

NOTICE OF HEARING – JUAB COUNTY COMMUNITY REINVESTMENT AGENCY
CLOVER CREEK SOLAR PROJECT
COMMUNITY REINVESTMENT PROJECT AREA

CLOVER CREEK SOLAR PROJECT COMMUNITY REINVESTMENT PROJECT AREA PLAN

In July 2020, the Juab County Community Reinvestment Agency (the “Agency”), by resolution, adopted the Project Area Plan (the “Plan”) for the Clover Creek Solar Project Community Reinvestment Project Area (the “Clover CRA”) and subsequently has held multiple public hearings regarding the Plan and establishing a budget for the proposed utility-scale solar energy development project to be developed by Clover Creek Solar, LLC (“Clover Creek Solar”) within the Clover CRA. The Agency has determined it necessary to amend the Plan and Budget.

The purpose of this notice is to indicate that the Agency will hold a public hearing related to the amendments to the Plan (the “Amended Plan”) and to adopt budgets (the “Budget”) for the utility-scale solar energy development and battery energy storage system project developed by Clover Creek Solar and Clover Creek Storage, LLC (“Clover Creek Storage”) within the Clover Creek Solar Project Area (the “Clover Creek Solar Project” and Clover Creek Storage Project” collectively, the “Clover Creek Project”) and to invite any of the recipients of this notice to submit any comments related to the Amended Plan, the Budget or the creation of the Clover CRA. Any person objecting to the Amended Plan or Budget or contesting the regularity of any of the proceedings to adopt the Amended Plan or Budget may appear before the Agency at said public hearing to show cause why the Amended Plan or Budget should not be adopted. A copy of the Amended Plan and Budget are available for inspection at the Agency offices, which is 160 North Main, Nephi, Utah, 84648. If approved, the Amended Plan will be adopted by Juab County by ordinance as required by Utah Code Section 17C-5-109.

The governing body of the Agency previously adopted a resolution authorizing the preparation of one or more draft community reinvestment project area plan(s) and budget(s) for the proposed project area(s) within the Clover CRA. Agency staff and consultants have prepared an Amended Plan for the Project Area, along with a Budget, within the Clover CRA.

The Amended Plan and Budget provide for the Agency to receive tax increment, which is property tax revenues resulting from an increase in valuation of property within the Clover CRA and paid to the Agency for project area development rather than to the taxing entity to which the tax revenues would otherwise have been paid if the proposed Clover CRA is created and the use of tax increment is approved by a resolution or interlocal agreement passed by one or more of those taxing entities.

The Agency has requested \$6,301,568 in property tax revenues that will be generated by development within the Clover CRA for the Clover Creek Solar Project to fund a portion of project costs within the Clover CRA. These property tax revenues will be used for the following:

Uses of Tax Increment

Uses	Total
Project Area Administration	\$189,047
Redevelopment Activities	\$2,075,657
True-up to Developer	\$175,646
Remittance back to Taxing Entities	\$3,861,218
Total Uses of Tax Increment Funds	\$6,301,568

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Clover CRA related to the Clover Creek Solar Project from each taxing entity will be as follows:

Sources of Tax Increment Funds

Entity	Total
Juab County	\$1,212,630
Juab School District	\$4,402,252
Juab County Fire District	\$336,975
East Juab County Water Conservancy District	\$90,433
Central Utah Water Conservancy District	\$259,277
Total Tax Increment Paid to Agency	\$6,301,568

The Agency has requested \$12,541,722 in property tax revenues that will be generated by development within the Clover CRA for the Clover Creek Storage Project to fund a portion of project costs within the Clover CRA. These property tax revenues will be used for the following:

Uses of Tax Increment

Uses	Total
Project Area Administration	\$376,252
Redevelopment Activities	\$4,289,521
Remittance back to Taxing Entities	\$7,875,950
Total Uses of Tax Increment Funds	\$12,541,722

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Clover CRA related to the Clover Creek Solar Project from each taxing entity will be as follows:

Sources of Tax Increment Funds

Entity	Total
Juab County	\$2,704,748
Juab School District	\$8,493,633
Juab County Fire District	\$654,250
East Juab County Water Conservancy District	\$172,918
Central Utah Water Conservancy District	\$516,173
Total Tax Increment Paid to Agency	\$12,541,722

All of the property taxes to be paid to the Agency for the development in the Clover CRA and Clover Creek Project are taxes that will be generated only if the Clover Creek Project is developed. All concerned citizens are invited to attend the Amended Plan and Budget hearing scheduled for March 18, 2024, commencing at 10:00 a.m. or as soon thereafter as possible, at the Juab County Administration Building, 160 North Main, Nephi, Utah, 84648. A copy of the Clover CRA Budget related to the Clover Creek Project is available at the offices of Juab County located at 160 North Main, Nephi, Utah, 84648 and on the County's website, <https://juabcounty.gov/>.

Property tax revenue resulting from an increase in valuation of property within the proposed project area will be paid to the Agency for project area development rather than to the taxing entity to which the tax revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under a resolution passed by the taxing entities; and

1. the Amended Plan provides for the Agency to receive tax increment; and
2. an invitation to the recipient of the notice to submit to the agency comments concerning the subject matter of the hearing before the date of the hearing.

The Amended Plan covers approximately 588 acres of land located in portions of Juab County as set forth in the attached map. Persons may receive a copy of the boundary description at no cost by contacting Tanielle Callaway, Juab County Clerk/Auditor, phone: (435) 623-3410, email: taniellec@juabcounty.gov.

All persons interested and present will be given an opportunity to be heard in this matter. Written comments may also be submitted to the Agency regarding the Amended Plan and Budget prior to the date of the public hearing. All concerned citizens are invited to attend the hearing. Any person objecting to the Amended Plan or Budget or contesting the regularity of any of the proceedings to adopt the Amended Plan or Budget, may appear before the board at the hearing to show cause why the Amended Plan or Budget should not be adopted. The Amended Plan and Budget are available in a substantially final form for public inspection at the Juab County Offices and on the County's website, <https://juabcounty.gov/>.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two days prior to the meeting date by contacting the County Clerk's Office by phone at (435) 623-3410.

Legal Description of Clover Creek Project Area

The Project Area is located in Juab County, Utah and described as follows:

TRACT 1

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PARCEL NO. XC00-2708, ACCOUNT NO. 0039946, 40.00 ACRES: THE NORTH HALF OF THE SOUTH
HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT
LAKE MERIDIAN.

PARCEL NO. XC00-2709, ACCOUNT NO. 0039953, 40.00 ACRES: THE SOUTH HALF OF THE SOUTH
HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT
LAKE MERIDIAN.

PARCEL NO. XC00-2717, ACCOUNT NO. 0040092, 40.00 ACRES: THE NORTH HALF OF THE NORTH
HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT
LAKE MERIDIAN.

TRACT 2

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PARCEL NO. XC00-2718-12, ACCOUNT NO. 1248642, 20.00 ACRES: THE WEST HALF OF THE SOUTH
HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

TRACT 3

PARCEL 1:

FEE:

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PARCEL NO. XC00-2716-11, ACCOUNT NO. 1242738, 436.62 ACRES: BEGINNING A POINT NORTH
0°22'39" WEST 506.14 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF
SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF
BEARING = NORTH 88°10'18" EAST 2671.78 FEET BETWEEN THE SOUTHWEST CORNER AND THE
SOUTH QUARTER CORNER OF SAID SECTION 24); THENCE NORTH 0°22'39" WEST 836.31 FEET
ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION
24; THENCE NORTH 0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER
CORNER OF SAID SECTION 24; THENCE NORTH 0°22'39" WEST 836.31 FEET ALONG THE SECTION
LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION 24; THENCE NORTH
0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID
SECTION 24; THENCE NORTH 0°05'10" EAST 1334.77 FEET TO THE NORTH LINE OF THE SOUTH HALF
OF THE NORTH HALF OF SAID SECTION 24; THENCE NORTH 88°28'05" EAST 2636.66 FEET ALONG
SAID NORTH LINE; THENCE NORTH 88°29'46" EAST 2180.79 FEET ALONG SAID NORTH LINE TO THE
WESTERLY RIGHT- OF-WAY LINE OF A COUNTY ROAD; THENCE SOUTH 18°55'21" EAST 1491.50 FEET
ALONG SAID RIGHT- OF-WAY LINE; THENCE SOUTH 18°53'58" EAST 1302.57 FEET ALONG SAID
RIGHT-OF-WAY LINE;

THENCE SOUTH 19°55'00" EAST 891.56 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH
88°28'13" WEST 6015.58 FEET TO THE POINT OF BEGINNING.

MINERAL ESTATE:

THE TITLE IS VESTED IN: THE STATE OF UTAH (SITLA SCHOOL AND INSTITUTIONAL TRUST LANDS
ADMINISTRATION)

SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 11, SOUTH,
RANGE 1 WEST, SLB & MERIDIAN.

PARCEL 2A:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE WEST HALF (W1/2) AND SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 1 WEST.

PARCEL 2B:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE NORTH HALF (N1/2) AND SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST.

RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT, SERIAL NUMBER UTU-94290: 4.20 ACRES: A 55.00 FOOT WIDE STRIP OF LAND OVER, UNDER AND ACROSS THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LYING 27.50 FEET ON BOTH SIDES OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 08 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 573.46 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 88 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE 60.51 FEET TO A POINT 60.50 DISTANT FROM SAID EAST LINE; THENCE SOUTH 00 DEGREES 08 MINUTES 17 SECONDS EAST, PARALLEL WITH AND 60.50 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 572.59 FEET TO A POINT PARALLEL WITH AND 60.50 FEET DISTANT FROM THE EAST LINE OF THE NORTH HALF OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 46 MINUTES 38 SECONDS EAST; PARALLEL WITH AND 60.50 FEET DISTANT FROM SAID EAST LINE; A DISTANCE OF 2561.63 FEET; THENCE SOUTH 54 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 134.99 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26, SAID LINE THERE TERMINATING. SIDE LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON THE EAST LINE OF SAID SECTION 23 AND THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 26.

PARCEL 3A:

THE TITLE IS VESTED IN: UTAH POWER AND LIGHT COMPANY (PACIFICORP, AN OREGON CORPORATION, AS SUCCESSOR IN INTEREST TO UTAH POWER AND LIGHT COMPANY)

PARCEL NO. XC00-2724-3, ACCOUNT NO. 0004262: A PORTION OF ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL 3B:

THE TITLE IS VESTED IN: PACIFICORP, AN OREGON CORPORATION

PARCEL NO. XC00-2724-1 and excluding Parcel Nos. XC-2724-4 and XC00-2724-6: A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

LESS THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF SECTION 26 A DISTANCE OF 208.7 FEET, THENCE NORTH 208.7 FEET, THENCE EAST 208.7 FEET TO A POINT 33.0 FEET WEST OF THE EAST LINE OF SAID SECTION 26, THENCE SOUTH 208.7 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE FOLLOWING: BEGINNING WEST 452.76 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST 50 FEET, THENCE NORTH 70 FEET, THENCE EAST 50 FEET, THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

Map of Clover Creek Project Area

