

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT located in UTAH COUNTY, dated APRIL 30, 2024, complying with §17B-1-209 and §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 RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT, 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 10<sup>th</sup> day of July, 2024 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



June 14, 2024

Deidre Henderson  
Utah Lieutenant Governor  
350 North State Street, Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325  
[annexations@utah.gov](mailto:annexations@utah.gov)

RE: Certification of the Petition for the Ridges Estates Infrastructure Financing District

Dear Lt. Governor:

On May 1, 2024, a petition was filed with the Utah County Clerk for the creation of the Ridges Estates Infrastructure Financing District. We have reviewed the petition and its accompanying documents, and we have concluded that it complies with Utah Code Sections 17B-1-203(1), 17B-1-205(1) and 17B-1-208. This letter will serve as the certification of the petition pursuant to UCA 17B-1-209.

In accordance with the Section 209 certification procedure, please find enclosed the following documents for your review and approval:

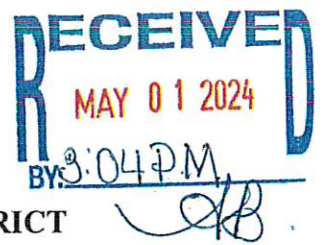
- 1) Copy of the certified petition;
- 2) Copy of the notice of impending boundary action; and
- 3) Copy of the approved final local entity plat.

If you find these documents acceptable and issue a certificate of incorporation, please forward the original certificate to this office. Upon receipt of the certificate of incorporation from your office, original copies of the foregoing documents and the certificate will be recorded with the Utah County Recorder.

Sincerely,



Aaron R. Davidson  
Utah County Clerk



**PETITION REQUESTING THE CREATION OF  
RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT  
LOCATED IN UTAH COUNTY, UTAH**

May 1, 2024

Aaron R. Davidson  
Utah County Clerk  
100 East Center Street, Suite 3100  
Provo, Utah 84606  
(801) 851-8109  
[clerkoffice@utahcounty.gov](mailto:clerkoffice@utahcounty.gov)

The undersigned (the “Petitioners”) hereby request that the Clerk of Utah County, Utah (the “County Clerk”) certify this Petition for the Ridges Estates Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

**I. Petitioners**

Petitioner / Owner:

The Ridges at Alpine, LLC  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117

as the owner of property located at:  
3235 East 15780 South  
Draper, Utah 84020

Contact Sponsor:

David G. Killpack  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117  
801-718-3222  
[Davidk@triumphcmg.com](mailto:Davidk@triumphcmg.com)

The Petitioners represent 100% of the surface property owners within the proposed District’s boundaries. The Petitioners further represent that all of the property within the proposed District’s boundaries is within Utah County, Utah.

**II. Name of District**

Ridges Estates Infrastructure Financing District.

**III. Proposed District Boundaries**



The Petitioners request that the initial District’s boundaries include the real property described in **Exhibit A** (the “Original District Boundaries”). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the “Final Local Entity Plat”).

**IV. Requested Service**

The Petitioners request the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

**V. Governing Document**

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the “Governing Document”).

**VI. Engineer’s Certificate**

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

**VII. Board of Trustees**

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Boards of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, for the indicated initial terms as follows:

**Trustee 1:** David G. Killpack, for an initial term of six years  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117

**Trustee 2:** McLloyd K. Jensen, for an initial term of four years  
15090 South Honor Drive  
Bluffdale, Utah 84065

**Trustee 3:** Ryan Tidwell, for an initial term of six years  
10601 North Pennsylvania Avenue  
Oklahoma City, Oklahoma 73120

- c) Respective board seats shall transition from appointed to elected seats for terms of four years upon the expiration of each Trustee's initial term.

### **VIII. Petitioners Consent and Acknowledgments**

The Petitioners hereby consent to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

### **IX. Electronic Means; Counterparts**

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

### **X. Instructions for Clerk**

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
  - i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and
  - ii) a copy of the Final Local Entity Plat.

- c) Documents may be filed with the Lieutenant Governor's Office at [annexations@utah.gov](mailto:annexations@utah.gov) with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(\*\*\*INTENTIONALLY LEFT BLANK\*\*\*)

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

THE RIDGES AT ALPINE, LLC,  
a Utah limited liability company

By: THE ALPINE 110, LLC,  
a Utah limited liability company,  
its Managing Member

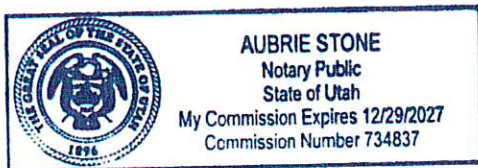
By: David G. Killpack  
David G. Killpack, Manager

By: McLloyd K. Jensen  
McLloyd K. Jensen, Manager

STATE OF UTAH                    )  
  ss:  
COUNTY OF Salt Lake        )

On this 30 day of April, 2024, personally appeared before me David G. Killpack and McLloyd K. Jensen, whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that they are the Managers of The Alpine 110, LLC, who is the Managing Member of the Petitioner, The Ridges at Alpine, LLC, a Utah limited liability company, that they are duly authorized by said company to sign this Petition, and that they acknowledged to me that said company executed the same for the uses and purposes set forth herein.

Aubrie Stone  
Notary Public







**EXHIBIT A**

**(LEGAL DESCRIPTION)**

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE NORTH 523.00 FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°48'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191:2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

(Utah County Parcel No. 11-008-0012)

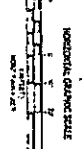
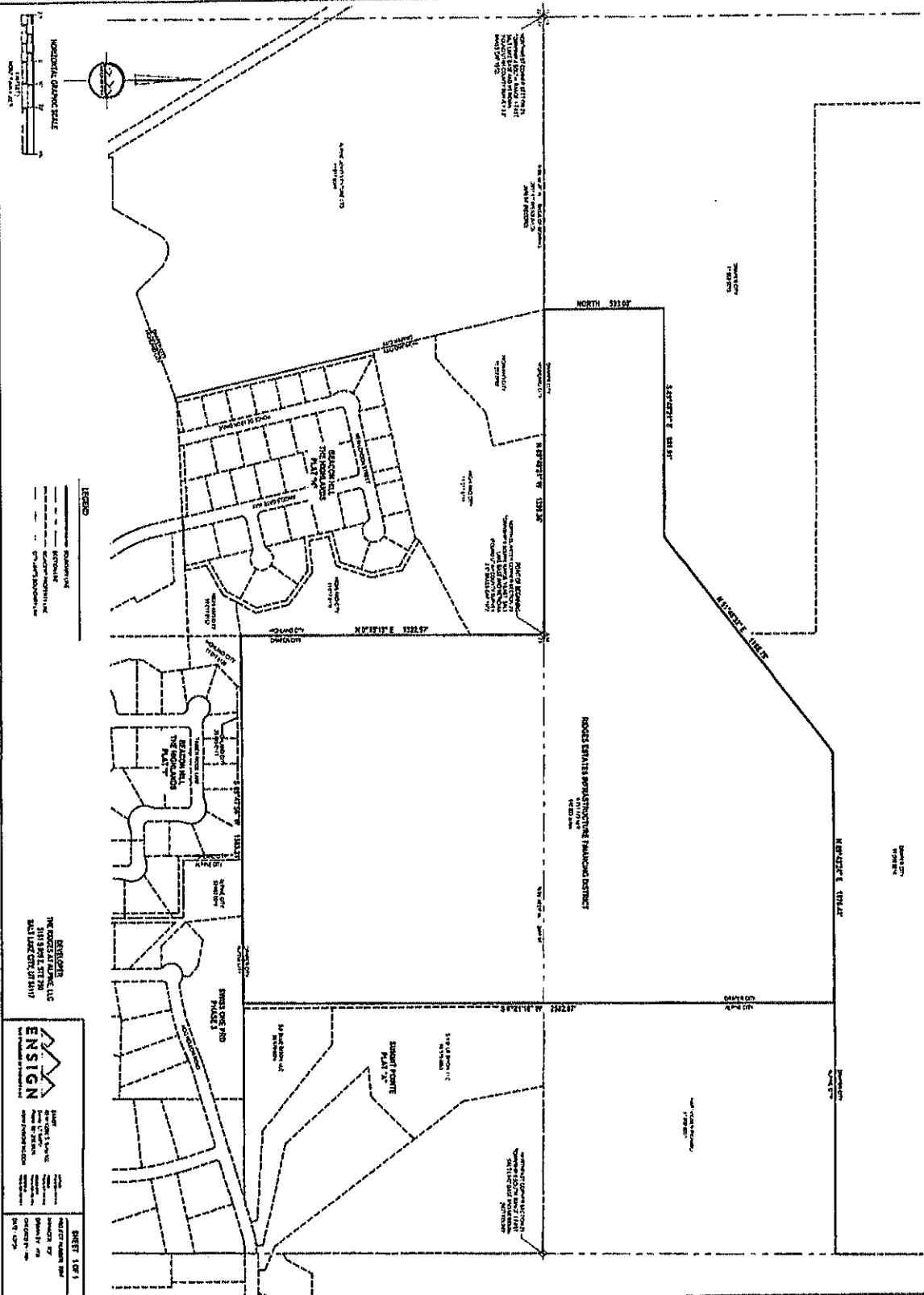
**EXHIBIT B**

**(FINAL LOCAL ENTITY PLAT)**

# FINAL LOCAL ENTITY PLAT

## RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT

APRIL 25, 2024  
 LOCATION: WITHIN THE BOUNDARIES OF SECTION 34 AND SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST, SALT LAKE COUNTY, UTAH  
 PROJECT: 1788120001110204



**LEGEND**

- Boundaries
- Easements
- Easement
- Right-of-Way
- Right-of-Way
- Right-of-Way

**ENGINEER**  
 THE ENGINEERING FIRM  
 3101 9th Street  
 Salt Lake City, Utah

**ENGIN**  
 3101 9th Street  
 Salt Lake City, Utah

**PLAT**  
 1788120001110204

**SECTION 34**  
 SECTION 35

**SECTION 34**  
 SECTION 35

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**EXHIBIT C**

**(GOVERNING DOCUMENT)**



**GOVERNING DOCUMENT  
FOR  
RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT  
LOCATED IN UTAH COUNTY, UTAH**

Prepared

by

York Howell, LLC  
South Jordan, Utah

May 1, 2024

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**LIST OF EXHIBITS**

**EXHIBIT 1**            Legal Description of Original District Boundaries

## **I. INTRODUCTION**

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act.

## **II. DEFINITIONS**

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

“Assessment Act” means Title 11, Chapter 42, Utah Code as may be amended from time to time.

“Board” means the board of trustees of the District.

“District” means the Ridges Estates Infrastructure Financing District.

“Governing Document” means this Governing Document for the District.

“Improvements” means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

“Original District Boundaries” means the boundaries of the District, as described in **Exhibit 1** hereto.

“Petitioner” means The Ridges at Alpine, LLC, a Utah limited liability company, as the petitioner requesting the creation of the District.

“Special District Act” means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

“State” means the State of Utah.

“Trustee” means a member of the Board.

“Utah Code” means the Utah Code Annotated 1953, as amended.

## **III. ORIGINAL DISTRICT BOUNDARIES**

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 109.94 acres, as further described in **Exhibit 1**. There is no “Designated Expansion Area” for the District.

B. Corrections to Legal Descriptions. Prior to recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto 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.

#### IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the district will finance all or a portion of the following Improvements, provided the District may finance any improvements permitted under the Special District Act, or the Assessment Act: Site Work, Sewer System, Storm Drain System, Culinary Water System, Dry Utilities, Roads, Sidewalks, Site Upgrade, and related improvements.

#### V. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees. The owners of surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

1. Trustee 1. DAVID G. KILLPACK is hereby appointed to the Board with an initial term of six years.

2. Trustee 2. MCLLOYD K. JENSEN is hereby appointed to the Board with an initial term of four years.

3. Trustee 3. RYAN TIDWELL is hereby appointed to the Board with an initial term of six years.

B. Transition to Elected Board. Respective board seats shall transition from appointed to elected seats for terms of four years upon the expiration of each Trustee's initial term. No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then current term.

C. [Reserved].

D. Reelection, Reappointment, Vacancy.

Upon the occurrence of a vacancy in a Trustee seat during any term, such vacancy shall be filled by appointment by the remaining members of the Board, effective for the remainder of the current term.

E. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with the Special District Act, shall be entitled to vote on such matters.

**VI. RESERVED**

**VII. GOVERNING DOCUMENT AMENDMENT**

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.



**EXHIBIT 1**

**(LEGAL DESCRIPTION OF ORIGINAL DISTRICT BOUNDARIES)**

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:  
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(Utah County Parcel No. 11-008-0012)

**EXHIBIT D**

**(CERTIFICATE OF ENGINEER)**

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Ridges Estates Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: *Robert Q Elder*

Date: April 5, 2024





11-11-2023  
Commission Expires 12-31-2027  
Notary Public  
AUBRIE STONE  
State of Utah  
Notary Number: 46937





May 29, 2024

**Via Email Only**

Dale Eyre  
[daleeyre@utahcounty.gov](mailto:daleeyre@utahcounty.gov)

Jolynn Clegg  
[jolynnc@utahcounty.gov](mailto:jolynnc@utahcounty.gov)

**Re: Petition Requesting the Creation of Ridges Estates Infrastructure  
Financing District Located in Utah County, Utah**

Dale and Jolynn,

It was a pleasure speaking with today to discuss your comments and feedback to the Petition for the Ridges Estates Infrastructure Financing District ("District") filed with Utah County on May 1, 2024 ("Petition"). The conversation was very helpful and productive, and the changes discussed will facilitate an improved streamlined review process for developers and the County in the future as we work toward standardizing a "form" Petition for infrastructure financing districts ("IFD").

As requested, the following information is provided to supplement the Petition for the District:

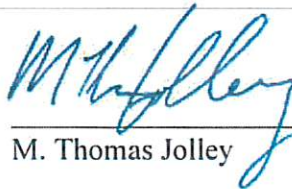
- **Responsible Clerk and Responsible Body.** We believe that the "Responsible Clerk" and the "Responsible Body" (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13) are: (1) the Utah County Clerk, and (2) Utah County.
- **Owner(s) and Registered Voters.** To confirm, the Petitioner (The Ridges at Alpine, LLC, a Utah limited liability company) represents 100% of the surface property owners within the proposed boundary of the District. There are currently no registered voters within the boundary of the District.
- **Board of Trustees and Divisions.** The three (3) proposed Board of Trustees members are at large for the District and are appointed for the initial terms set forth in Section VII of the Petition.
- **Board Transition.** Pursuant to UCA §17B-2a-1303 and the Governing Document, respective board seats will transition from appointed to elected seats for terms of four (4) years upon the expiration of each Trustee's initial term as set forth in Section VII of the Petition.
- **Divisions.** Petitioner confirms that no divisions will be established within the boundary of the District. *See* Section 17B-1-205(m)(iv).

- **Signature Grouping.** The Petitioner acknowledges that the signature(s) page attached to the Petition is grouped to comply with Section 17B-1-208(1)(a)(ii).
- **Governing Entities.** The governing entities involved are:
  - *Municipality:* Draper City, Utah
  - *County:* Utah County, Utah
- **Fees.** You mentioned that fees are being deferred as we are working through the IFD process for the first time in the County. We will be sure to add in a “Fees” section to the form “Petition” for future IFD projects.

I believe the above information addresses your request for the supplemental information to the Petition. Let me know if you have further questions or comments.

Thanks again for a productive call and we look forward to receiving notification that the County Clerk has certified the Petition and filed a certified copy of the Petition (and all exhibits, Notice of Impending Boundary Action, and FLEP) with the Lieutenant Governor’s Office.

Best regards,



---

M. Thomas Jolley



## DRAPER CITY HALL

---

Recorder's Office | 1020 E. Pioneer Rd. Draper, UT 84020

June 13, 2024

Aaron R. Davidson  
Utah County Clerk  
100 East Center Street, Suite 3100  
Provo, Utah 84606

RE: Certification of the Petition for the Ridges Estates Infrastructure Financing District

Dear Mr. Davidson:

On May 1, 2024, a petition was filed with the Utah County Clerk for the creation of the Ridges Estates Infrastructure Financing District. I have reviewed the petition and its accompanying documents for compliance with Utah state law and conclude that it complies with Utah Code Sections 17B-1-203 (1)(d) and 17B-1-208 (2), (3) and (4), as applied to Draper City. This letter will serve as the certification of the petition pursuant to UCA 17B-1-209.

Sincerely,

A handwritten signature in blue ink that reads "Laura Oscarson".

Laura Oscarson  
Draper City Recorder

June 14, 2024

Deidre Henderson  
Utah Lieutenant Governor  
350 North State Street, Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325  
[annexations@utah.gov](mailto:annexations@utah.gov)

RE: Certification of the Petition for the Ridges Estates Infrastructure Financing District

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Sincerely,



Aaron R. Davidson  
Utah County Clerk





**PETITION REQUESTING THE CREATION OF  
RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT  
LOCATED IN UTAH COUNTY, UTAH**

May 1, 2024

Aaron R. Davidson  
Utah County Clerk  
100 East Center Street, Suite 3100  
Provo, Utah 84606  
(801) 851-8109  
[clerkoffice@utahcounty.gov](mailto:clerkoffice@utahcounty.gov)

The undersigned (the “Petitioners”) hereby request that the Clerk of Utah County, Utah (the “County Clerk”) certify this Petition for the Ridges Estates Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

**I. Petitioners**

Petitioner / Owner:

The Ridges at Alpine, LLC  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117

as the owner of property located at:  
3235 East 15780 South  
Draper, Utah 84020

Contact Sponsor:

David G. Killpack  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117  
801-718-3222  
[Davidk@triumphcmg.com](mailto:Davidk@triumphcmg.com)

The Petitioners represent 100% of the surface property owners within the proposed District’s boundaries. The Petitioners further represent that all of the property within the proposed District’s boundaries is within Utah County, Utah.

**II. Name of District**

Ridges Estates Infrastructure Financing District.

**III. Proposed District Boundaries**

The Petitioners request that the initial District’s boundaries include the real property described in **Exhibit A** (the “Original District Boundaries”). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the “Final Local Entity Plat”).

**IV. Requested Service**

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**V. Governing Document**

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the “Governing Document”).

**VI. Engineer’s Certificate**

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

**VII. Board of Trustees**

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Boards of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, for the indicated initial terms as follows:

**Trustee 1:** David G. Killpack, for an initial term of six years  
5151 South 900 East, Suite 250  
Salt Lake City, Utah 84117

**Trustee 2:** McLloyd K. Jensen, for an initial term of four years  
15090 South Honor Drive  
Bluffdale, Utah 84065

**Trustee 3:** Ryan Tidwell, for an initial term of six years  
10601 North Pennsylvania Avenue  
Oklahoma City, Oklahoma 73120

- c) Respective board seats shall transition from appointed to elected seats for terms of four years upon the expiration of each Trustee's initial term.

### **VIII. Petitioners Consent and Acknowledgments**

The Petitioners hereby consent to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

### **IX. Electronic Means; Counterparts**

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

### **X. Instructions for Clerk**

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
  - i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and
  - ii) a copy of the Final Local Entity Plat.



- c) Documents may be filed with the Lieutenant Governor's Office at [annexations@utah.gov](mailto:annexations@utah.gov) with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(\*\*\*INTENTIONALLY LEFT BLANK\*\*\*)





**EXHIBIT A**

**(LEGAL DESCRIPTION)**

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE NORTH 523.00 FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°48'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191:2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

(Utah County Parcel No. 11-008-0012)

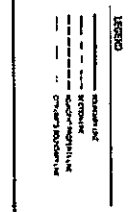
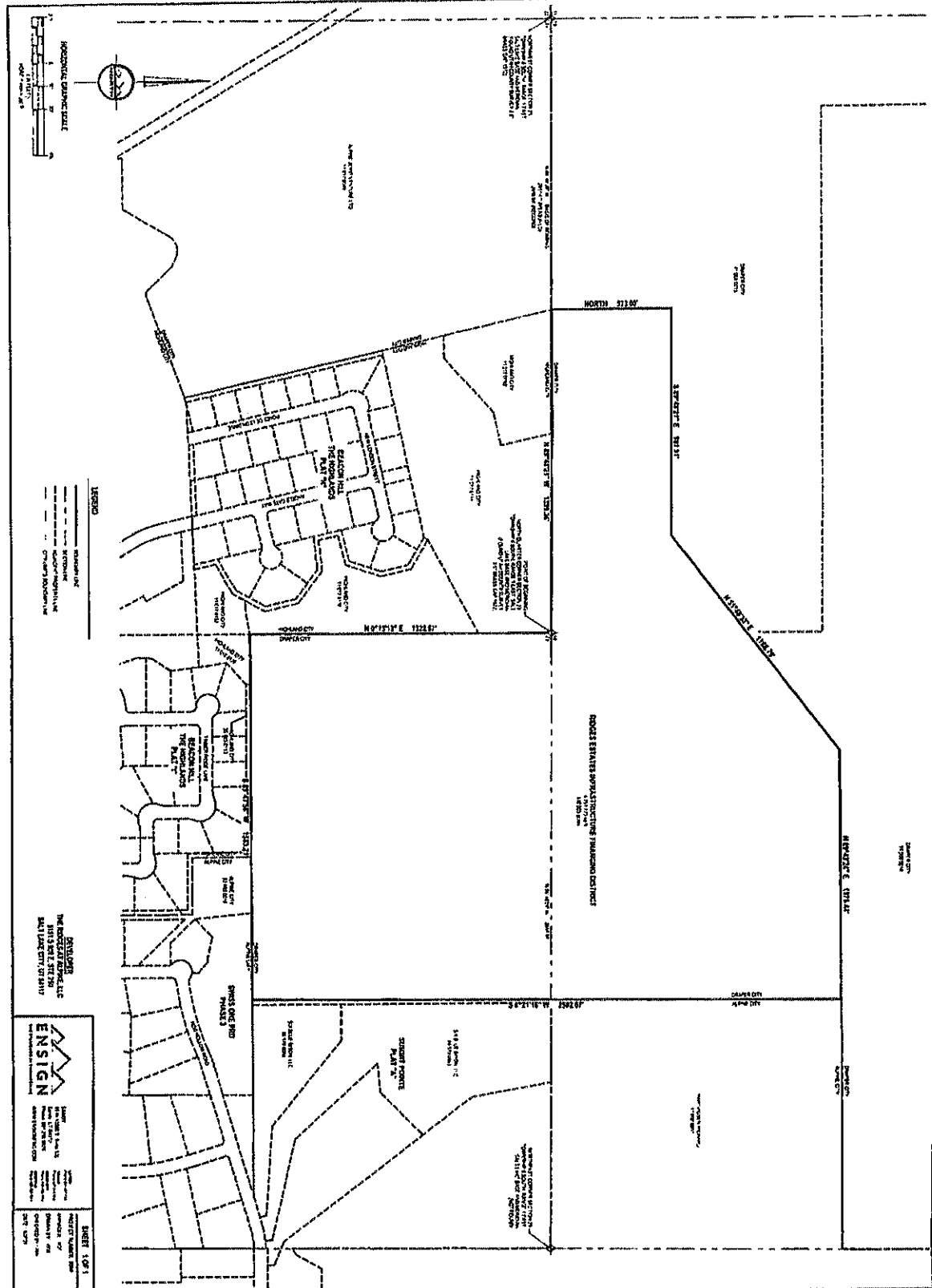
**EXHIBIT B**

**(FINAL LOCAL ENTITY PLAT)**

# FINAL LOCAL ENTRY PLAT

## RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT

LOCAL ENTRY PLAT FOR THE RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT, SECTION 23, AND TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND REGION, DAVISON, UTAH COUNTY, UTAH



THE UNDERSIGNED HAS REVIEWED THE ABOVE PLAT AND CERTIFIES THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTAH PLAT ACT AND THE UTAH CONSTITUTION.

**ENSIGN**

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

STATE OF UTAH

**FINAL LOCAL ENTRY PLAT**

RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT

LOCATED WITHIN THE SECTION 23 QUARTER OF SECTION 23, AND TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND REGION, DAVISON, UTAH COUNTY, UTAH

*[Signature]*

STATE OF UTAH

CLERK OF COURTS

*[Signature]*

STATE OF UTAH

CLERK OF COURTS

*[Signature]*

STATE OF UTAH

CLERK OF COURTS

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STATE OF UTAH

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*[Signature]*

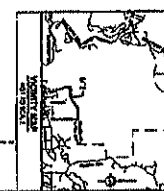
STATE OF UTAH

CLERK OF COURTS

*[Signature]*

STATE OF UTAH

CLERK OF COURTS



**EXHIBIT C**  
**(GOVERNING DOCUMENT)**



**GOVERNING DOCUMENT  
FOR  
RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT  
LOCATED IN UTAH COUNTY, UTAH**

Prepared

by

York Howell, LLC  
South Jordan, Utah

May 1, 2024

**TABLE OF CONTENTS**

I. INTRODUCTION ..... 1

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IV. DESCRIPTION OF POWERS AND IMPROVEMENTS..... 2

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VII. GOVERNING DOCUMENT AMENDMENT..... 3

**LIST OF EXHIBITS**

**EXHIBIT 1**            Legal Description of Original District Boundaries

## **I. INTRODUCTION**

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act.

## **II. DEFINITIONS**

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

“Assessment Act” means Title 11, Chapter 42, Utah Code as may be amended from time to time.

“Board” means the board of trustees of the District.

“District” means the Ridges Estates Infrastructure Financing District.

“Governing Document” means this Governing Document for the District.

“Improvements” means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

“Original District Boundaries” means the boundaries of the District, as described in Exhibit 1 hereto.

“Petitioner” means The Ridges at Alpine, LLC, a Utah limited liability company, as the petitioner requesting the creation of the District.

“Special District Act” means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

“State” means the State of Utah.

“Trustee” means a member of the Board.

“Utah Code” means the Utah Code Annotated 1953, as amended.

## **III. ORIGINAL DISTRICT BOUNDARIES**

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 109.94 acres, as further described in Exhibit 1. There is no “Designated Expansion Area” for the District.

B. Corrections to Legal Descriptions. Prior to recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto 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.

#### IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the district will finance all or a portion of the following Improvements, provided the District may finance any improvements permitted under the Special District Act, or the Assessment Act: Site Work, Sewer System, Storm Drain System, Culinary Water System, Dry Utilities, Roads, Sidewalks, Site Upgrade, and related improvements.

#### V. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three (3) Trustees. The owners of surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

1. Trustee 1. DAVID G. KILLPACK is hereby appointed to the Board with an initial term of six years.
2. Trustee 2. MCLLOYD K. JENSEN is hereby appointed to the Board with an initial term of four years.
3. Trustee 3. RYAN TIDWELL is hereby appointed to the Board with an initial term of six years.

B. Transition to Elected Board. Respective board seats shall transition from appointed to elected seats for terms of four years upon the expiration of each Trustee's initial term. No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then current term.

C. [Reserved].

D. Reelection, Reappointment, Vacancy.

Upon the occurrence of a vacancy in a Trustee seat during any term, such vacancy shall be filled by appointment by the remaining members of the Board, effective for the remainder of the current term.

E. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with the Special District Act, shall be entitled to vote on such matters.

**VI. RESERVED**

**VII. GOVERNING DOCUMENT AMENDMENT**

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

**EXHIBIT 1**

**(LEGAL DESCRIPTION OF ORIGINAL DISTRICT BOUNDARIES)**

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE NORTH 523.00 FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°48'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191:2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

(Utah County Parcel No. 11-008-0012)

**EXHIBIT D**

**(CERTIFICATE OF ENGINEER)**



CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Ridges Estates Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: *Robert Q Elder*

Date: April 5, 2024



**EXHIBIT E**

**(NOTICE OF IMPENDING BOUNDARY ACTION)**

**(Ridges Estates Infrastructure Financing District)**

**TO: The Lieutenant Governor, State of Utah**

NOTICE IS HEREBY GIVEN a petition proposing the creation of the Ridges Estates Infrastructure Financing District has been certified by the County Clerk of Utah County, Utah. A copy of the Final Local Entity Plat Ridges Estates Infrastructure Financing District dated April 23, 2024 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Utah County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District, have been met. The District is not anticipated to result in the employment of personnel.

**WHEREFORE**, the Petitioner 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.

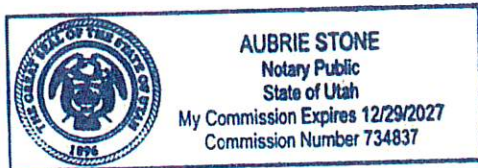
DATED this 30<sup>th</sup> day of April, 2024.

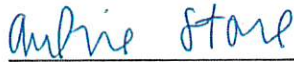
By:  \_\_\_\_\_  
David G. Kilpack

**VERIFICATION**

STATE OF UTAH           )  
  ss:  
COUNTY OF Salt Lake )

SUBSCRIBED AND SWORN to before me this 30 day of April, 2024.



 \_\_\_\_\_  
Notary Public

1981  
OFFICE OF THE CLERK OF THE SUPREME COURT  
STATE OF ILLINOIS  
JAMES W. HARRIS, CLERK  
100 EAST WASHINGTON  
SPRINGFIELD, ILLINOIS 62762  
AUBRIE STONE  
Notary Public  
State of Illinois  
Commission Expires 12-28-2027

May 29, 2024

**Via Email Only**

Dale Eyre  
[daleeyre@utahcounty.gov](mailto:daleeyre@utahcounty.gov)

Jolynn Clegg  
[jolynnc@utahcounty.gov](mailto:jolynnc@utahcounty.gov)

**Re: Petition Requesting the Creation of Ridges Estates Infrastructure  
Financing District Located in Utah County, Utah**

Dale and Jolynn,

It was a pleasure speaking with today to discuss your comments and feedback to the Petition for the Ridges Estates Infrastructure Financing District (“District”) filed with Utah County on May 1, 2024 (“Petition”). The conversation was very helpful and productive, and the changes discussed will facilitate an improved streamlined review process for developers and the County in the future as we work toward standardizing a “form” Petition for infrastructure financing districts (“IFD”).

As requested, the following information is provided to supplement the Petition for the District:

- **Responsible Clerk and Responsible Body.** We believe that the “Responsible Clerk” and the “Responsible Body” (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13) are: (1) the Utah County Clerk, and (2) Utah County.
- **Owner(s) and Registered Voters.** To confirm, the Petitioner (The Ridges at Alpine, LLC, a Utah limited liability company) represents 100% of the surface property owners within the proposed boundary of the District. There are currently no registered voters within the boundary of the District.
- **Board of Trustees and Divisions.** The three (3) proposed Board of Trustees members are at large for the District and are appointed for the initial terms set forth in Section VII of the Petition.
- **Board Transition.** Pursuant to UCA §17B-2a-1303 and the Governing Document, respective board seats will transition from appointed to elected seats for terms of four (4) years upon the expiration of each Trustee’s initial term as set forth in Section VII of the Petition.
- **Divisions.** Petitioner confirms that no divisions will be established within the boundary of the District. *See* Section 17B-1-205(m)(iv).

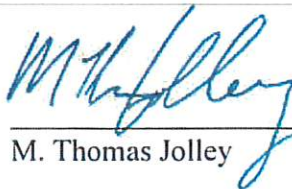


- **Signature Grouping.** The Petitioner acknowledges that the signature(s) page attached to the Petition is grouped to comply with Section 17B-1-208(1)(a)(ii).
- **Governing Entities.** The governing entities involved are:
  - *Municipality:* Draper City, Utah
  - *County:* Utah County, Utah
- **Fees.** You mentioned that fees are being deferred as we are working through the IFD process for the first time in the County. We will be sure to add in a “Fees” section to the form “Petition” for future IFD projects.

I believe the above information addresses your request for the supplemental information to the Petition. Let me know if you have further questions or comments.

Thanks again for a productive call and we look forward to receiving notification that the County Clerk has certified the Petition and filed a certified copy of the Petition (and all exhibits, Notice of Impending Boundary Action, and FLEP) with the Lieutenant Governor’s Office.

Best regards,



---

M. Thomas Jolley



## DRAPER CITY HALL

---

Recorder's Office | 1020 E. Pioneer Rd. Draper, UT 84020

June 13, 2024

Aaron R. Davidson  
Utah County Clerk  
100 East Center Street, Suite 3100  
Provo, Utah 84606

RE: Certification of the Petition for the Ridges Estates Infrastructure Financing District

Dear Mr. Davidson:

On May 1, 2024, a petition was filed with the Utah County Clerk for the creation of the Ridges Estates Infrastructure Financing District. I have reviewed the petition and its accompanying documents for compliance with Utah state law and conclude that it complies with Utah Code Sections 17B-1-203 (1)(d) and 17B-1-208 (2), (3) and (4), as applied to Draper City. This letter will serve as the certification of the petition pursuant to UCA 17B-1-209.

Sincerely,

Laura Oscarson  
Draper City Recorder

### SURVEYOR'S CERTIFICATE

**ALMOND MARRS**  
Utah State Board of Surveyors No. 98, Expires 22, Professional Engineer License No. 12345, State of Utah, Surveyor, Salt Lake City, Utah. The undersigned has reviewed the plat and the accompanying information and has no objection to the same being recorded.

### BOUNDARY DESCRIPTION

A general metes and bounds in the Southwest Quarter of Section 23, and the Northwest and Northeast Quarters of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian, DuPage, Utah County, Utah, as shown on the attached plat, including thereon all interests and claims of record, together with all other interests and claims that may hereafter be acquired by any party, and the same are hereby confirmed and approved by the undersigned.

*Almond Marrs*  
Surveyor  
P.L.S. 2024

APPROVED THE 27th DAY OF JUNE 2024 BY THE JUDGES OF THE DISTRICT COURTS OF THE COUNTY OF DUPAGE, UTAH.

*[Signature]*  
District Court Clerk  
Utah County, Utah

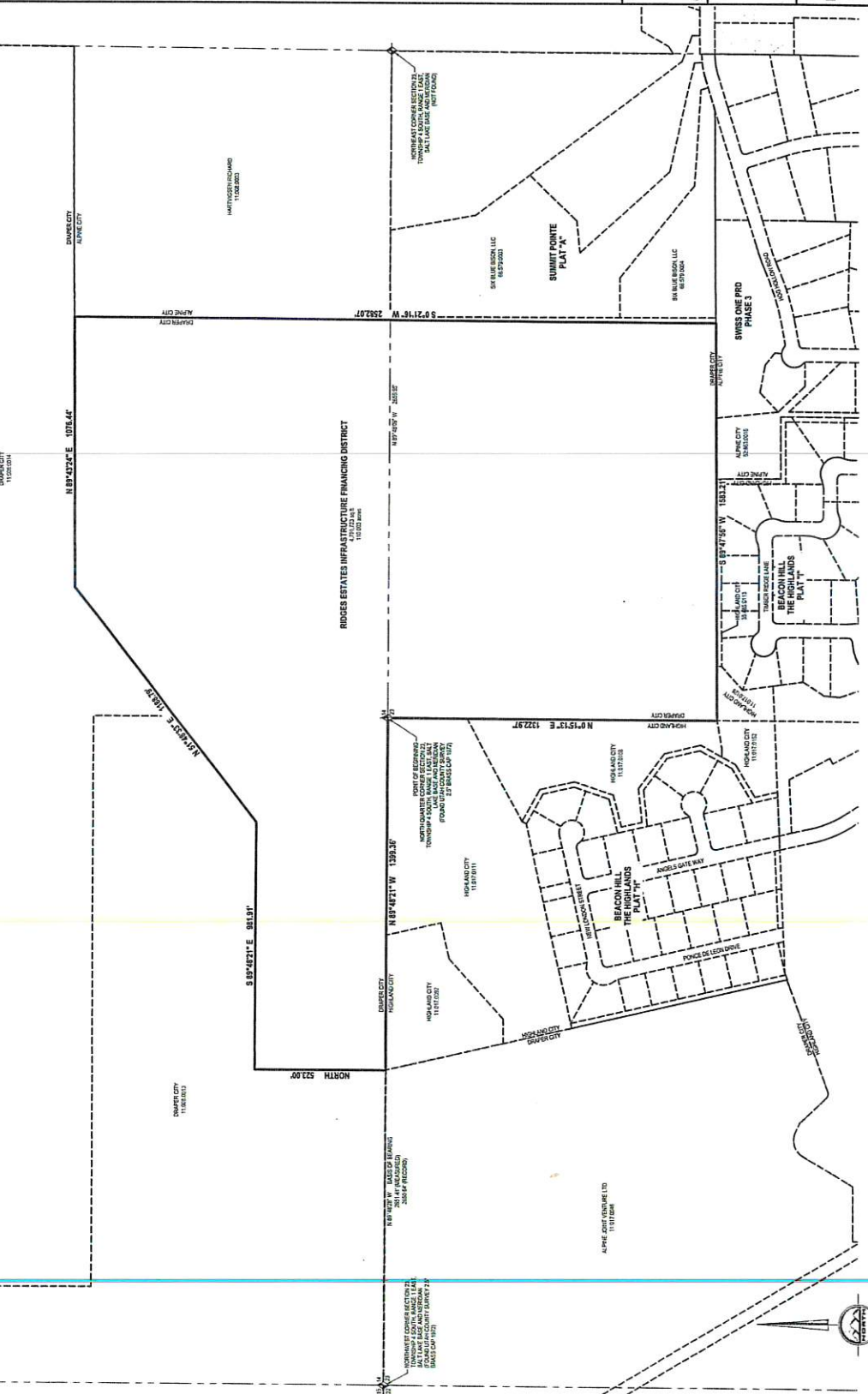


# FINAL LOCAL ENTITY PLAT

## RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT

APRIL 25, 2024

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DUNPER, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

APPROVED BY THE DISTRICT COURT

### FINAL LOCAL ENTITY PLAT

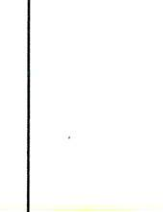
RIDGES ESTATES INFRASTRUCTURE FINANCING DISTRICT  
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DUNPER, UTAH COUNTY, UTAH

**SHEET 1 OF 1**

PROJECT NUMBER: 2024-001  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 05/20/24

### ENGIN

THE ENGINEERS & ARCHITECTS  
515 S 300 E, STE 200  
SALT LAKE CITY, UT 84143  
PHONE: (801) 552-2222  
WWW.ENGIN.COM



APPROVED THE 27th DAY OF JUNE 2024 BY THE JUDGES OF THE DISTRICT COURTS OF THE COUNTY OF DUNPER, UTAH.

*[Signature]*  
District Court Clerk  
Utah County, Utah

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

APPROVED BY THE DISTRICT COURT



