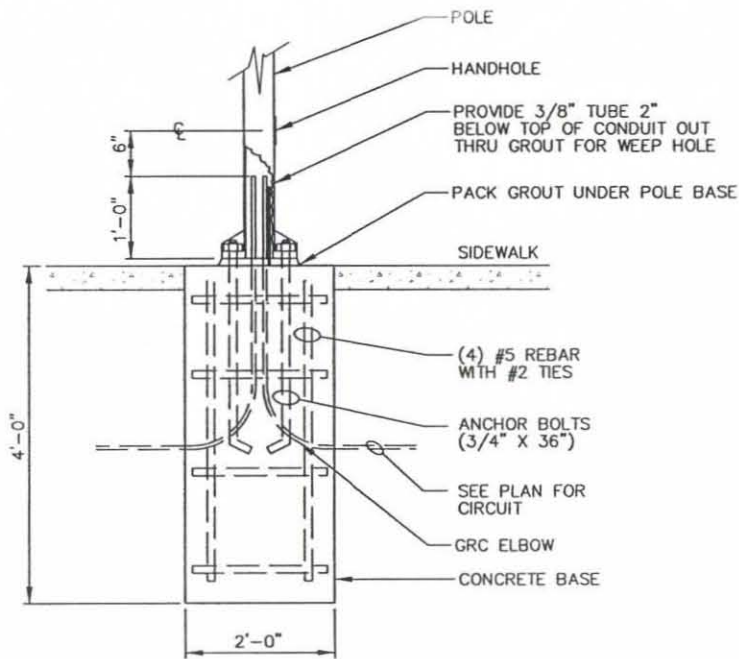
NOTES:
 1. CONTRACTOR IS REQUIRED TO SUPPLY ALL MATERIALS AND WORKMANSHIP (EXCEPT LIGHT POLES AND BASES) NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL LIGHTING SYSTEMS.



DETAIL A - POLE FOUNDATION FOR 25' POLES IN MEDIAN



DETAIL B - POLE FOUNDATION FOR 25' POLES ON SIDEWALK



DETAIL C - POLE FOUNDATION FOR 18' POLES ON SIDEWALK

UTAH DEPARTMENT OF TRANSPORTATION

REGION 4 -- RICHFIELD, UTAH

ROADWAY DESIGN

HORROCKS ENGINEERS

SR-34; ST GEORGE BOULEVARD

LIGHTING SCHEDULE/DETAILS

STP-0034(4)0

WASHINGTON COUNTY

SHEET NO. LT-S1

REVIEW

11/04

CHECK LRC

11/04

CHECK BDC

11/04

CHECK LRC

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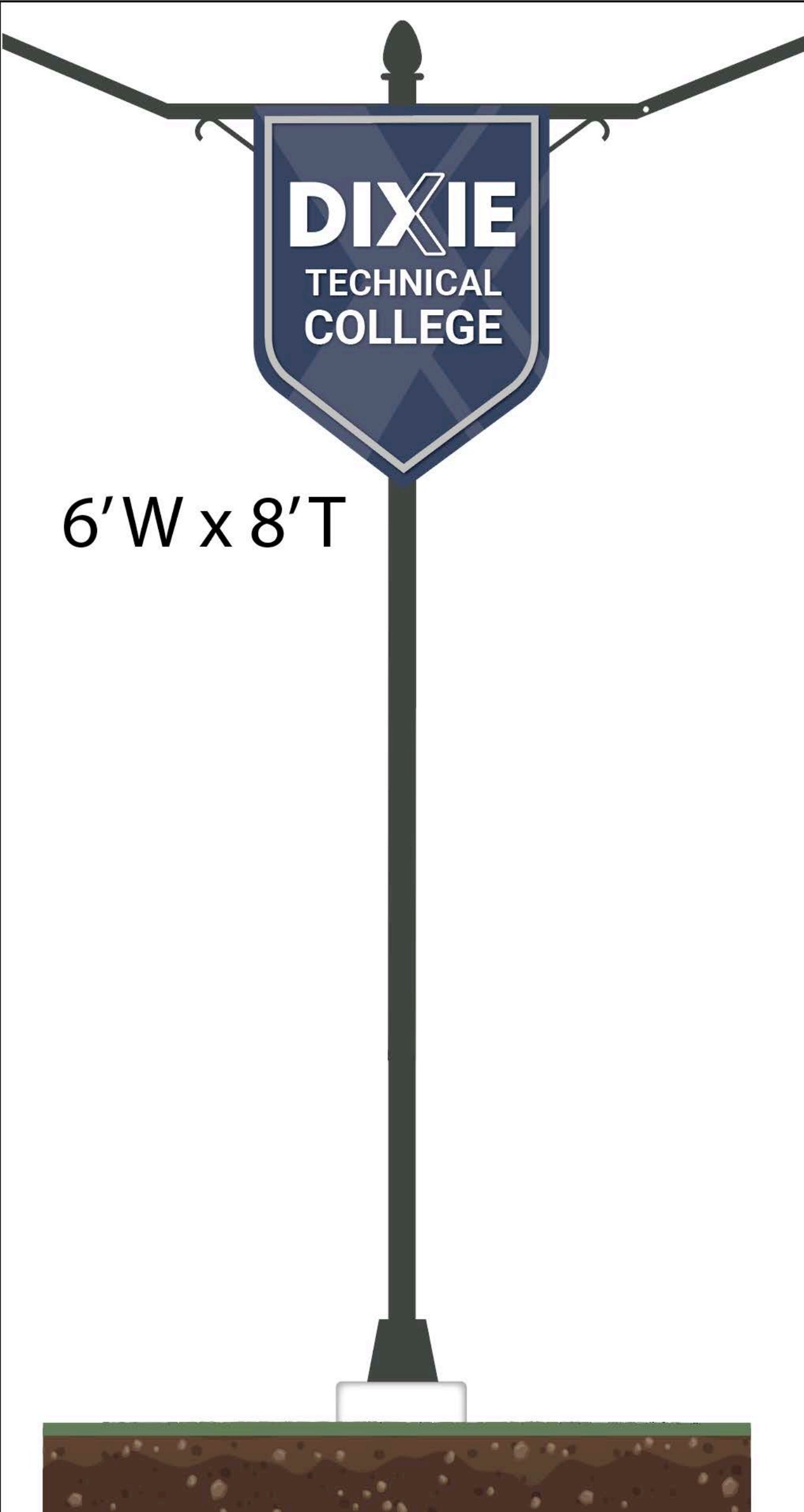
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DATE



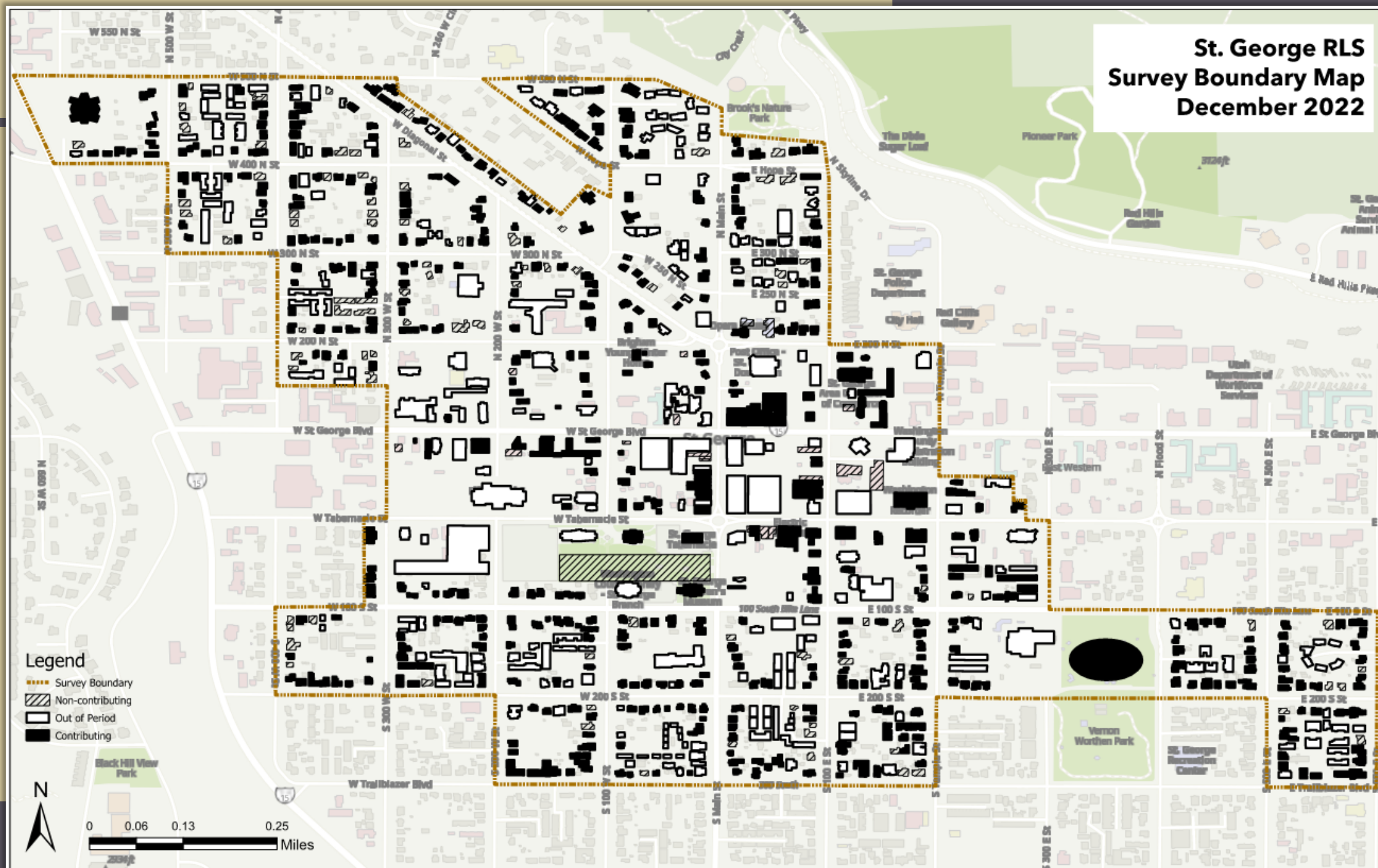
DIXIE
TECHNICAL
COLLEGE

6'W x 8'T



CREATING A
NATIONAL
HISTORIC
DISTRICT IN
THE
DOWNTOWN
AREA

**St. George RLS
Survey Boundary Map
December 2022**



1. What are the restrictions, rules, regulations for historic property owners?

UNDER FEDERAL LAW, THE LISTING OF A PROPERTY IN THE NATIONAL REGISTER **PLACES NO RESTRICTIONS** ON WHAT A NON-FEDERAL OWNER MAY DO WITH THEIR PROPERTY UP TO AND INCLUDING DESTRUCTION, UNLESS THE PROPERTY IS INVOLVED IN A PROJECT THAT RECEIVES FEDERAL ASSISTANCE, USUALLY FUNDING OR LICENSING/PERMITTING.

FAQ FROM THE NATIONAL REGISTER OF HISTORIC PLACES

2. Can I modify, remodel, or renovate my historic house?

UNDER FEDERAL LAW, THE LISTING OF A PROPERTY IN THE NATIONAL REGISTER PLACES **NO RESTRICTIONS** ON WHAT A NON-FEDERAL OWNER MAY DO WITH THEIR PROPERTY UP TO AND INCLUDING DESTRUCTION, UNLESS THE PROPERTY IS INVOLVED IN A PROJECT THAT RECEIVES FEDERAL ASSISTANCE, USUALLY FUNDING OR LICENSING/PERMITTING.

HOWEVER, BEFORE THIS OCCURS, YOU CAN, OR THE PROPERTY OWNER SHOULD CONTACT THE STATE HISTORIC PRESERVATION OFFICE (SHPO.) THE SHPO IS THE STATE AGENCY THAT OVERSEES HISTORIC PRESERVATION EFFORTS IN THEIR STATE. THERE MAY BE STATE OR LOCAL PRESERVATION LAWS THAT THE OWNER SHOULD BE AWARE OF BEFORE THEY UNDERTAKE A PROJECT WITH A HISTORIC PROPERTY.

FAQ FROM THE NATIONAL REGISTER OF HISTORIC PLACES

NATIONAL REGISTER--ONE OF THE PRIMARY

BENEFITS OF NATIONAL REGISTER DESIGNATION IS SIMPLY THE INCREASE OF **NEIGHBORHOOD PRIDE**. THERE MAY ALSO BE FINANCIAL BENEFITS. FOREMOST IS THE 20 PERCENT STATE **TAX CREDIT** FOR OWNERS WHO REHABILITATE RESIDENTIAL BUILDINGS. REHABILITATION COSTS MUST EXCEED \$10,000 AND ALL WORK MUST BE APPROVED IN ADVANCE BY THE STATE HISTORIC PRESERVATION OFFICE. TWENTY PERCENT OF THE REHAB COSTS CAN BE TAKEN AS A TAX CREDIT APPLIED TO THE BUILDING OWNER'S STATE INCOME TAXES. FOR EXAMPLE, A BUILDING OWNER WHO SPENDS \$20,000 ON A HISTORIC HOUSE REHAB COULD CLAIM A \$4,000 TAX CREDIT.

INFO
FROM OUR
STATE
HISTORIC
PRESERVATION
OFFICE (SHPO)

CONTRARY TO POPULAR BELIEF, THERE ARE **NO RESTRICTIONS** THAT COME WITH NATIONAL REGISTER LISTING. PROPERTY OWNERS RETAIN ALL OF THEIR RIGHTS TO ALTER, DEMOLISH, OR PRESERVE THEIR BUILDINGS AS THEY SEE FIT. DEVELOPERS ARE NOT PROHIBITED BY NATIONAL REGISTER DESIGNATION EITHER. THE ONLY RESTRICTIONS AND CONTROLS IN A HISTORIC DISTRICT ARE THOSE IMPOSED BY THE CITY.

INFO
FROM OUR
STATE
HISTORIC
PRESERVATION
OFFICE (SHPO)

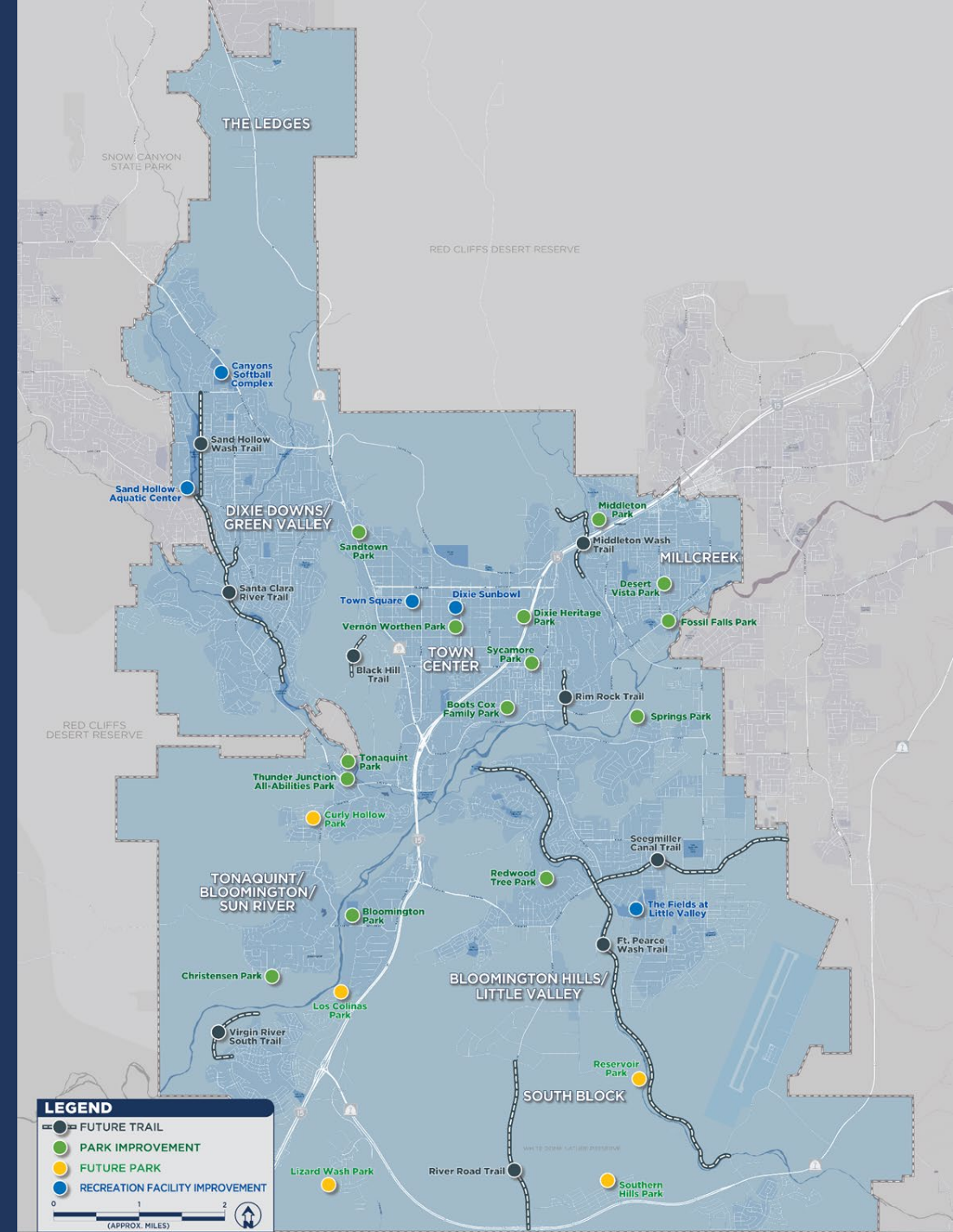


St.George

**TRAILS, PARKS &
RECREATION BOND
PROJECTS**

2023 PROPOSED PROJECTS

TRAILS PARKS FACILITIES



G.O Bond Park Projects Fiscal Years 25-27

FY 25 Construction

Boots Cox Family Park Playground
Christensen Park Playground
Curly Hollow Park Phase 1
Desert Vista Park Remodel
Dixie Heritage Park Playground
Las Colinas Park
Middleton Park Playground
Redwood Tree Park Improvements
Sycamore Park Playground
Little Valley Fields Improvements

FY 26 Construction

Lizard Wash Park
Sandtown Park Trail
Vernon Worthen Improvements
Dixie Sunbowl
Thunder Junction Phase 2
Fort Pearce Wash Trail Phase 1
Sand Hollow Wash Trail
Santa Clara River Trail Phase 1
Black Hill Trail
VR Trail Springs to Mall Drive

1997



1996



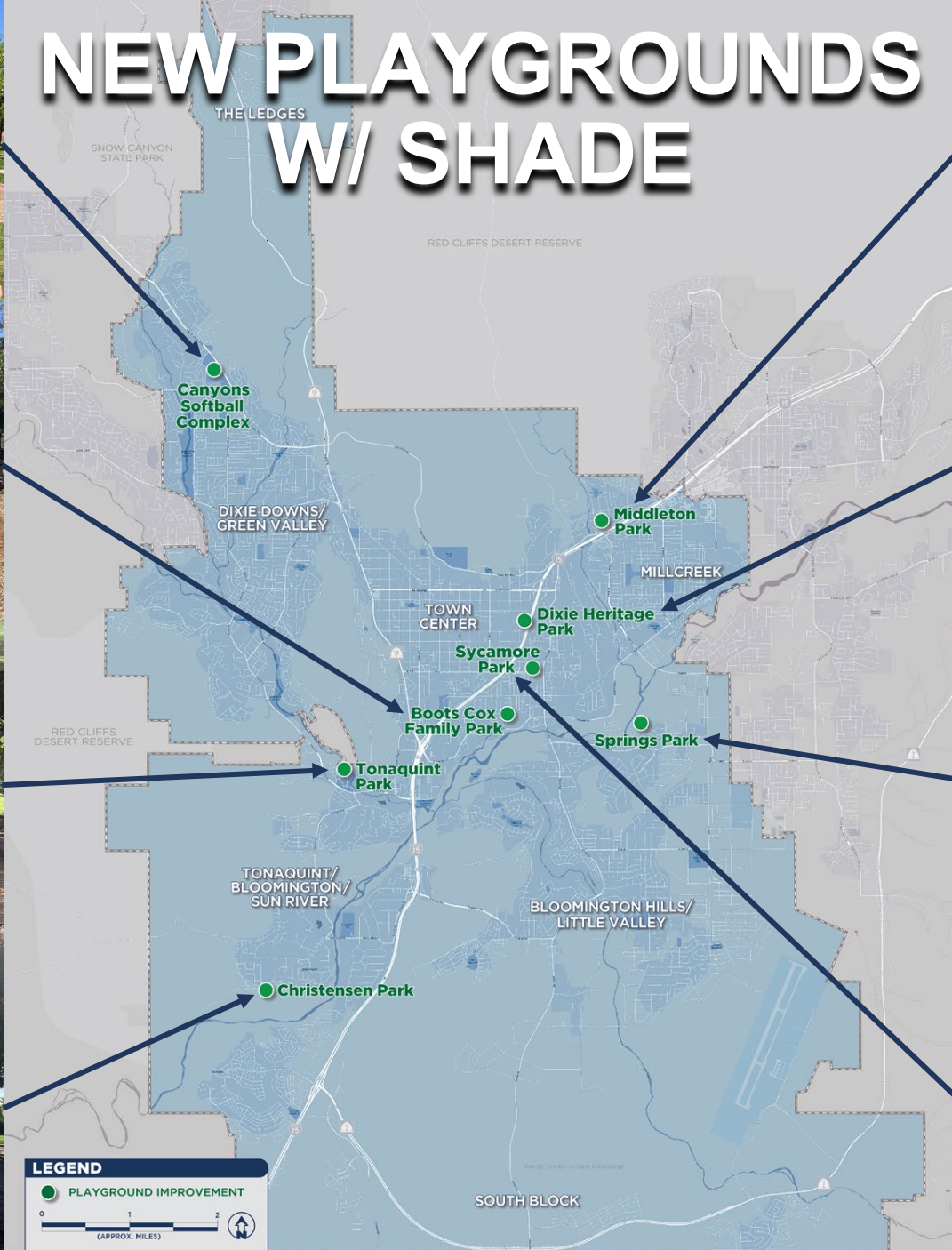
1996



1996



NEW PLAYGROUNDS W/ SHADE



2004



1996



2002



1996



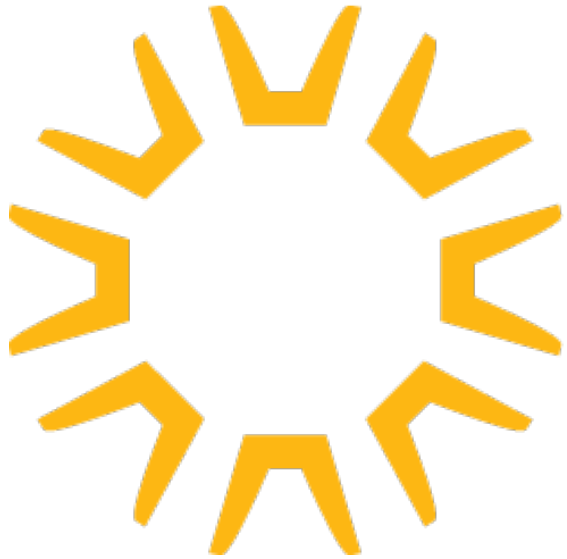
2024 Planned Debt Issuance

- \$15.2 million issuance / \$15 million in construction funds.
- Estimated True Interest Cost of 3.98% based on current market conditions.
- Super Parameters resolution for consideration at the March 7th Council meeting.
- Anticipate closing on the bonds April 25th.



St.George

THANK YOU



St. George

THE BRIGHTER SIDE

Public Infrastructure District (PID) Policy – Work Meeting Discussion

Public Infrastructure District (PIDs)

- Codified as Title 17D, Chapter 4
 - Bill grants cities and counties (Creating Entity) the power to create PIDS to finance public infrastructure for new development and redevelopment
- PIDs can issue debt repayable from property taxes or assessments on the property owners within its boundaries



PID Creation

- At the discretion of the City
- Requires consent of 100% of property owners and voters within the PID boundaries
- Costs of City's counsel in evaluating PID to be paid by the property owner



PID Highlights

- Governed under the Local district Act, Title 17B
- Independent political subdivision
- Governed by own board
 - Initially appointed by City. Transitions to elected.
- PID debt is not a liability or a balance sheet item of the City
- Funding source for debt repayment can be a mill levy or special assessment
- Defaults by PID taxpayers not enforced by City



PID Policy Considerations

- Another tool allowed by State Code to encourage development
- PIDs can be an effective tool achieving the City's interests via the "Creation Document"

For example:

- Incentivize commercial development
- Promote jobs opportunities
- Facilitate master planned communities
- Incentivize a variety of housing product
- Enhanced infrastructure, such as increased capacity



PID Policy Considerations

- Additional tax levies on future residents located within the PID
- Separate non-elected governing board managing tax levy
- True impact on city resources, housing affordability, infrastructure, etc.



PID Policy

- Creates a tool to encourage development that meets the city's goals
- Provides clarity on review process and required materials
- Establishes evaluation criteria
- Defines terms such as desired community benefit, public infrastructure
- Structure how a PID would be created, managed and reporting requirements





Public Infrastructure District (PID) Policy

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Any proposed PID will be considered in relation to the best interests of the City. If through the review process a PID is determined to be the most appropriate financing and governance mechanism, the requirements provided herein shall apply.

PIDs are a tool that may help fulfill the City’s vision listed in the St. George 2040 Vision Plan. Many factors may be considered in authorizing approving a district. These factors include (but not limited to):

- Align with the overarching objectives and mission of the city and provides an overall community benefit, ensuring that it contributes to the city's goals without imposing excessive burdens on residents and businesses;
- Implement the overall mission listed in the St. George 2040 Vision including the pillars of Lifestyle, Responsible Growth, Economic Vitality, Accessible City, Connection to Nature, Arts & Culture Integration, and Thriving Downtown;



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- Support a thriving and resilient economy by encouraging a mix of uses that encourage economic vitality;
- Create neighborhoods that increase and diversify the City’s housing supply that will ultimately promote attainable housing across the City;
- Support the City’s Water Master Plan by applying best practices for water conservation;
- Increase energy efficiency and promote renewable energy;
- Target key industries and business sectors identified in the St. George 2040 Vision;
- Support the expansion and attraction of target that diversify the St. George economy, substantial and stimulate capital investment;
- Promote the overall economic growth and welfare of the City of St. George by broadening and diversifying the tax base; and
- Create new job opportunities at or above the County average wage;

Submittal Instructions

Petition: Submit copies to the City of St. George Recorder’s Office. Electronic copies are encouraged to the attention of City of St. George Recorder, recorder@sgcity.org. If mailed, to the address as follows: City of St. George ATTN: City Recorder’s Office, 175 E. 200 N., St. George, UT 84770

All other documents: Submit letters of intent, draft governing documents, and all other documents (with the required number of copies) to the City of St. George Recorder’s Office. Electronic copies are encouraged to the attention of City of St. George Recorder, recorder@sgcity.org. If mailed, to the address as follows: City of St. George ATTN: City Recorder’s Office, 175 E. 200 N., St. George, UT 84770.

Consideration Factors



Public Infrastructure District (PID) Policy

I. Application Process

1. A preliminary meeting with City of St. George Staff is encouraged (not required) prior to submittal. Interested parties should contact the City of St. George Economic Development Department to coordinate this meeting. There is no fee associated with this meeting.

A. Petition and Letter of Intent

The applicant shall submit:

2. A petition to the City of St. George Recorder’s Office meeting the requirements outlined in Utah Code Title 17B, Chapter 1, Part 2 as modified by 17D-4-201.
3. A letter of intent containing the following information below:
(The Petition and Letter of Intent will be used by staff to make a preliminary recommendation about the appropriateness of the formation of the District and must be submitted prior to the applicant’s submission of a Draft Governing Document. A positive recommendation from staff does not assure future approval for the Governing Document of the District.)
 - Description and map of proposed District area including size, area and major public improvements;
 - Description of proposed development within the District boundary, including general distribution of land uses, densities, and phasing of development;
 - Description of the public benefit resulting from the creation of the District and its undertakings;
 - Itemization and description of all needed infrastructure (both regional and local) and facilities in the District’s area;
 - Estimated construction costs for the public infrastructure and improvements;
 - Evidence of consent to the creation of a PID and for the issuance of debt in an amount sufficient to finance the proposed infrastructure by 100% of surface property owners and registered voters within the proposed PID boundary;
 - General description of phasing of construction based on development projections;
 - Summary of needed public infrastructure and improvements, services, and facilities;
 - Regional and local infrastructure the proposed PID will provide;
 - Proposed timeline for PID creation and development completion;
 - Anticipated maximum fixed mill levy required to meet debt service of the district;
 - Analysis of proposed mill levies in light of outstanding debt and mill levies of other taxing entities affecting the area;
 - Sample plan of finance depicting the possible sources and uses of funds for the PID.
 - Disclosure of any conflicts of interest between the applicant and the officers and employees, including elected officials of the City;
 - Copies of signed engagement letters between applicant and applicant consultants and legal counsel and advisors retained by the City and/or the proposed District, whereby applicant agrees to pay fees related to application and Governing Document;



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Review Process



Public Infrastructure District (PID) Policy

I. Application Process

1. A preliminary meeting with City of St. George Staff is encouraged (not required) prior to submittal. Interested parties should contact the City of St. George Economic Development Department to coordinate this meeting. There is no fee associated with this meeting.

A. Petition and Letter of Intent

The applicant shall submit:

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(The Petition and Letter of Intent will be used by staff to make a preliminary recommendation about the appropriateness of the formation of the District and must be submitted prior to the applicant’s submission of a Draft Governing Document. A positive recommendation from staff does not assure future approval for the Governing Document of the District.)
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Public Infrastructure District (PID) Policy

- A description of the proposed administrative structure of the PID demonstrating the ability of the PID to meet the administrative requirements found in the Fiscal Procedures for Local Districts Part of the Utah Code Title for Limited Purpose Local Government Entities - Local Districts. (Utah Code Title 17D, Chapter 4)
- Existing or pending financial difficulties (insolvency, bankruptcy, lawsuits, significant contract disputes, foreclosure proceedings, etc.) of the applicant/developer and any of its related businesses including subsidiaries, partnerships, and/or affiliates;
- Plans to mitigate any shortfalls in the PID's ability to meet financial obligations;
- Background information on the developer/applicant and financial relationships between property owners, developer/applicant and the PID; and
- Any other information as may reasonably be requested by the City (this may include, for example, personal and/or corporate Internal Revenue Service filings and audited financial statements).

B. Fees

No request to create a PID shall be processed until the fees set forth herein are provided for. All checks are to be made payable to City of St. George and sent to the City.

1. Letter of Intent ("LOI"): A LOI is to be submitted to the City Economic Development Director's Office and \$5,000 fee shall be paid at the time of submittal of the LOI to cover the cost of staff review.
2. If the applicant proceeds to the submittal of a Governing Document, the applicant shall be required to pay actual costs of the City in connection with review and negotiation of the Governing Document. Depending on the scope and time required to analyze the submission, additional money may be requested to be held with the original retainer.
3. Other expenses: The applicant shall pay all reasonable consultant, legal, financial advisor, and other fees and expenses incurred by the City in the review of the draft Governing Document prior to adoption, and other fees and expenses associated with such District. All fees and expenses shall be paid within 30 days of receipt.

II. Criteria for Evaluation Proposed Public Infrastructure Districts

A. Public Benefit

The utilization of a PID may only be used to serve or improve property and may not be used to benefit or enhance private property; and shall strictly comply with Title 17D Chapter 4 of the Utah Code (the "PID Act"). Listed below are eligible public infrastructure and improvements which PIDs may provide:

- Public infrastructure such as water, sewer, stormwater and power
- Right-of-way median, roads, sidewalks, curb, and gutter
- Open space infrastructure, such as detention ponds
- Parks, trails, and trailheads

Define Public Benefit

Public Infrastructure District (PID) Policy

- Parking improvements
- Public facilities
- Distinctive lighting

Other public infrastructure and improvements will be reviewed and considered by the City in accordance with the PID Act. Below are examples of which the PIDs may not be utilized or consider:

- Privately owned buildings;
- Swimming pools, water parks, and decorative water features;
- Construction, improvement, or maintenance of privately owned buildings or land, including property owned by a Home Owners' Association (HOA); and
- Infrastructure for housing developments not intended for primary residential use

Formation of a District is expected to provide significant public benefit consistent with the City's goals. Below are components of public benefit to be considered:

- Development that is in conformance with the City's 2040 Vision and General Plan;
- Provision of and/or contribution to needed regional and sub-regional public infrastructure and improvements;
- Sustainable design promoting neighborhood vitality including multimodal transportation; water conserving landscape design, sustainable building design and the formation and design in transportation management programs;
- Mixed-use development that includes a variety of housing types and prices, a range of employment opportunities, retail and consumer services, and civic amenities;
- High quality site and building design, including street connectivity, multimodal designs, durable construction materials and pedestrian-friendly design; and
- Commercial development providing employment opportunities and consumer services.

B. Evaluation Criteria

Without a mill levy

These criteria provide thresholds for consideration:

- A PID will not be considered unless the proposed development is expected to exceed **\$10,000,000** in total public infrastructure costs.
- Districts make public infrastructure and improvements identified in the City's master plans.
- Districts should not include land already included in another District without documented provision in an adopted Governing Document. In such cases, the relationship with the existing District must be addressed in the Governing Document.

With a mill levy

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Public Infrastructure District (PID) Policy

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No Mill
vs. Mill Levy

Public Infrastructure District (PID) Policy

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With a mill levy

- A PID will not be considered unless the proposed development is expected to exceed **\$10,000,000** in total public infrastructure costs.



Public Infrastructure District (PID) Policy

- A Commercial / Residential District requesting any mill levy in the District for repayment of limited tax bonds will not be considered without sufficient justification as to why mills are necessary. Providing justification does not guarantee approval of the request and will be evaluated on a case-by-case scenario.

The following criteria relating to the applicant and the development will also be considered:

- Historical performance of the applicant;
- The current proposed plan of the finances of the District;
- The current development plans' relationship to the City's General Plan; and
- The regional, economic development or overall benefits to the city

C. Submission Review

Applications shall be initially reviewed by a committee that advises the City Council. The committee shall have no set membership but may be comprised of City Staff representing the City's community development, economic, financial, and legal interests. The committee shall be tasked with reviewing the application for completeness and consistency with this policy, City's 2040 Vision and General Plan, and other applicable state statutes and City ordinances. The committee will utilize criteria from this policy as a guideline to determine whether to direct the applicant to proceed with preparation of a draft governing document after City Council review.

After review of the application is complete, the committee will report its findings to the City Council for consideration. The City's discretion to issue an initiating resolution to proceed with a governing document is neither limited to the review criteria outlined in this policy, nor does compliance with all of the criteria outlined in this policy obligate the City to issue an initiating resolution.

III. Governing Document Requirements

If the concept for the PID as contained in the application is approved and an initiating resolution is passed, the applicant shall submit a draft governing document to the City. The Governing Document memorializes the understanding between the PID and the City and should be compliant with the PID Act. The Governing Document will be reviewed by the same committee that reviewed the PID application for compliance with the requirements set forth in the PID Act, this policy, City's 2040 Vision and General Plan, and any applicable state statute and local ordinance.

Unless the City approves, a Governing Document shall be drafted based on a model Governing Document provided by the City. The applicant's draft shall include a clean draft and a redline showing all changes from the model governing document. The final Governing Document will be forwarded to the City Council by the committee for consideration and approval.

Governing Document

Public Infrastructure District (PID) Policy

A. Disclosure and Reporting Requirements

Disclosure of the existence of a PID to property owners and potential buyers within the PID is important, and the following actions to be taken shall be included in the Governing Document:

1. Within 30 days after the formation of the PID, the PID board shall record a notice with the City's Recorder:
 - Containing a description of the boundaries of the PID and inclusion area as applicable;
 - Stating that a copy of the governing document is on file at the City;
 - Stating that the PID may finance and repay infrastructure and other improvements through the levy of a property tax;
 - Stating the maximum rate that the PID may levy;
 - Stating the maximum per amount of bonds the PID may issue
 - Stating the maximum number of years over which the bonds may mature
 - Stating the maximum number of years over which the property tax levy may be imposed; and
 - If applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion.
2. Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, shall be required to disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:
 - All of the information required under (1)(a) above; and A disclosure outlining the impact of any applicable property tax, in substantially the following form:

"Under the maximum property tax levy of the District, a primary residence valued at \$[insert average anticipated residential property value] would have an additional annual property tax of \$_____ for the duration of the District's Bonds. A business property valued at \$[insert average anticipated commercial property value] would have an additional annual property tax of \$_____ for the duration of the District's Bonds."
3. Such disclosures shall be contained with the REPC on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end-user acknowledging the foregoing.
4. The PID will make the following information readily available to the public and provide to the City upon request:
 - Annual budget;
 - Annual financial statements of the PID, audited if required by statute or bond covenant;
 - Total debt authorized and total debt issued and presently planned debt issuances;
 - Names and terms of board members and officers and progress towards milestones required for transition to elected board;



Public Infrastructure District (PID) Policy

- Rules and regulations of the PID regarding bidding, conflict of interest, contracting, and other governance matters;
 - List of current interlocal agreements;
 - List of all current contracts for services or construction; and
 - Official statements of current outstanding bonded indebtedness;
5. The following shall be considered significant changes to the governing document, thereby requiring approval by the City:
- Exclusion or inclusion of property without Governing Document and PID Act, or other statutory required approvals;
 - Change in the maximum property tax fee levy;
 - Consolidation with any other PID; and
 - Change in the dissolution date.

DRAFT





St. George

THE BRIGHTER SIDE



- 60.8% Construction costs
- 17.8% Finished lot costs
- 21.4% Financing, overhead, marketing, sales, profit costs

- National Association of Home Builders

Table 1. SINGLE-FAMILY PRICE AND COST BREAKDOWNS			
2022 National Results			
Average Lot Size:		17.218	
Average Finished Area:		2,561	
I. Sale Price Breakdown		Average	Share of Price
A. Finished Lot Cost (including financing cost)		\$114,622	17.8%
B. Total Construction Cost		\$392,241	60.8%
C. Financing Cost		\$12,192	1.9%
D. Overhead and General Expenses		\$32,979	5.1%
E. Marketing Cost		\$4,268	0.7%
F. Sales Commission		\$23,080	3.6%
G. Profit		\$65,369	10.1%
Total Sales Price		\$644,750	100.0%
II. Construction Cost Breakdown		Average	Share of Construction Cost
I. Site Work (sum of A to E)		\$29,193	7.4%
A. Building Permit Fees		\$8,292	2.1%
B. Impact Fee		\$5,208	1.3%
C. Water & Sewer Fees/Inspections		\$5,800	1.5%
D. Architecture/Engineering		\$4,724	1.2%
E. Other		\$5,169	1.3%
II. Foundations (sum of F to G)		\$43,086	11.0%
F. Excavation, Foundation, Concrete, Retaining walls, and Backfill		\$39,731	10.1%
G. Other		\$3,355	0.9%
III. Framing (sum of H to L)		\$80,280	20.5%
H. Framing (including roof)		\$60,831	15.5%
I. Trusses (if not included above)		\$11,479	2.9%
J. Sheathing (if not included above)		\$5,383	1.4%
K. General Metal/Steel		\$1,168	0.3%
L. Other		\$1,419	0.4%
IV. Exterior Finishes (sum of M to P)		\$46,108	11.8%
M. Exterior Wall Finish		\$19,746	5.0%
N. Roofing		\$11,496	2.9%
O. Windows and Doors (including garage door)		\$13,158	3.4%
P. Other		\$1,709	0.4%
V. Major Systems Rough-ins (sum of Q to T)		\$70,149	17.9%
Q. Plumbing (except fixtures)		\$22,706	5.8%
R. Electrical (except fixtures)		\$23,892	6.1%
S. HVAC		\$21,845	5.6%
T. Other		\$1,707	0.4%
VI. Interior Finishes (sum of U to AE)		\$94,300	24.0%
U. Insulation		\$6,530	1.7%
V. Drywall		\$13,184	3.4%
W. Interior Trims, Doors, and Mirrors		\$12,727	3.2%
X. Painting		\$8,793	2.2%
Y. Lighting		\$4,502	1.1%
Z. Cabinets, Countertops		\$17,775	4.5%
AA. Appliances		\$6,263	1.6%
AB. Flooring		\$13,019	3.3%
AC. Plumbing Fixtures		\$5,166	1.3%
AD. Fireplace		\$1,608	0.4%
AE. Other		\$4,733	1.2%
VII. Final Steps (sum of AF to AJ)		\$23,065	5.9%
AF. Landscaping		\$9,123	2.3%
AG. Outdoor Structures (deck, patio, porches)		\$2,178	0.6%
AH. Driveway		\$8,775	2.2%
AI. Clean Up		\$2,280	0.6%
AJ. Other		\$709	0.2%
VIII. Other		\$6,059	1.5%
Total		\$392,241	100.0%

Q: Can a property owner pay off their portion of the bond obligation when they purchase property within a PID instead of paying a higher tax?

For bonds secured by property taxes: No

- Because property taxes are based on the projected assessed value of the home (which changes annually per the county assessor), a lump sum/pre-payment amount of property taxes to be levied over the 20-30-year life of the bond is not predetermined and therefore cannot be prepaid. However, these bonds can be refinanced at lower rates, which can reduce the outstanding property tax balance
- For bonds secured by special assessments: Yes
 - The amount of assessment due per lot is predetermined and fixed over the life of the bonds and can therefore be prepaid at any point by the property owner with no penalty.



Q: Will the property taxes remain outstanding in perpetuity?

No. The property tax terminates and the PID is dissolved upon the shorter of either 1) full repayment of debt or 2) a 40-year maximum discharge date. Typically, bonds are structured to a 30-year maturity. If tax collections are greater than projected, the bonds can be repaid and the tax terminated prior to the maturity date.



*Sample Comparison of Public Infrastructure Benefits of the PID
With and Without the PID Financing Available*

*Sample Comparison of Public Infrastructure Benefits of the PID
With and Without the PID Financing Available*

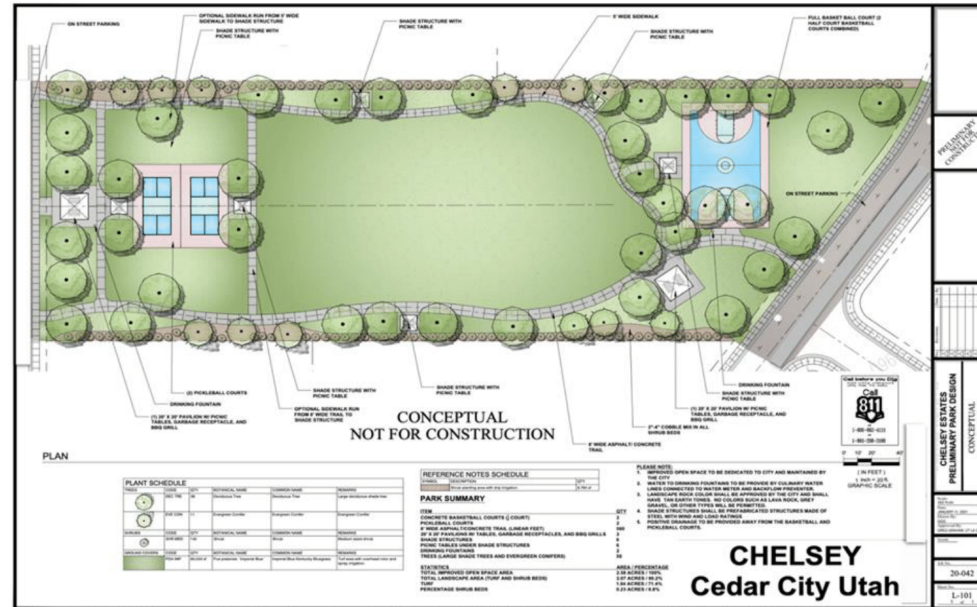
Without PID Financing

- **Less Open Space**
Project will have marketable entrance, but less open space to accommodate higher density
- **Partial Sewer Lift Station for Phases 1-3**
Lift station will proceed as approved but limited to handling immediate phases within only the Chelsey development
- **Smaller Parks and Amenities**
Smaller pocket parks and amenities would be installed piecemeal as future sales revenues dictates
- **Sufficient Water System**
Water loop will only be sufficient for Chelsey and no other growth or redundancy in source

With PID Financing

- **More Open Space**
There will be more expansive open space, larger lots, and better amenities
- **Gravity Fed or Full Lift Station**
Full gravity-fed sewer system to 2400 west consistent with City's infrastructure needs and supportive of future growth
- **Full City Park w/Pickleball & Basketball Courts**
A full-size destination park as a city amenity which could be included in early phases (see rendering below).
- **Looped Water System to Provide Redundancy for Chelsey and Surrounding Growth**
A looped water system could provide redundancy, security, and handle the growth of other projects in the area.

Chelsey Estates on 205.81 acres
~ 2500 N. Lund Hwy
Cedar City, UT



Public Infrastructure District (PID) Q&A

The following Q&A guide addresses common questions and areas of concern raised by various stakeholders interested in PIDs.

Q1: Will the end property owners (buyers) within the PID pay for the public infrastructure twice?

A1: Double paying for the public infrastructure is prohibited by statute. For example, if a PID pays for the cost of a sewer line, no impact fees could be assessed for that same sewer line. The overall cost of infrastructure is reflected in the price of the home inclusive of the property tax obligation associated with the PID which is transparently disclosed to home buyers multiple times throughout the home buying process (see below for additional detail on PID disclosures).

Q2: Are homes in a PID discounted because of the additional property tax?

A2: Market supply and demand ultimately determine the sale price of a home based on a variety of factors including higher or lower property taxes and/or HOA fees, more or less amenities, better or worse location, higher or lower product quality, larger or smaller size, etc.

Q3: What happens when the landowner defaults?

A3: When a PID issues bonds backed by a limited property tax, landowners would be subject to the same consequences as any other property tax delinquency (e.g., subject to tax lien foreclosure by the County Treasurer after 5 years of delinquency). Bondholders, in this structure, have no recourse to property owners in the event of default.

Q4: What liability does the city have?

A4: The City has no liability for PID debt and maintains control of the creation process that dictates the parameters of the PID through a governing document. In the event the project revenues are insufficient to meet debt service payments, the bondholder has no statutory remedy to require additional taxes or fees, nor statutory recourse to the City, the property or its owners.

Q5: What liability does the community have?

A5: Only property owners within the boundaries of the PID have an obligation to repay PID-issued debt. Only property owners within the boundary of a PID have an obligation to repay PID-issued debt. Additionally, property owners must provide their consent in order to be a part of a PID.

Q6: Will the additional PID taxes be too high to be affordable?

A6: Within the Governing Document, the City can control the maximum mill rate applied to district. Developers must also be sensitive to the affordability component when requesting a mill rate.

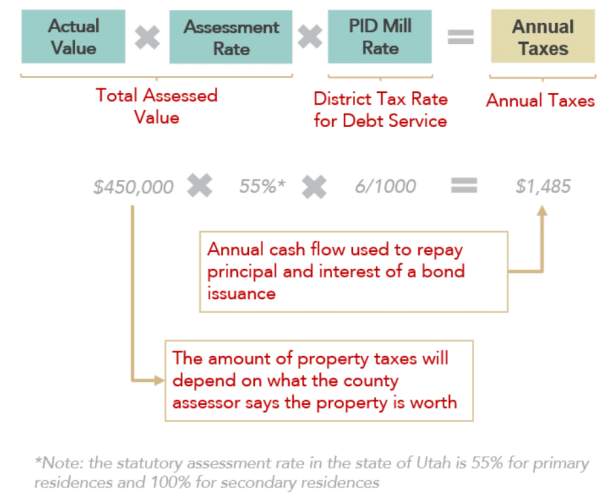


Figure 1: Sample Limited Property Tax

Q7: Can a property owner pay off their portion of the bond obligation when they purchase property within a PID instead of paying a higher tax?

A7:

- For bonds secured by property taxes: No
 - Because property taxes are based on the projected assessed value of the home (which changes annually per the county assessor), a lump sum/pre-payment amount of property taxes to be levied over the 20-30-year life of the bond is not predetermined and therefore cannot be prepaid.
 - However, these bonds can be refinanced at lower rates, which can reduce the outstanding property tax balance
- For bonds secured by special assessments: Yes
 - The amount of assessment due per lot is predetermined and fixed over the life of the bonds and can therefore be prepaid at any point by the property owner with no penalty.

Q8: Will the property taxes remain outstanding in perpetuity?

A8: No. The property tax terminates and the PID is dissolved upon the shorter of either 1) full repayment of debt or 2) a 40-year maximum discharge date. Typically, bonds are structured to a 30-year maturity. If tax collections are greater than projected, the bonds can be repaid and the tax terminated prior to the maturity date.

Q9: Are PIDs a unique financing tool? Is this type of tool used in other states?

A9: PIDs were authorized by the enactment of Utah S.B. 228 in 2019. While the tool is relatively new to Utah, this type of financing tool has been successfully used for decades in other states.

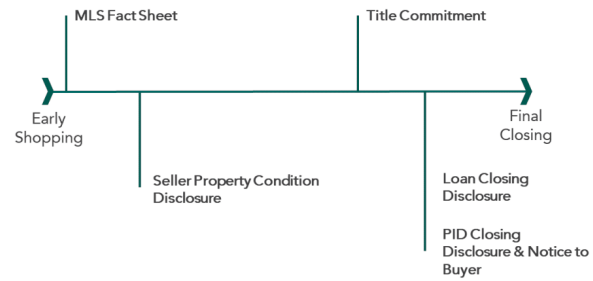
Q10: Checks and Balances. How does the PID's Board of Directors work? Do any payments to or from the PID have to be approved by the City?

A10: In general a City does not approve payments to or from a PID, as ongoing oversight of individual transactions may be administratively cumbersome. However, other checks and balances exist, particularly at the front end of a PID's formation and approval.

- PIDs are Governed by a Board of Trustees comprised of property owners and their agents, which ultimately transitions to the future residents of the district
- PIDs are subject to similar state code requirements as other entities
 - Open and public meetings laws
 - Budget and audit procedures
 - Procurement code
- In the Governing Document, the City may place constraints on the operations and abilities of the PID to address any concerns including:
 - Debt limits and terms
 - Maximum tax rate
 - Repayment timing for any assessment bonds
 - Reporting requirements to the City
 - Permitted or prohibited improvements
 - Transition to elected board comprised of residents

Q11: How are PIDs disclosed to home buyers?

A11: PIDs and any associated taxes or assessment obligations are openly and transparently disclosed multiple times to home buyers throughout the home buying process. This gives buyers the opportunity to factor the cost of a PID into their purchasing decision (also reflected in their mortgage cost).



290 W 1300 S, Hurricane, UT 84737 21-227532 Residential Contingent \$879,900

Provided as a courtesy of
DUSTY WRIGHT - THE WRIGHT TEAM
KW ST GEORGE KELLER WILLIAMS REALTY SUCCESSION
308 W Tabernacle Street
St George, UT 84770
Other Phone - (435) 200-1955
Cell Phone - (435) 313-1525
DustyWright1@gmail.com
http://www.MyStgHome.com/
License #: 6575525-S400

Office Listing #: DTV Listing Type: ERS No List Price/SqFt: 192.20

Geo Lat: 37.156202 County: Washington Geo Loc: -113.293485 Acres: Street: Tax ID: H-F-9
Tax ID Validated: Yes Subdivision: Total Taxes: 2,850.38 Tax Year: 2021
Owner: Colleen G Iverson Owner Phone: Elementary Schools: Three Falls Elementary Intermediate Schools: Hurricane Intermediate
Occupant Phone: Hurricane Middle Jr. High Schools: Hurricane High

Listing Class: Single Family Basement SqFt: 2,079 Main SqFt: 2,499
Upstairs SqFt: 0 Other SqFt: 0 Total SqFt: 4,578
Master Bedroom: 1st Floor Total Bedrooms: 6 Des/Office: 0
Level: Formal Dining Room: No Year Built: 2019
Total Bathrooms: 4 Lot Dimensions: Lot Irregular: Attached
Levels: 1 Garage Capacity: 2 Carport Capacity: 0
Lot Acres: 0.41 Carport Type: None
Garage Size SqFt: 509 Assoc Dues Period: N/A
Total Dues/Fees: 0

Variable Rate Comm: No Buyer/Office Comm: 2.50 Buyer/Office Comm %
Type:

Seller Concessions: Buyer Zip Code: Concessions:
Remarks: Sold Price/SqFt:

Public Remarks: Newer home built in 2019 with an attached Casita (can be rented out long term or short-term through VRBO or AirBnB so long as you live in the home as a primary home) on .41 acres in an excellent neighborhood in the south fields of Hurricane. Nice covered patio on the north end of the home. 2 kitchens. 3 laundry rooms, theater room, granite tops, 3-tone paint, custom cabinets, nice floor plan, mud
Private Remarks: Occupied. Text Johanna at 435-666-7385 to schedule all showings and give 24 hours notice. Proof of funds and/or loan pre-qualification letter is required prior to the showing
Disclosures:

The MLS Fact Sheet discloses property taxes which includes any PID property taxes

SELLER'S PROPERTY CONDITION DISCLOSURE
This is a required disclosure for the Seller to complete and provide to the Buyer.

SELLER NAME: _____ (Seller)
PROPERTY ADDRESS: _____ (Property)
SELLER'S SIGN: _____

Buyer and Seller are advised that this disclosure is not intended to provide a warranty or representation of the condition of the property. It is intended to provide information to the Buyer to make an informed decision.

1. **GENERAL INFORMATION**
A. To your knowledge, are there any liens or encumbrances on the property? ☐ Yes ☐ No
B. To your knowledge, are there any pending lawsuits or claims against the property? ☐ Yes ☐ No
C. To your knowledge, are there any pending judgments or judgments against the property? ☐ Yes ☐ No
D. To your knowledge, are there any pending judgments or judgments against the property? ☐ Yes ☐ No

2. **UNPAID ASSESSMENTS**
A. Are you aware of any HOA, municipal, special improvement district, PID or other assessments that are presently owing against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such unpaid assessments. ☐ Yes ☐ No
B. Are you aware of any HOA, municipal, special improvement district or PID assessments that have been approved but not yet levied against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments. ☐ Yes ☐ No

3. **PUBLIC INFRASTRUCTURE DISTRICTS**
A. Are you aware if the Property is located within a public infrastructure district (PID)? ☐ Yes ☐ No
B. Are you aware of any ongoing property tax obligations because of the PID's issuance of a limited tax bond? If "Yes", please describe, to your knowledge, the nature and amount owed on annual basis. ☐ Yes ☐ No

4. **UNPAID ASSESSMENTS**
A. Are you aware of any HOA, municipal, special improvement district, PID or other assessments that are presently owing against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such unpaid assessments. ☐ Yes ☐ No
B. Are you aware of any HOA, municipal, special improvement district or PID assessments that have been approved but not yet levied against the Property? If "Yes", please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments. ☐ Yes ☐ No

All real estate brokerages require a **Seller Property Condition Disclosure** to be filled out by the seller of every transaction - this form was updated in 2021 and now includes a Section 22 that asks if the property is part of a PID

First American Title
Schedule BI & BII (Cont.)
ALTA Commitment for Title Insurance
Issued by:
First American Title Insurance Company
File No. 3854-010783

Commitment No.: 385-6152763

SCHEDULE A, PART II
Exceptions

THIS COMMITMENT DOES NOT REPLICATE ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, RACIAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or agreement identified in Schedule A, and will include the following exceptions unless stated to the satisfaction of the Company:

- (a) Taxes or assessments that are not shown as existing items by the records of any taxing authority that levies taxes or assessments on real property in the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or releases of such proceedings, whether or not shown by the records of such agency or by the Public Records;
- Any debts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land;
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records;
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, drainage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records;
- (a) Unperfected mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records;
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records;
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part II requirements are met;

This page is only a part of a First American Title Insurance Commitment. The entire Commitment is not valid without the policy. The Commitment is based on the Public Records. Schedule A, Schedule B, Part I requirements. Schedule B, Part II requirements.

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First American Title Insurance Company
Page 6 of 9

As long as a buyer and seller use a title company, the title company will issue a Schedule B, Part II that lists Exceptions to the title, including PIDs.

DISCLOSURE AND NOTICE TO BUYER
GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This Disclosure and Notice to Buyer ("Disclosure") is provided in connection with that certain Real Estate Purchase Contract dated 06/12/2023 between Seller and Buyer, as amended, and the Addendum provided to said Real Estate Purchase Contract, dated 06/12/2023, and the Seller's Disclosure provided to said Buyer.

The Buyer is hereby notified that the Property is located within the boundaries of Gateway at Sand Hollow Public Infrastructure District No. 1 (hereafter the "District"). The District boundaries are particularly described in EXHIBIT 1 to this Disclosure. A copy of the governing instrument for the District is on file with the office of Harrison City and is available from the Seller upon written request. The District may finance and improve infrastructure and other improvements through the levy of a property tax on District property, including on the Property conveyed to the Buyer under the RPOC. The District may also levy or cause various services to be rendered to the Property, including assessments, penalties, or charges imposed on the real property within the District boundaries.

The maximum debt per acre of the District is \$100,000 per dollar of taxable value of realty property in the District, subject to adjustment as provided in Section 17D-4-101(2), Utah Code, as may be amended from time to time. The maximum debt and levy may be assessed pursuant to a governing document submitted as provided under Section 17D-4-101, Utah Code.

Under the maximum property tax rate of the District, for every \$100,000 of taxable value, there would be an additional annual property tax of \$450 for the duration of the District's Bonds.

Date of the District may be converted to a general obligation bond upon the fulfillment of certain conditions of Section 17D-4-101, Utah Code, as may be amended from time to time. Such conversion may occur without any change in amount of property taxes or required votes.

BUYER'S ACKNOWLEDGEMENT AND WAIVER

The individual who signs below represents that he/she is authorized to sign on behalf of the Buyer. The Buyer represents that it has not assigned the RPOC to any other person or entity. Buyer hereby acknowledges receipt of the Disclosure and that the Buyer has either consulted with legal counsel about the terms of the Disclosure or is waiving the opportunity to do so. The Buyer acknowledges and agrees that this Disclosure is provided in a separate colored page at or before Closing. Buyer acknowledges and agrees that in accordance with the governing document for the District, the Buyer must provide a disclosure and notice of a conservancy similar form to this Disclosure, to any subsequent buyer of the Property (including any part of the Property) regarding the property tax rate of the District.

By signing below, Buyer, for itself and for its successors in title and assigns, hereby irrevocably waives any right to contest, protest, or challenge (1) the validity of the creation and establishment of the District and the adoption of any resolution or ordinance of Harrison City in connection therewith, (2) the legality of the bond measures submitted adopted by the District on or around May 20, 2023, (the "Bond Resolutions") and any bonds authorized by such resolution, and (3) any provisions made for the creation and payment of the maintenance fees and bond covenants.

Buyer represents that it has valid legal authority to execute this Disclosure and that its execution of this Disclosure does not violate the terms of any agreement to which it is a party. The Buyer further acknowledges and agrees that this Disclosure will survive the Closing under the RPOC.

(Buyer's name)

By: _____

STATE OF _____, I, _____,

COUNTY OF _____, do hereby certify that _____,

On the _____ day of _____, 2023, personally appeared before me _____,

whose identity is generally known to me or proved to be the true identity of the person named and who by me duly sworn did not feel free to do so to the _____ of _____, and that this Disclosure was signed on behalf of said Buyer by authority of its governing agreement, and that the acknowledgment is not that said Buyer executed the same.

Notary Public

At closing, buyers of property within a PID are required to sign a "Disclosure and Notice to Buyer" document acknowledging the PID and associated tax obligation. This is a real example from the Gateway at Sand Hollow PID.

Q12: How would the PID affect current property owners?

A12: Property owners remain in control of their own participation.

- Joining a PID requires 100% landowner consent of property owners within the PID boundaries
- Unless existing Cedar City Residents choose to purchase property within the PID boundaries, they will not be impacted by any PID tax or assessment



Public Infrastructure District (PID) Policy

The Public Infrastructure District Policy statement of the City of St. George (“City”) addresses the criteria under which the City will consider applications for a proposed Public Infrastructure District (“District” or “PID”) and to provide a standard procedure to process, review, and consider requests to create a District. The creation of this policy or compliance with the criteria herein does not obligate the City to approve the formation of a PID. The City is not responsible for debt payments, ongoing management, or any costs associated with the District's formation or operations.

Any proposed PID will be considered in relation to the best interests of the City. If through the review process a PID is determined to be the most appropriate financing and governance mechanism, the requirements provided herein shall apply.

PIDs are a tool that may help fulfill the City’s vision listed in the St. George 2040 Vision Plan. Many factors may be considered in authorizing approving a district. These factors include (but not limited to):

- Align with the overarching objectives and mission of the city and provides an overall community benefit, ensuring that it contributes to the city's goals without imposing excessive burdens on residents and businesses;
- Implement the overall mission listed in the St. George 2040 Vision including the pillars of Lifestyle, Responsible Growth, Economic Vitality, Accessible City, Connection to Nature, Arts & Culture Integration, and Thriving Downtown;
- Support a thriving and resilient economy by encouraging a mix of uses that encourage economic vitality;
- Create neighborhoods that increase and diversify the City’s housing supply that will ultimately promote attainable housing across the City;
- Support the City’s Water Master Plan by applying best practices for water conservation;
- Increase energy efficiency and promote renewable energy;
- Target key industries and business sectors identified in the St. George 2040 Vision;
- Support the expansion and attraction of target that diversify the St. George economy, substantial and stimulate capital investment;
- Promote the overall economic growth and welfare of the City of St. George by broadening and diversifying the tax base; and
- Create new job opportunities at or above the County average wage;

Submittal Instructions

Petition: Submit copies to the City of St. George Recorder’s Office. Electronic copies are encouraged to the attention of City of St. George Recorder, recorder@sgcity.org. If mailed, to the address as follows: City of St. George ATTN: City Recorder’s Office, 175 E. 200 N., St. George, UT 84770.

All other documents: Submit letters of intent, draft governing documents, and all other documents (with the required number of copies) to the City of St. George Recorder’s Office. Electronic copies are encouraged to the attention of City of St. George Recorder, recorder@sgcity.org. If mailed, to the address as follows: City of St. George ATTN: City Recorder’s Office, 175 E. 200 N., St. George, UT 84770.

Public Infrastructure District (PID) Policy

I. Application Process

1. A preliminary meeting with City of St. George Staff is encouraged (not required) prior to submittal. Interested parties should contact the City of St. George Economic Development Department to coordinate this meeting. There is no fee associated with this meeting.

A. Petition and Letter of Intent

The applicant shall submit:

2. A petition to the City of St. George Recorder's Office meeting the requirements outlined in Utah Code Title 17B, Chapter 1, Part 2 as modified by 17D-4-201.
3. A letter of intent containing the following information below:
(The Petition and Letter of Intent will be used by staff to make a preliminary recommendation about the appropriateness of the formation of the District and must be submitted prior to the applicant's submission of a Draft Governing Document. A positive recommendation from staff does not assure future approval for the Governing Document of the District.)
 - Description and map of proposed District area including size, area and major public improvements;
 - Description of proposed development within the District boundary, including general distribution of land uses, densities, and phasing of development;
 - Description of the public benefit resulting from the creation of the District and its undertakings;
 - Itemization and description of all needed infrastructure (both regional and local) and facilities in the District's area;
 - Estimated construction costs for the public infrastructure and improvements;
 - Evidence of consent to the creation of a PID and for the issuance of debt in an amount sufficient to finance the proposed infrastructure by 100% of surface property owners and registered voters within the proposed PID boundary;
 - General description of phasing of construction based on development projections;
 - Summary of needed public infrastructure and improvements, services, and facilities;
 - Regional and local infrastructure the proposed PID will provide;
 - Proposed timeline for PID creation and development completion;
 - Anticipated maximum fixed mill levy required to meet debt service of the district;
 - Analysis of proposed mill levies in light of outstanding debt and mill levies of other taxing entities affecting the area;
 - Sample plan of finance depicting the possible sources and uses of funds for the PID.
 - Disclosure of any conflicts of interest between the applicant and the officers and employees, including elected officials of the City;
 - Copies of signed engagement letters between applicant and applicant consultants and legal counsel and advisors retained by the City and/or the proposed District, whereby applicant agrees to pay fees related to application and Governing Document;

Public Infrastructure District (PID) Policy

- A description of the proposed administrative structure of the PID demonstrating the ability of the PID to meet the administrative requirements found in the Fiscal Procedures for Local Districts Part of the Utah Code Title for Limited Purpose Local Government Entities - Local Districts. (Utah Code Title 17D, Chapter 4)
- Existing or pending financial difficulties (insolvency, bankruptcy, lawsuits, significant contract disputes, foreclosure proceedings, etc.) of the applicant/developer and any of its related businesses including subsidiaries, partnerships, and/or affiliates;
- Plans to mitigate any shortfalls in the PID's ability to meet financial obligations;
- Background information on the developer/applicant and financial relationships between property owners, developer/applicant and the PID; and
- Any other information as may reasonably be requested by the City (this may include, for example, personal and/or corporate Internal Revenue Service filings and audited financial statements).

B. Fees

No request to create a PID shall be processed until the fees set forth herein are provided for. All checks are to be made payable to City of St. George and sent to the City.

1. Letter of Intent ("LOI"): A LOI is to be submitted to the City Economic Development Director's Office and \$5,000 fee shall be paid at the time of submittal of the LOI to cover the cost of staff review.
2. If the applicant proceeds to the submittal of a Governing Document, the applicant shall be required to pay actual costs of the City in connection with review and negotiation of the Governing Document. Depending on the scope and time required to analyze the submission, additional money may be requested to be held with the original retainer.
3. Other expenses: The applicant shall pay all reasonable consultant, legal, financial advisor, and other fees and expenses incurred by the City in the review of the draft Governing Document prior to adoption, and other fees and expenses associated with such District. All fees and expenses shall be paid within 30 days of receipt.

II. Criteria for Evaluation Proposed Public Infrastructure Districts

A. Public Benefit

The utilization of a PID may only be used to serve or improve property and may not be used to benefit or enhance private property; and shall strictly comply with Title 17D Chapter 4 of the Utah Code (the "PID Act"). Listed below are eligible public infrastructure and improvements which PIDs may provide:

- Public infrastructure such as water, sewer, stormwater and power
- Right-of-way median, roads, sidewalks, curb, and gutter
- Open space infrastructure, such as detention ponds
- Parks, trails, and trailheads

Public Infrastructure District (PID) Policy

- Parking improvements
- Public facilities
- Distinctive lighting

Other public infrastructure and improvements will be reviewed and considered by the City in accordance with the PID Act. Below are examples of which the PIDs may not be utilized or consider:

- Privately owned buildings;
- Swimming pools, water parks, and decorative water features;
- Construction, improvement, or maintenance of privately owned buildings or land, including property owned by a Home Owners' Association (HOA); and
- Infrastructure for housing developments not intended for primary residential use

Formation of a District is expected to provide significant public benefit consistent with the City's goals. Below are components of public benefit to be considered:

- Development that is in conformance with the City's 2040 Vision and General Plan;
- Provision of and/or contribution to needed regional and sub-regional public infrastructure and improvements;
- Sustainable design promoting neighborhood vitality including multimodal transportation; water conserving landscape design, sustainable building design and the formation and design in transportation management programs;
- Mixed-use development that includes a variety of housing types and prices, a range of employment opportunities, retail and consumer services, and civic amenities;
- High quality site and building design, including street connectivity, multimodal designs, durable construction materials and pedestrian-friendly design; and
- Commercial development providing employment opportunities and consumer services.

B. Evaluation Criteria

Without a mill levy

These criteria provide thresholds for consideration:

- A PID will not be considered unless the proposed development is expected to exceed **\$10,000,000** in total public infrastructure costs.
- Districts make public infrastructure and improvements identified in the City's master plans.
- Districts should not include land already included in another District without documented provision in an adopted Governing Document. In such cases, the relationship with the existing District must be addressed in the Governing Document.

With a mill levy

- A PID will not be considered unless the proposed development is expected to exceed **\$10,000,000** in total public infrastructure costs.

Public Infrastructure District (PID) Policy

- A Commercial / Residential District requesting any mill levy in the District for repayment of limited tax bonds will not be considered without sufficient justification as to why mills are necessary. Providing justification does not guarantee approval of the request and will be evaluated on a case-by-case scenario.

The following criteria relating to the applicant and the development will also be considered:

- Historical performance of the applicant;
- The current proposed plan of the finances of the District;
- The current development plans' relationship to the City's General Plan; and
- The regional, economic development or overall benefits to the city

C. Submission Review

Applications shall be initially reviewed by a committee that advises the City Council. The committee shall have no set membership but may be comprised of City Staff representing the City's community development, economic, financial, and legal interests. The committee shall be tasked with reviewing the application for completeness and consistency with this policy, City's 2040 Vision and General Plan, and other applicable state statutes and City ordinances. The committee will utilize criteria from this policy as a guideline to determine whether to direct the applicant to proceed with preparation of a draft governing document after City Council review.

After review of the application is complete, the committee will report its findings to the City Council for consideration. The City's discretion to issue an initiating resolution to proceed with a governing document is neither limited to the review criteria outlined in this policy, nor does compliance with all of the criteria outlined in this policy obligate the City to issue an initiating resolution.

III. Governing Document Requirements

If the concept for the PID as contained in the application is approved and an initiating resolution is passed, the applicant shall submit a draft governing document to the City. The Governing Document memorializes the understanding between the PID and the City and should be compliant with the PID Act. The Governing Document will be reviewed by the same committee that reviewed the PID application for compliance with the requirements set forth in the PID Act, this policy, City's 2040 Vision and General Plan, and any applicable state statute and local ordinance.

Unless the City approves, a Governing Document shall be drafted based on a model Governing Document provided by the City. The applicant's draft shall include a clean draft and a redline showing all changes from the model governing document. The final Governing Document will be forwarded to the City Council by the committee for consideration and approval.

Public Infrastructure District (PID) Policy

A. Disclosure and Reporting Requirements

Disclosure of the existence of a PID to property owners and potential buyers within the PID is important, and the following actions to be taken shall be included in the Governing Document:

1. Within 30 days after the formation of the PID, the PID board shall record a notice with the City's Recorder:
 - Containing a description of the boundaries of the PID and inclusion area as applicable;
 - Stating that a copy of the governing document is on file at the City;
 - Stating that the PID may finance and repay infrastructure and other improvements through the levy of a property tax;
 - Stating the maximum rate that the PID may levy;
 - Stating the maximum per amount of bonds the PID may issue
 - Stating the maximum number of years over which the bonds may mature
 - Stating the maximum number of years over which the property tax levy may be imposed; and
 - If applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion.
2. Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, shall be required to disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:
 - All of the information required under (1)(a) above; and A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax levy of the District, a primary residence valued at \$[insert average anticipated residential property value] would have an additional annual property tax of \$ _____ for the duration of the District's Bonds. A business property valued at \$[insert average anticipated commercial property value] would have an additional annual property tax of \$ _____ for the duration of the District's Bonds.”
3. Such disclosures shall be contained with the REPC on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end-user acknowledging the foregoing.
4. The PID will make the following information readily available to the public and provide to the City upon request:
 - Annual budget;
 - Annual financial statements of the PID, audited if required by statute or bond covenant;
 - Total debt authorized and total debt issued and presently planned debt issuances;
 - Names and terms of board members and officers and progress towards milestones required for transition to elected board;

Public Infrastructure District (PID) Policy

- Rules and regulations of the PID regarding bidding, conflict of interest, contracting, and other governance matters;
 - List of current interlocal agreements;
 - List of all current contracts for services or construction; and
 - Official statements of current outstanding bonded indebtedness;
5. The following shall be considered significant changes to the governing document, thereby requiring approval by the City:
- Exclusion or inclusion of property without Governing Document and PID Act, or other statutory required approvals;
 - Change in the maximum property tax fee levy;
 - Consolidation with any other PID; and
 - Change in the dissolution date.