

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 August 11th, 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 24th day of August, 2020 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor

Grantsville City Corporation

429 E Main Street
Grantsville, Utah 84029

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

August 11, 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 2020-22, (2) the petition for annexation submitted by RG IV, LLC (c/o Anthon Stauffer) and Grantsville Soil Conservation, (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
NOTICE OF IMPENDING BOUNDARY ACTION**

The Honorable Spencer J. Cox
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 14235
Salt Lake City, Utah 84114-2325

Pursuant to the provisions of Utah Code Ann. §10-2-425 the Grantsville City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of Grantsville City, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 21.55 acres of property into the corporate limits of Grantsville City.

The property annexed is located in Tooele County, State of Utah and is described as follows:

A parcel of land located in the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian described as follows:

BEGINNING at a point on the south line of the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said point being South 89°40'47" West 1,557.38 feet along said line from the Tooele County Dependant Resurvey monument found marking the South Quarter Corner of said Section 35, and thence continuing along said line South 89°40'47" West 1,103.61 feet to the Tooele County Dependant Resurvey monument found marking the Southwest Corner of said Section; thence along the west line of said Section North 00°30'38" West 6.20 feet to the south line of Gundersen Acres Phase 2 Subdivision; thence along said line North 89°57'39" East 47.65 feet to the Southeast Corner of said Subdivision; thence along the east line of Gundersen Acres Phase 2 Subdivision, Gundersen Acres and Gundersen Acres No. 2 Amended North 00°54'37" West 2,643.46 feet to the north line of said Southeast Quarter of Section 35; thence along said line North 89°42'45" East 150.05 feet; thence South 00°45'15" East 1,442.81 feet to the northeasterly line of the Union Pacific Railroad right-of-way; thence along said line South 37°42'56" East 1518.55 feet to the POINT OF BEGINNING. Said parcel contains 939,040 square feet or 21.55 acres, more or less.

Accompanying this Notice is a certified copy of the Ordinance that effectuated this annexation and boundary change, together with a plat prepared by a licensed surveyor which has been approved by the Grantsville City Council, together with evidence showing that this annexation plat has been recorded with the Tooele County Recorder and filed with the Tooele


County Surveyor.

Pursuant to Utah Code Ann. §26-8a-414, the Grantsville City Council certifies that Grantsville City does not provide ambulance or paramedic services within its corporate limits and therefore does not desire to provide such services to the property annexed into Grantsville City.


I hereby certify that the Grantsville City Council has completed all of the legal requirements necessary to effectuate this annexation and boundary change.

Dated this ____ day of _____, 20____.

GRANTSVILLE CITY COUNCIL


By Mayor Brent Marshall

ATTEST


Christine Webb
Grantsville City Recorder

(SEAL)





PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH:

The present owner, Grantsville Soil Conservation (the “GSC”), of privately-owned real property lying contiguous to the present municipal limits of Grantsville City, Utah and which is the area proposed for annexation (the “Property”), is selling the Property to RG IV, LLC (“RG IV”) in the coming months. GSC and RG IV may be collectively referred to herein as “Petitioners”. The Petitioners hereby submit this Petition for Annexation (“Petition”) and respectfully represent 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, and (iii) if annexed, will not leave or create an unincorporated island or peninsula.
3. The signatures affixed hereto is that of the authorized representatives of GSC and RG IV and who, by so affixing their signatures, state and confirm that:
 - a. GSC is presently the sole owner of all the private land area within the Property;
 - b. RG IV is purchasing the Property from GSC; and
 - c. the Property is accurately described and/or depicted on the recordable map attached hereto as **Exhibit “A”** prepared by a licensed surveyor and which is made a part hereof by such reference.
4. The Property lies contiguous along the northern boundary of Grantsville City’s corporate limits as shown on Exhibit A.
5. GSC hereby designates RG IV as a sponsor, and the contact sponsor, for this Petition. The Petitioners’ contact information is as follows:

Grantsville Soil Conservation

c/o Victor D. Warr
787 East Erda Way
Erda, Utah 84074

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 Grantsville City's Annexation Policy Plan, adopted by Ordinance No. 2010-11 on June 16, 2010 (the "**Annexation Policy Plan**"), the Petitioners are required to include an explanation of the municipal services needed for the Property along with their recommendations on how said municipal services will be provided. The Property is presently unimproved and would need typical infrastructure to provide all municipal services, except that, upon information and belief, Grantsville provides culinary water services to the Property. Petitioners propose that 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 the municipal services needed for the Property.

8. Pursuant to the Annexation Policy Plan, the Petitioners have 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, Petitioners hereby request 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.

SPONSOR:

Grantsville Soil Conservation

By: 

Name: Victor D. Warr

Its: Authorized Representative

CONTACT SPONSOR:

Grantsville Soil Conservation

By: 

Name: Anthon Stauffer

Its: Authorized Representative

EXHIBIT "A"

Recordable Map

[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. These entities and their 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
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
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 5th day of August 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 2020-22 was introduced in writing, read in full, and pursuant to a Motion made by Councilman Stice. Seconded by Councilman Hutchins 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 2020-22**

AN ORDINANCE OF GRANTSVILLE CITY, ANNEXING INTO ITS CITY LIMITS APPROXIMATELY 21.55 ACRES OF REAL PROPERTY LOCATED ALONG THE NORTHERN 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 WEST BUSINESS PARK)

WHEREAS, the Grantsville City Council has received and considered a petition for the annexation of approximately 21.55 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 and the Grantsville Soil Conservation 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 Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian described as follows:
BEGINNING at a point on the south line of the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said point being South 89°40'47" West 1,557.38 feet along said line from the Tooele County Dependant Resurvey monument found marking the South Quarter Corner of said Section 35, and thence continuing along said line South 89°40'47" West 1,103.61 feet to the Tooele County Dependant Resurvey monument found marking the Southwest Corner of said Section; thence along the west line of said Section North 00°30'38" West 6.20 feet to the south line of Gundersen

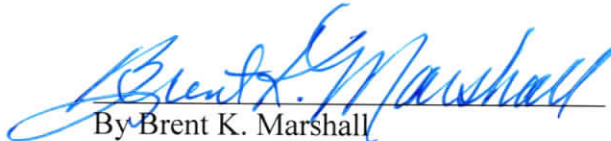
Acres Phase 2 Subdivision; thence along said line North 89°57'39" East 47.65 feet to the Southeast Corner of said Subdivision; thence along the east line of Gundersen Acres Phase 2 Subdivision, Gundersen Acres and Gundersen Acres No. 2 Amended North 00°54'37" West 2,643.46 feet to the north line of said Southeast Quarter of Section 35; thence along said line North 89°42'45" East 150.05 feet; thence South 00°45'15" East 1,442.81 feet to the northeasterly line of the Union Pacific Railroad right-of-way; thence along said line South 37°42'56" East 1518.55 feet to the POINT OF BEGINNING. Said parcel contains 939,040 square feet or 21.55 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 5th day of August, 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 2020-22 duly adopted by the City of Grantsville, by the Council thereof at a meeting duly called and held in Grantsville, UT on the 5th day of August, 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 11th day of August, 2020.

Publication – Tooele Transcript Bulletin

(S E A L)

Christine Webb

Christine Webb
City Recorder

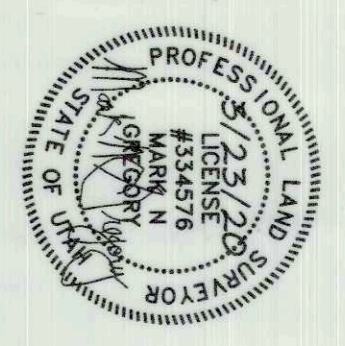


East 1/4 Corner Section 35,
T. 2 S., R. 5 W.,
S.L.B.&M. Found Toolee
County Dependent
Resurvey Monument
(Erroneously Stamped (No
Date))

LAKEVIEW BUSINESS PARK WEST
Final Local Entity Plat
Located in the Southwest Quarter of Section 35,
Township 2 South, Range 5 West, Salt Lake Base and Meridian
Toolee County, Utah

South 1/4 Corner Section 35,
T. 2 S., R. 5 W., S.L.B.&M.,
Found Toolee County
Dependent Resurvey
Monument (1986)

SURVEYOR'S CERTIFICATE
I, Mark N Gregory, a Professional Land Surveyor licensed under Title 56, 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 23, 2020
Mark N Gregory
P.L.S. No. 334576

ANNEXATION BOUNDARY DESCRIPTION
A parcel of land located in the Southwest Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base
and Meridian described as follows:

ANNEXATION BOUNDARY DESCRIPTION
BEGINNING at a point on the south line of the Southwest Quarter of Section 35, Township 2 South, Range 5 West,
Salt Lake Base and Meridian, said point being South 89°40'47" West 1,557.38 feet along said line from the Toolee
County Dependent Resurvey monument found marking the South Quarter Corner of said Section 35, and thence
continuing along said line South 89°40'47" West 1,103.61 feet to the Toolee County Dependent Resurvey monument
found marking the Southwest Corner of said Section; thence along the west line of said Section North 00°30'38"
West 6.20 feet to the south line of Gundersen Acres Phase 2 Subdivision; thence along said line North 89°57'39"
East 47.63 feet to the southeast corner of said Subdivision; thence along the east line of Gundersen Acres Phase
2 Subdivision, Gundersen Acres and Gundersen Acres No. 2 Amended North 00°54'37" West 2,643.46 feet, the
north line of said Southwest Quarter of Section 35, thence along said line North 89°42'45" East 150.05 feet, the
thence along said line South 37°42'56" East 1,518.55 feet to the POINT OF BEGINNING. Said parcel contains
939,040 square feet or 21.56 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 Toolee County Survey and the Toolee
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 parcel shown hereon into the City limits of Grantsville, Utah. The ordinance has been prepared for filing herewith, all in accordance with the
City Code and that to accept the ordinance has been prepared 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 have authorized the Grantsville City Mayor to sign
this plat on our behalf and that said tract of land is to know hereafter as the:

LAKEVIEW BUSINESS PARK WEST ANNEXATION

Dated this day _____ of _____, 20____.
Grantsville City Mayor _____
Attest: Grantsville City Recorder _____

LAKEVIEW BUSINESS PARK WEST
Final Local Entity Plat
Located in the Southwest Quarter of Section 35,
Township 2 South, Salt Lake Base and Meridian
Toolee County, Utah

TOOLEE COUNTY SURVEYOR _____
TOOLEE COUNTY RECORDER _____

State of Utah, County of Toolee, recorded and filed at the
request of _____
Date _____ Time _____ Book _____ Page _____
Fees \$ _____ Toolee County Recorder

Approved this 30th day of March, 2020
as a Final Local Entity Plat by the Toolee County Surveyor.

Mark N Gregory
Toolee County Surveyor

TOOLEE COUNTY SURVEYOR _____
TOOLEE COUNTY RECORDER _____

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

SHEET 1
OF 1 SHEETS

