

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from GRANTSVILLE CITY, dated May 26th, 2020, complying with Section 10-2-425, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to GRANTSVILLE CITY, located in Tooele County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 6th day of June, 2020 at Salt Lake City, Utah.

SPENCER J. COX
Lieutenant Governor

Grantsville City Corporation

429 E Main Street
Grantsville, Utah 84029

(435)884-3411
Fax: (435)884-0426

May 26, 2020

Lieutenant Governor Spencer Cox
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: Grantsville City – Notice of Annexation

Dear Sir,

Please be advised that Grantsville City has recently adopted an Annexation Ordinance annexing real property into its corporate boundaries. Pursuant to the provisions of Utah Code Ann. 10-2-425, I have enclosed the following for your review: (1) Grantsville City Ordinance 2020-12, (2) the petition for annexation submitted by RG IV, LLC (c/o Anthon Stauffer), (3) the Notice of Impending Boundary Action, and (4) a copy of the approved Final Local Entity Plat.

We are requesting that your Office issue a Certificate of Annexation regarding this matter. If you require additional information, please let me know.

Thank you,



Christine Webb
Grantsville City Recorder

Grantsville City
Record of Ordinance Adoption

A regular meeting of the City Council of Grantsville City was held at City Hall in Grantsville, Utah on Wednesday, the 6th day of May at the hour of 7:00 p.m., there being present and answering roll call the following:

| | |
|-----------------|----------------|
| Brent Marshall | Mayor |
| Krista Sparks | Council Member |
| Scott Stice | Council Member |
| Jeff Hutchins | Council Member |
| Jewel Allen | Council Member |
| Darrin Rowberry | Council Member |

Also Present:

| | |
|----------------|---------------|
| Christine Webb | City Recorder |
| Brett Coombs | City Attorney |

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting approved, the ordinance 2020-12 was introduced in writing, read in full, and pursuant to a Motion made by Councilwoman Sparks. Seconded by Councilwoman Allen and was adopted by the following vote:

| | |
|------------|-----------|
| Yea: | Unanimous |
| Opposed: | None |
| Abstained: | None |

The ordinance was then signed by the Mayor and recorded by the City Recorder in the official records of Grantsville City, Utah. The ordinance is attached:


Grantsville City Recorder

**GRANTSVILLE CITY
ORDINANCE 2020-12**

AN ORDINANCE OF GRANTSVILLE CITY, ANNEXING INTO ITS CITY LIMITS APPROXIMATELY 900 ACRES OF REAL PROPERTY LOCATED ON THE EASTERN BOUNDARY OF GRANTSVILLE CITY'S LIMITS ADJACENT TO SHEEP LANE; AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH TO DESIGNATE THIS PROPERTY AS AN MG ZONE.

(LAKEVIEW BUSINESS PARK)

WHEREAS, the Grantsville City Council has received and considered a petition for the annexation of approximately 900 acres of real property located directly on the eastern boundary of Grantsville City's Corporate limits; and

WHEREAS, no protests of the annexation petition have been filed; and

WHEREAS, the Grantsville City Council has conducted a public hearing on this proposed annexation, after proper notice and has considered any comments made at the public hearing; and

WHEREAS, the Grantsville City Council finds that this annexation petition will promote the best interests of the City, including the health, safety and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE GRANTSVILLE CITY COUNCIL, that the Annexation Petition dated March 12, 2020 and filed by Anthon Stauffer is hereby granted. The following described real property located in Tooele County, State of Utah is hereby annexed into the corporate boundaries of Grantsville City and assigned the zoning designation MG. The inhabitants and property owners thereof shall enjoy all of the privileges of Grantsville City upon the effective date of this ordinance:

A parcel of land located in the Section 1 and the North Half of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at a point on the east line of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said point being South 00°22'10" East 772.12 feet along said line from the Tooele County Dependent Resurvey monument found marking the Northeast Corner of said Section 1, and thence continuing along said line South 00°22'10" East 1,874.14 feet to Tooele County Dependent Resurvey monument found marking the East Quarter Corner of said Section 1; thence South 00°20'45" East

2,635.35 feet to the Tooele County Dependent Resurvey monument found marking the Southeast Corner of said Section 1; thence South 00°21'26" East 2,640.77 feet to the Tooele County Dependent Resurvey monument found marking the East Quarter Corner of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along the east line of said Section 12 South 00°22'15" East 1,060.00 feet; thence South 89°36'48" West 4,527.07 feet to the easterly line of Sheep Lane; thence along said line the following five courses: 1) North 00°22'15" West 2,666.04 feet to a point of tangency of a 3,050.00 foot radius curve to the left, 2) Northerly 1,286.65 feet along the arc of said curve through a central angle of 24°10'13" and a long chord of North 12°27'22" West 1277.13 feet, 3) North 24°32'28" West 450.88 feet to a point of tangency of a 2,950.00 foot radius curve to the right, 4) Northerly 1,229.08 feet along the arc of said curve through a central angle of 23°52'17" and a long chord of North 12°36'20" West 1,220.21 feet and 5) North 00°40'11" West 470.09 feet to the south line of Lot 2, Miller Motorsports Business Park PUD No. 1; thence along the boundary of said lot the following three course: 1) North 89°40'28" East 1,505.87 feet, 2) North 00°19'32" West 1,065.00 feet and 3) South 89°40'28" West 1,512.21 feet to said east line of Sheep Lane; thence along said line North 00°39'55" West 1,708.11 feet; thence South 84°23'36" East 5,284.93 feet to the POINT OF BEGINNING. Said parcel contains 39,951,742 square feet or 917.16 acres, more or less.

The appropriate City Officers are hereby authorized and directed to execute the annexation plat that was presented as a part of the annexation petition and within 30 days of the enactment of this ordinance, send notice of this annexation to each affected entity including the Tooele County Commissioners, North Tooele County Fire Protection Service District, Tooele Valley Mosquito Abatement District, Tooele County Special Service District—Water, Tooele County School District, Tooele County Boundary Commission, Tooele County Recreation Service District, Rocky Mountain Power, has been recorded with the Tooele County Recorder a certified copy of this ordinance together with the annexation plat and file with the Lieutenant Governor of the State of Utah a certified copy of this ordinance, a copy of the approved annexation plat with evidence that it was recorded by the Tooele County Recorder and filed with the Tooele County Surveyor in accordance with Utah Code Ann. §17-23-17, together with the required certification and written notice of the adoption of this ordinance. Also in accordance with Utah Code Ann. §10-1-116 the appropriate City Officers shall provide notice of this annexation to the State Tax Commission accompanied with a copy of this ordinance, a copy of the annexation plat with evidence that the plat was recorded by the Tooele County Recorder and the required Certification of the Grantsville City Council.

This Ordinance shall take effect upon the date of the Lieutenant Governor's issuance of a certificate of annexation under Utah Code Ann. §10-2-425(5)(b), provided a short summary of this ordinance has been published in a newspaper of general circulation within Grantsville City, as provided for by law.

IN WITNESS WHEREOF, this Ordinance was passed by the Grantsville City Council this 20th day of May, 2020.

GRANTSVILLE CITY COUNCIL


By Brent K. Marshall

A T T E S T



Christine Webb,
City Recorder

(S E A L)



Date of Posting _____

STATE OF UTAH)
) SS:
COUNTY OF TOOELE)

I, Christine Webb, do hereby certify that I am the duly appointed, qualified and acting Recorder for the Grantsville City Council, (the "City"), State of Utah, and do further certify that the above and foregoing is a true and correct copy of Ordinance 2020-12 duly adopted by the City of Grantsville, by the Council thereof at a meeting duly called and held in Grantsville, UT on the 20th day of May, 2020, at the hour of 7:00 o'clock p.m. of said day, and I certify that after its passage I caused to be published in the Tooele Transcript Bulletin a short summary of the ordinance on the 26th day of May, 2020.

Publication – Tooele Transcript Bulletin

(S E A L)



Christine Webb

Christine Webb
City Recorder



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH:

The owner of all the privately-owned real property (the "**Petitioner**") lying contiguous to the present municipal limits of Grantsville City, Utah and which is the area proposed for annexation (the "**Property**"), submits this Petition for Annexation ("**Petition**") and respectfully represents the following:

1. This Petition is made in accordance to the requirements of Utah Code § 10-2-403.
2. The Property subject to this Petition (i) is a contiguous, unincorporated area, (ii) is contiguous to the boundaries of Grantsville City, (iii) if annexed, will not leave or create an unincorporated island; and (iv) is within the Expansion Area, as defined by, and in accordance to, Grantsville City's Annexation Policy Plan, adopted by Ordinance No. 2010-11 on June 16, 2010 (the "**Annexation Policy Plan**").
3. The signature affixed hereto is that of the Petitioner and who, by so affixing its signature, states and confirms that:
 - a. the Petitioner is the owner of all private land area within the Property; and
 - b. the Property is accurately described and depicted on the recordable map, attached hereto as **Exhibit "A"**, which was prepared by a licensed surveyor and which is made a part hereof by such reference.
4. The Property lies contiguous to the eastern boundary of Grantsville City's corporate limits and contains an approximate total of eight hundred and ninety-eight (898) acres owned by the Petitioner, as more fully depicted on Exhibit A.
5. The Petitioner is hereby designated as the sole sponsor, and the contact sponsor, for this Petition. The Petitioner's contact information is as follows:

RG IV, LLC
c/o Anthon Stauffer
2265 East Murray Holladay Road
Holladay, Utah 84117
801-953-1110
6. The Property is not, in whole or in part, subject to any other petition for annexation of another municipality that was previously filed that has not been denied, rejected, or granted, in accordance to Utah Code Annotated § 10-2-403(4).
7. Pursuant to the Annexation Policy Plan, the Petitioner is required to include in this Petition an explanation of the municipal services needed for the Property along with its recommendations on how said municipal services will be provided. The Property is presently

unimproved and would need typical infrastructure to provide most municipal services, except that, upon information and belief, Grantsville City has, or has plans to provide, culinary water service at or near the Property. Petitioner proposes that all other municipal services be provided as follows:

- a. **Sewage:** Grantsville City and/or Stansbury Park Improvement District; and
- b. **All Other Municipal Services:** Grantsville City is among the closest service providers and is best suited to fulfill any other municipal services needed for the Property.

8. Pursuant to the Annexation Policy Plan, the Petitioner has prepared a report showing the potential tax consequences if the Property is annexed in accordance to this Petition, which is attached hereto as **Exhibit "B"**.

WHEREFORE, Petitioner hereby requests that this Petition be considered by the Grantsville City Council at its next regular meeting, or as soon thereafter as possible. Furthermore, that the City Council grant this Petition and take such steps as required by law to complete the annexation requested herein.

DATED this 12 day of March, 2020.

CONTACT SPONSOR:

RG IV, LLC.

a Utah limited liability company

By: 
Name: Anthon Stauffer

Its: Authorized Representative

EXHIBIT "A"

Recordable Map or Plat

[Attachment Follows]

EXHIBIT "B"

Petitioners' Report of Tax Consequences for the Property

The Property proposed for annexation is located in Tooele County, State of Utah. Several governmental entities impose taxes upon the Property. The present total tax rate imposed against the Property is 0.013758. The specific entities and their current tax rates are as follows:

| | |
|--|-----------------|
| Tooele County | .001407 |
| Multicounty Assessing & Collecting Levy | .000009 |
| County Assessing & Collecting Levy | .000439 |
| Tooele County School District (Basic Levy) | .001661 |
| Tooele County School District (Local Levy) | .007782 |
| Charter School Levy | .000122 |
| Tooele Valley Mosquito Abatement District | .000317 |
| North Tooele County Fire Protection Service District | .000734 |
| Municipal Type Service Fund | .001105 |
| Deseret Peak S.S.D. | 0 |
| Deseret Peak E.D.P. | 0 |
| Tooele County Health Department | .000182 |
| TOTAL TAX RATE: | 0.013758 |

If the proposed annexation is approved, the only change to the property taxes for the private real property located in the area proposed for annexation would be (i) the removal of the North Tooele County Fire Protection Service District tax rate; (ii) the removal of the Municipal Type Service Fund tax rate; and (iii) the imposition of Grantsville City's tax rate. Grantsville City's present tax rate is 0.002167. This would result in an overall increase to the tax rate by 0.000328 for a total tax rate of 0.014086 to be imposed against the Property. Thus, if the Property is annexed into Grantsville City, it would have very minimal tax changes for the real property initially.

**GRANTSVILLE CITY
NOTICE OF IMPENDING BOUNDARY ACTION**

The Honorable Spencer Cox
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: “Lakeview Business Park Annexation” of approximately 900 acres into the Corporate Limits of Grantsville City

Lieutenant Governor Cox:

The Grantsville City Council acting as the governing body for Grantsville City, a political subdivision of the State of Utah, on May 20, 2020 adopted an ordinance regarding the annexation of approximately 900 acres located directly on the eastern boundary of Grantsville City’s Corporate limits from the unincorporated area of Tooele County, Utah.

Accompanying this Notice is a certified copy of Ordinance No. 2020-12 related to the above referenced annexation, together with a copy of a Final Local Entity plat prepared and signed by a licensed surveyor and approved by the Tooele County Surveyor and the Grantsville City Mayor.

Pursuant to Utah Code Ann. §67-1a-6.5(3) the Grantsville City Council hereby certifies and verifies that all requirements applicable to this boundary action have been met and it seeks a certificate of annexation of the approximately 900 acres into the Grantsville City boundaries and a certificate of withdrawal or disconnection of the same territory from the North Tooele County Fire Protection Service District.

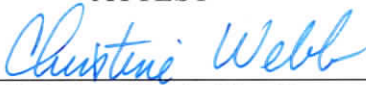
The North Tooele County Fire Protection Service District currently provides fire protection services to the area proposed for this annexation. Pursuant to Utah Code Ann. §17B-1-502(2) an area within the boundaries of a local district is automatically withdrawn from the local district by the annexation of the area to a municipality, since no election was required for the creation of the North Tooele County Fire Protection Service District and the boundaries of said local district do not include any of Grantsville City’s boundaries.

Dated this 21st day of May, 2020.

GRANTSVILLE CITY COUNCIL


By Mayor Brent K. Marshall

ATTEST



Christine Webb, City Recorder
(S E A L)

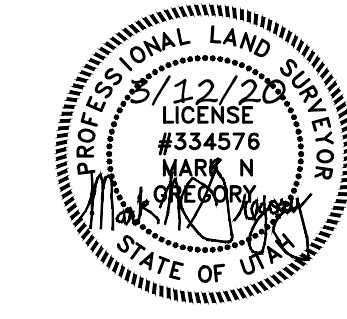


LAKEVIEW BUSINESS PARK

Final Local Entity Plat

Located in in the Section 1 and the North Half of Section 12,
Township 3 South, Range 5 West, Salt Lake Base and Meridian,
Tooele County, Utah

SURVEYOR'S CERTIFICATE
I, Mark N Gregory, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Land Surveyors Licensing Act, holding license no. 334576, do hereby certify that a final local entity plat, in accordance with Section 17-23-20, was made by me, or under my direction, and shown hereon is a true and Correct presentation of said Final Local Entity Plat.



Date: March 12, 2020

Mark N Gregory
P.L.S. No 334576

ANNEXATION BOUNDARY DESCRIPTION

A parcel of land located in the Section 1 and the North Half of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, described as follows:

BEGINNING at a point on the east line of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said point being South 00°22'10" East 772.12 feet along said line from the Tooele County Dependent Resurvey monument found marking the Northeast Corner of said Section 1, and thence continuing along said line South 00°22'10" East 1,874.14 feet to Tooele County Dependent Resurvey monument found marking the East Quarter Corner of said Section 1; thence South 00°20'45" East 2,635.35 feet to the Tooele County Dependent Resurvey monument found marking the Southeast Corner of said Section 1; thence South 00°21'26" East 2,640.77 feet to the Tooele County Dependent Resurvey monument found marking the East Quarter Corner of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along the east line of said Section 12 South 00°22'15" East 1,060.00 feet; thence South 89°36'48" West 4,527.07 feet to the easterly line of Sheep Lane; thence along said line the following five courses: 1) North 00°22'15" West 2,666.04 feet to a point of tangency of a 3,050.00 foot radius curve to the left, 2) Northerly 1,286.65 feet along the arc of said curve through a central angle of 24°10'13" and a long chord of North 12°27'22" West 1277.13 feet, 3) North 24°32'28" West 450.88 feet to a point of tangency of a 2,950.00 foot radius curve to the right, 4) Northerly 1,229.08 feet along the arc of said curve through a central angle of 23°52'17" and a long chord of North 12°36'20" West 1,220.21 feet and 5) North 00°40'11" West 470.09 feet to the south line of Lot 2, Miller Motorsports Business Park PUD No. 1; thence along the boundary of said lot the following three course: 1) North 89°40'28" East 1,505.87 feet, 2) North 00°19'32" West 1,065.00 feet and 3) South 89°40'28" West 1,512.21 feet to said east line of Sheep Lane; thence along said line North 00°39'55" West 1,707.70 feet; thence South 84°23'36" East 5,284.93 feet to the POINT OF BEGINNING. Said parcel contains 39,951,742 square feet or 917.16 acres, more or less.

NARRATIVE

The purpose of this plat is to provide a visual and written description for the annexation of the tract of land described hereon into the Grantsville City limits. Record information from the Tooele County Survey and the Tooele County Recorder was relied on for this plat.

The effective date of the Parcel Numbers shown hereon is March 12, 2020.

ACCEPTANCE BY LEGISLATIVE BODY

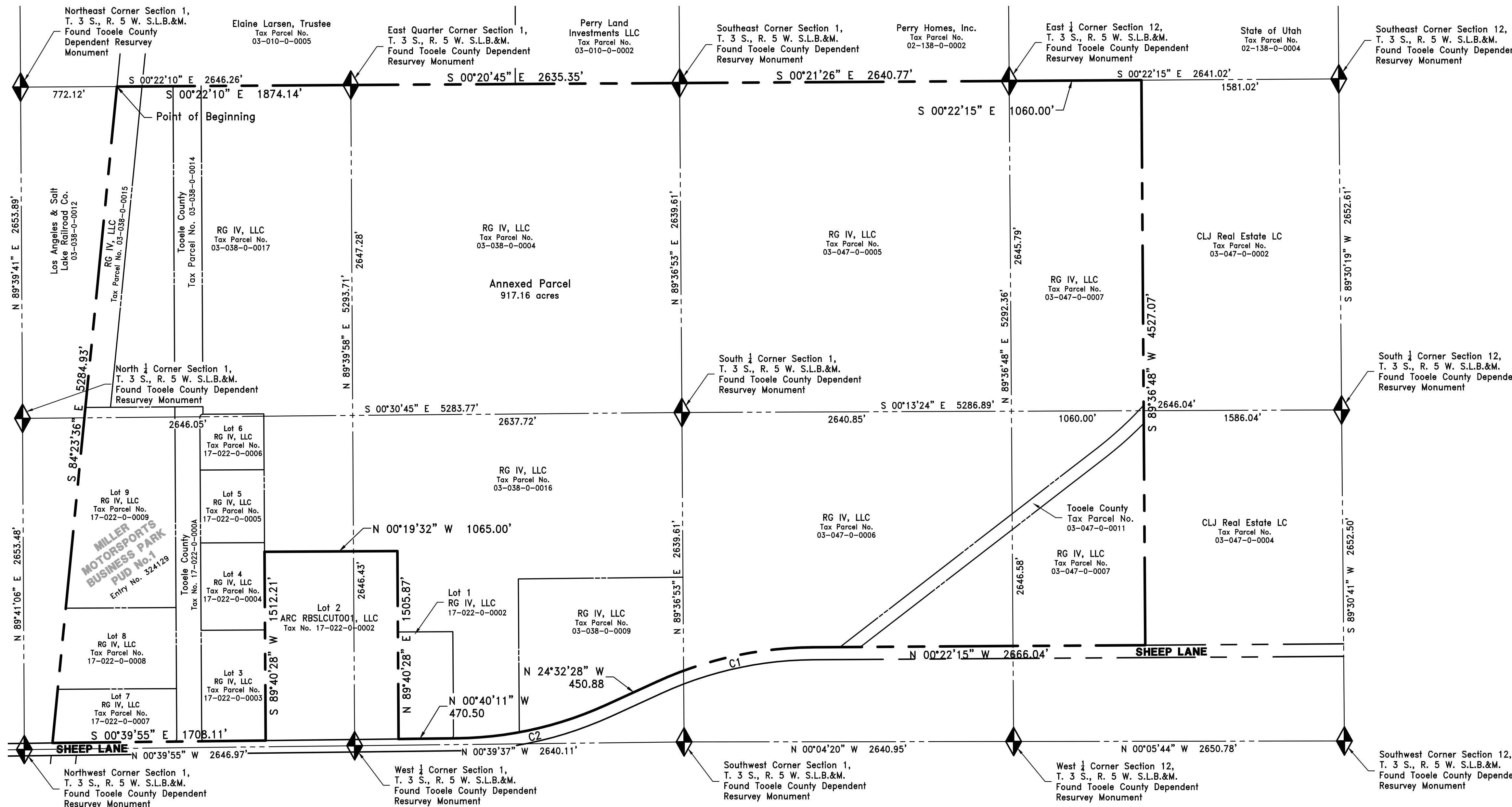
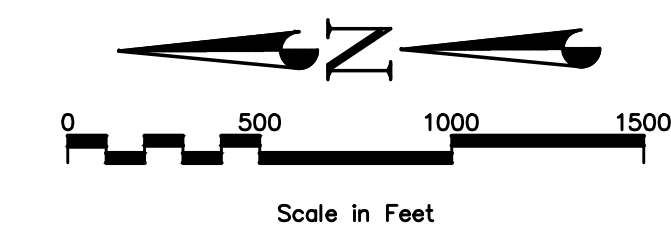
This is to certify that we, the undersigned Grantsville City Council, have adopted a resolution of our intent to annex the tract of land shown hereon and subsequently adopt an ordinance annexing said tract into Grantsville City, Utah and that a copy of the ordinance has been repaired for filing herewith, all in accordance with the Utah State Code Section 10-2-403 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to known hereafter as the:

LAKEVIEW BUSINESS PARK ANNEXATION

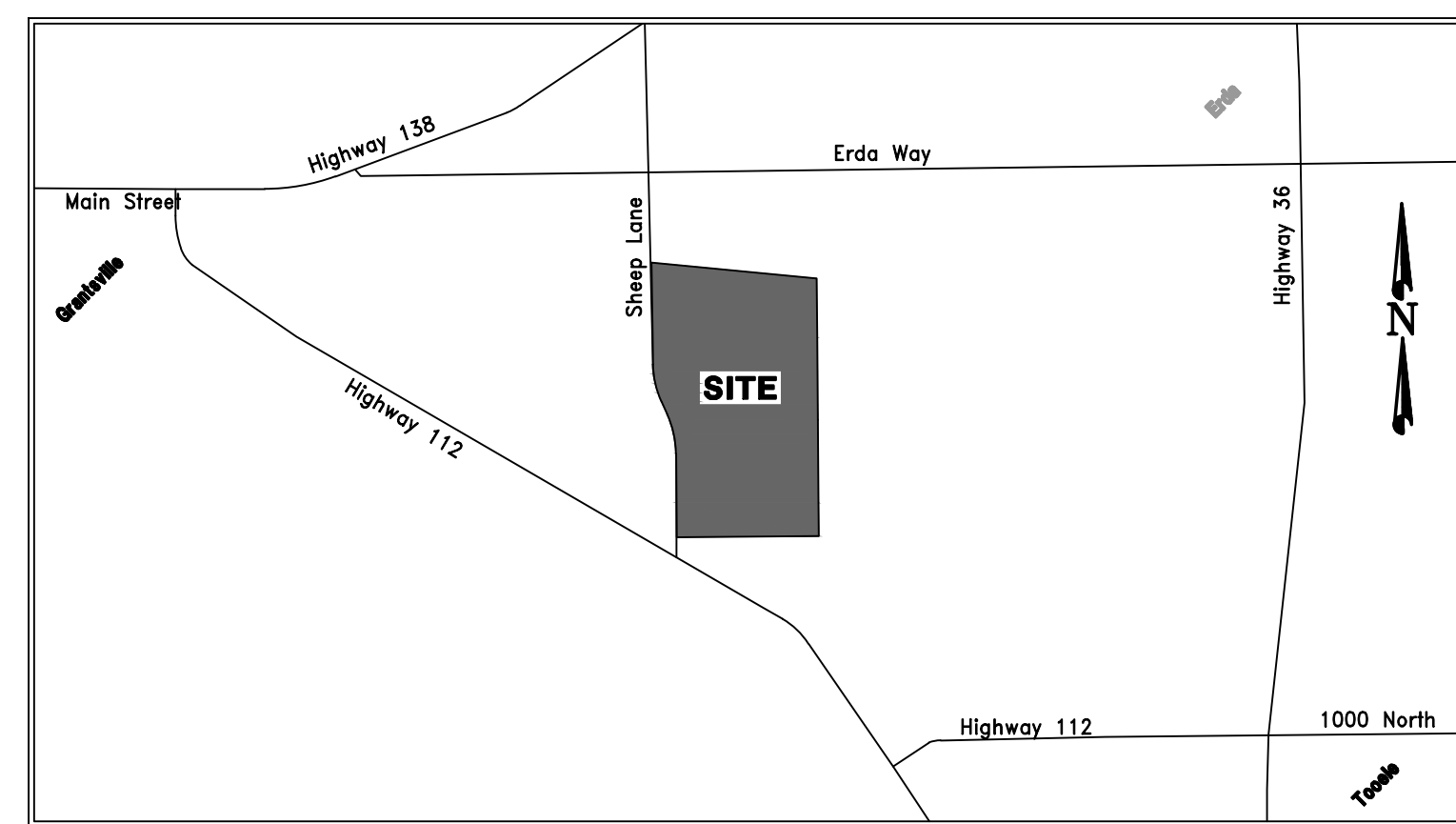
Dated this day _____ of _____, 20____.

Grantsville City Mayor

Attest: Grantsville City Recorder



| CURVE TABLE | | | | | | |
|-------------|----------|----------|-----------|---------------|----------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD | TANGENT |
| C1 | 3050.00' | 1286.65' | 24°10'13" | N 12°27'22" W | 1277.13' | 653.04' |
| C2 | 2950.00' | 1229.08' | 23°52'17" | N 12°36'20" W | 1220.21' | 623.59' |



VICINITY MAP
Not to Scale

LAKEVIEW BUSINESS PARK

Final Local Entity Plat

Located in in the Section 1 and the North Half of Section 12,
Township 3 South, Range 5 West, Salt Lake Base and Meridian,
Tooele County, Utah

PREPARED BY:

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

SHEET 1
OF 1 SHEETS

| TOOELE COUNTY SURVEYOR | TOOELE COUNTY RECORDER |
|---|--|
| Approved this _____ day of _____, 20____ as a Final Local Entity Plat by the Tooele County Surveyor. | State of Utah, County of Tooele, recorded and filed at the request of _____ |
| _____ Tooele County Surveyor | Date _____ Time _____ Book _____ Page _____ |
| | \$ _____ Fees Tooele County Recorder |