

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the WEST POINT JUNIOR HIGH HOOPER WATER IMPROVEMENT DISTRICT ANNEXATION, located in DAVIS COUNTY, dated NOVEMBER 14, 2023, complying with Sections §17B-1-414 and §67-1a-6.5 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 the WEST POINT JUNIOR HIGH HOOPER WATER IMPROVEMENT DISTRICT ANNEXATION, located in DAVIS COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 15<sup>th</sup> day of December, 2023 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

**HOOPER WATER IMPROVEMENT DISTRICT**

**RESOLUTION 23-11-01**

**Annexation Approval Resolution  
Davis School District – Jr. High School  
(100% landowner petition)**

WHEREAS, the Hooper Water Improvement District (the “District”) is a duly organized improvement district primarily located in Weber County, Utah, but also including a relatively small part of Davis County, Utah, established and operating as prescribed in Title 17B, Chapter 2a, Part 4 of the Utah Code and other relevant portions of Title 17B of the Utah Code;

WHEREAS, the District owns and operates a culinary water distribution system which serves a portion of western Weber County and a small portion of Davis County, Utah;

WHEREAS, a Landowner Annexation Petition (the “Petition”) has been filed with the District requesting that the real property identified on Exhibit “A” attached to this Resolution (the Davis School District - Jr. High, hereafter referred to as: “Subject Property”) be annexed into the District in order to receive culinary water service from the District (the Landowner, the Davis School District, is referred to herein as “Applicant”);

WHEREAS, the District requires that Applicant’s property be annexed into the District as a condition to receiving, and continuing to receive, culinary water service;

WHEREAS, on July 16, 2019, the District Board of Trustees adopted an Annexation Policy which requires, as a condition to annexing any area into the District, that the owner or developer of the area to be annexed provide to the District water rights and/or water sources as deemed necessary to serve the area being annexed;

WHEREAS, the Annexation Policy is based upon a Board finding that the District’s water rights and water sources are not sufficient to serve areas that were not included in the District as of the effective date of the Policy and it would be inequitable to the owners of real property or residents already within the District for new areas to be annexed “unless the owners of those areas deliver to the District sufficient water rights and water sources for the District to serve the area being annexed”;

WHEREAS, the District Board of Trustees (the “Board”) has the statutory authority to annex areas into the District pursuant to the requirements of Title 17B, Chapter 1, Part 4 of the Utah Code, which outlines the procedure to be followed to accomplish such annexations;

WHEREAS, Applicant owns 100% of the Subject Property;

WHEREAS, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

WHEREAS, within thirty days after the Petition was filed, at a duly called meeting of the Board of Trustees of the District for which certification of the Petition was listed on the agenda, the Board voted to certify the Petition in accordance with Utah Code Ann. § 17B-1-405;

WHEREAS, the identified contact sponsor was notified, in writing, of the certification of the Petition as required by Utah Code Ann. § 17B-1-405;

WHEREAS, since the Petition has been signed by the sole owner of the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the District Board is not required to hold a public hearing pursuant to Utah Code Ann. §§ 17B-1-409 and -410 and the protest provisions of Utah Code Ann. § 17B-1-412 are not applicable to this annexation proceeding;

WHEREAS, a notice of the proposed annexation was given pursuant to the requirements of Utah Code Ann. § 17B-1-413;

WHEREAS, the written Notice referenced in the immediately preceding paragraph contained a brief explanation of the proposed annexation and included the name of the Hooper Water Improvement District, the services provided by the District, a description and/or map of the area proposed to be annexed, a special district telephone number where additional information about the proposed annexation could be obtained, and an explanation of the right of an owner of property located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition to request a public hearing on the proposed annexation in accordance with Utah Code Ann. § 17B-1-413(2)(a)(ii)(B), provided that such request was submitted to the District Board of Trustees within 20 days after the date the Notice was given;

WHEREAS, more than 20 days have passed since the notice was given, no property owner or registered voter having a right to do so has requested a hearing, and the time for submitting a request for a public hearing has passed;

WHEREAS, not more than 30 days have passed since the expiration of the time for submitting a request for a public hearing;

WHEREAS, no part of the area proposed to be annexed is located within the boundaries of any special district or special service district which is authorized to perform the same functions or provide the same services as the District, nor is it located within the boundaries of any municipality or any county that provides the same service that the District provides;

WHEREAS, it is not necessary to provide a notice of the proposed annexation to any county or municipality pursuant to Utah Code Ann. § 17B-1-406 and the provisions of Utah Code Ann. §§ 17B-1-407 through -408 are not applicable; and

WHEREAS, the Board has determined that all applicable statutory requirements have been satisfied and, having considered the proposed annexation, has determined it to be in the best general interest of the District and of the property owners, residents and taxpayers within both

the District as presently constituted and the area proposed to be annexed for the requested annexation to be completed provided that the Applicant first satisfies the requirements of the Annexation Policy by entering into a Development Agreement that is in form and content acceptable to the District within five business days after the adoption of this Resolution or such extended period as may be granted by the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Hooper Water Improvement District, as follows:

1. That all of the legal requirements stated in Title 17B, Chapter 1, Part 4 of the Utah Code that must be satisfied before the adoption of this Resolution have been satisfied.
2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property located in Davis County, Utah that is described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of the Hooper Water Improvement District.
3. That, from and after the issuance by the Lieutenant Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b)(ii), the Subject Property shall be an integral part of the District and, upon the submittal of the original notice of annexation, the original certificate of annexation issued by the Lieutenant Governor, the approved final local entity plat, and a certified copy of this Resolution to the Davis County Recorder for recordation, the taxable property located within the Subject Property may be subject to taxation for the purposes of the District, including the payment of any bonds and other obligations now outstanding or hereafter authorized and issued. All properties within and users of services provided by the District, as enlarged by this annexation, shall be subject to the payment of service and user fees and such other applicable fees and charges as may be assessed from time to time by the District and shall be subject to all rules, regulations, powers and authority of the District and of the Board as provided by law or otherwise.
4. That the Chairman and/or General Manager of the District be and are instructed, within 30 days after adoption of this Annexation Resolution, to file a written notice of annexation with the Lieutenant Governor of the State of Utah, accompanied by a copy of this Resolution and an approved final local entity plat. The Chairman and/or General Manager are further instructed, upon receipt of the certificate of annexation from the Lieutenant Governor, to submit the documents identified in paragraph 3 above to the Davis County Recorder for recordation.
5. That this Resolution shall take effect immediately upon the Applicant satisfying the requirements of the District's Annexation Policy by entering into a written Development Agreement covering the Annexation Area which is in form and content acceptable to the District, but not otherwise, and the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Hooper Water Improvement District this 14<sup>th</sup> day of November, 2023.

Marvin L Zaugg  
Chair

STATE OF UTAH            )  
                                  :SS.  
COUNTY OF WEBER        )

The foregoing Resolution was subscribed before me, a notary public, this 14<sup>th</sup> day of November, 2023, by Marvin Zaugg, Chairman of the Board of Trustees of the Hooper Water Improvement District.

Cole Jerry Allen  
Notary Public



## Exhibit A

EXHIBIT - A

Parcel Numbers 120460009 and 120460054

### RECORD DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, described as follows; and running thence South 89°44'54" East 1325.74 feet, along the boundary of West Point City, to the Northeast corner of an annexation to Syracuse City, recorded as Entry No. 3076381, on February 16, 2018; thence South 00°35'24" West 1163.28 feet, along said Syracuse City boundary, to the North line of an annexation to West Point City, recorded as Entry No. 1771446, on July 22, 2002; thence South 89°38'12" West 995.84 feet, along said West Point boundary, to the East line of that certain parcel of land described in Warranty Deed, recorded as Entry No. 2381134, in Book 4578, at Page 636, on July 22, 2008, said Warranty Deed being subject to a Boundary Line Agreement, recorded as Entry No. 3150656, in Book 7229, at Page 333, on March 28, 2019; thence the following two (2) courses along the East and North boundaries of said Warranty Deed; North 00°35'21" East 126.27 feet; North 89°24'39" West 330.00 feet, to West Point boundary and the monumented Quarter Section line; thence North 00°35'21" East 1045.73 feet, along said West Point City boundary and monumented Quarter Section line to the point of beginning.



**HOOPER WATER IMPROVEMENT DISTRICT  
NOTICE OF IMPENDING BOUNDARY ACTION  
(Annexation)**

TO: DEIDRE HENDERSON, LIEUTENANT GOVERNOR OF THE STATE OF UTAH

**Notice** is hereby given that on November 14<sup>th</sup>, 2023, the Board of Trustees of the Hooper Water Improvement District (the “District”) adopted a Resolution approving an annexation of land into the District. The real property being annexed into the District (the “Affected Area”) is described and depicted in the final local entity plat which accompanies this Notice. It is requested that the Lieutenant Governor issue her certificate of annexation in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

**In satisfaction of Utah Code Ann. § 67-1a-6.5(3)(e)(i), the Board of Trustees of the Hooper Water Improvement District hereby certifies that all requirements applicable to the annexation of the Affected Area as part of the Hooper Water Improvement District have been met.**

This notice is accompanied by: (a) a copy of the Hooper Water Improvement District Resolution and (b) an approved final local entity plat as defined in Utah Code Ann. § 67-1a-6.5 and meeting the requirements of Utah Code Ann. § 17-23-20.

The address of the District is as follows:

Hooper Water Improvement District  
5555 West 5500 South  
Hooper, Utah 84315

DATED this 14<sup>th</sup> day of November, 2023.

**HOOPER WATER IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES**

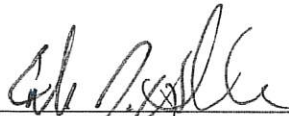
By: Marvin L. Zaugg  
Marvin L. Zaugg, Chair

ATTEST:

Wayne B. Laws  
District Clerk

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF WEBER        )

On this 14<sup>th</sup> day of November, 2023, personally appeared before me Cole S. Allen, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the Chair of the Board of Trustees of the Hooper Water Improvement District and is duly authorized to execute the same, and who verified under oath the accuracy of the said instrument.

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





**WEST POINT JUNIOR HIGH HOOPER WATER IMPROVEMENT DISTRICT ANNEXATION**

LOCATED IN THE NORTHEAST QUARTER  
TOWNSHIP 34 NORTH RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEST POINT CITY, DAVIS COUNTY, UTAH  
OCTOBER 2027

N 83°54'37" E 1322.50'  
700 SOUTH STREET

HOOPER WATER IMPROVEMENT DISTRICT

1500 0406  
CROOKLE FARMS HOME  
OWNERS  
ASSOCIATION  
LOT 408

750 S ST  
LOT 407  
LOT 406

LOT 405

LOT 404

LOT 403

LOT 402

LOT 401

LOT 215

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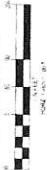


**LEGEND**

- SET BACKS
- BOUNDARY LINE
- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- UTILITIES
- RIGHT-OF-WAY



HORIZONTAL GRAPHIC SCALE



**BOUNDARY DESCRIPTION**  
A portion of the North Quarter of Section 2, Township 34 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, containing the west half of the north half of the northeast quarter, the east half of the north half of the northeast quarter, the west half of the southeast quarter, the east half of the southeast quarter, the west half of the southwest quarter, and the east half of the southwest quarter, all of which are more particularly described in the plat of subdivision of the same premises, recorded in the Office of the County Recorder of Davis County, Utah, as Book 150, Page 14.



**HOOPER WATER IMPROVEMENT DISTRICT ACCEPTANCE**  
WEST POINT JUNIOR HIGH HOOPER WATER IMPROVEMENT DISTRICT ANNEXATION  
BOUNDARY DESCRIPTION

**WEST POINT JUNIOR HIGH HOOPER WATER IMPROVEMENT DISTRICT ANNEXATION**

LOCATED IN THE NORTHEAST QUARTER  
TOWNSHIP 34 NORTH RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEST POINT CITY, DAVIS COUNTY, UTAH

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