

NOTICE OF INTENTION TO DESIGNATE ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on January 8, 2019, the Board of County Commissioners (the "Board") of Washington County, Utah (the "County"), adopted a resolution (the "Resolution") declaring its intention to designate the Washington County Harmony Heights Paving Project Special Assessment Area (the "Assessment Area") to finance the cost of road improvements, which are more specifically described hereafter (the "Improvements") within the Assessment Area and to levy a special assessment (the "Assessment" or "Assessments") for a period of ten years as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), on real property situated within the Assessment Area to finance such Improvements.

DESCRIPTION OF ASSESSMENT AREA

The Assessment Area includes the following parcels, listed by Tax Identification Number: 3070-G-1-A-NS, 3100-A-NS, 3100-B-NS, 3100-D-1-A-NS, 3100-J-NS, 3101-B-3-NP-1-NS, 3101-C-1-NS, 3101-F-NS, 3101-G-2-NS, 3101-N-NS, 3102-1-A-NS, 3102-D-NS, 3105-NP-NS, FLR-1-NS, HH-10-NS, HH-11-NS, HH-12-NS, HH-13-NS, HH-14-NS, HH-15-NS, HH-16-NS, HH-17-NS, HH-18-NS, HH-19-NS, HH-1-NS, HH-20-NS, HH-2-13-NS, HH-21-A-NS, HH-22-A-NS, HH-23-NS, HH-25-NS, HH-26-NS, HH-27-NS, HH-28-NS, HH-29-NS, HH-2-NS, HH-30-NS, HH-3-1-A-NS, HH-31-NS, HH-3-2-A-NS, HH-32-NS, HH-33-NS, HH-3-NS, HH-4-NS, HH-5-NS, HH-6-NS, HH-7-NS, HH-8-NS, HH-9-NS.

The Resolution, map, and other information about the Assessment Area are available for examination in the offices of the County Clerk/Auditor, 197 East Tabernacle Street, St. George, Utah.

INTENDED IMPROVEMENTS

The Improvements shall include paving the following roads in Section 27, Township 38 South, Range 13 West, Salt Lake Base and Meridian, with 3" thick asphalt pavement 24' wide:

1. Harmony Heights Road from Creekside Lane to 1100 South Street
2. All of 1100 South Street
3. All of 700 East Street
4. All of 1310 South Street
5. All of 1300 South Circle.

ESTIMATED COSTS OF IMPROVEMENTS

The total cost of Improvements as determined by a project engineer, including overhead costs, is estimated to be approximately \$381,350, all of which shall be paid by special assessments to be levied against the property which may be affected or specifically benefited by such Improvements according to the benefits to be derived by the property.

The Assessment is proposed to be levied on benefited property within the Assessment Area to pay for the Improvements according to the estimated benefits to the property from such Improvements. The Improvements will not be financed with bonds.

METHOD OF ASSESSMENT

The estimated cost of the proposed Improvements, including overhead costs, will be assessed against the properties by lot, based on two classifications. Lots in Classification 1 shall be assessed \$8,474.44 each and lots in Classification 2 shall be assessed \$4,237.22 each. The properties included in Classification 1 are those with direct access/frontage to the proposed Improvements and those properties included in Classification 2 are those without direct access/frontage to the proposed Improvements.

The Assessment shall not exceed the benefits derived by the properties within the Assessment Area.

PAYMENT OF ASSESSMENTS

The total Assessment for the benefited property related to this notice is \$8,474.44. The Assessments may be paid by property owners in not more than ten (10) annual installments, with interest on the unpaid balance at a rate or rates fixed by the County, or the whole or any part of the assessment may be paid without interest within twenty-five (25) days after the ordinance levying the Assessment becomes effective. The Assessments shall be levied according to the benefits to be derived by each property within the Assessment Area. Other payment provisions and enforcement remedies shall be in accordance with Title 11, Chapter 42, Utah Code Annotated 1953, as amended.

The first Assessment installment is currently estimated to be due on approximately November 30, 2019. If any Assessment installment is not paid by the due date, the unpaid Assessment installment(s) will accumulate delinquent interest and/or charges in accordance with the Assessment Ordinance and State law. The Assessments will be collected by including the billing in property tax notices for property owners. The County will ensure that no Assessments will be collected and used for purposes other than those described in this Notice.

It is the intention of the County to levy assessments as provided by the laws of Utah and upon approval by the Board, on all parcels and lots of real property to be benefited by the proposed Improvements within the Assessment Area according to the benefits to be derived by the property. The purpose of the assessment and levy is to pay those costs of the Improvements, which the County will not assume or pay; provided, however, the County may advance its funds for the cost of the Improvements and reimburse those costs from Assessments as they are collected. The method of assessment shall be according to lot within each Classification as set forth herein.

A map of the proposed Assessment Area, copies of plans of the proposed Improvements and other related information are on file in the office of the Clerk/Auditor who will make such information available to all interested persons.

