

STATE OF UTAH

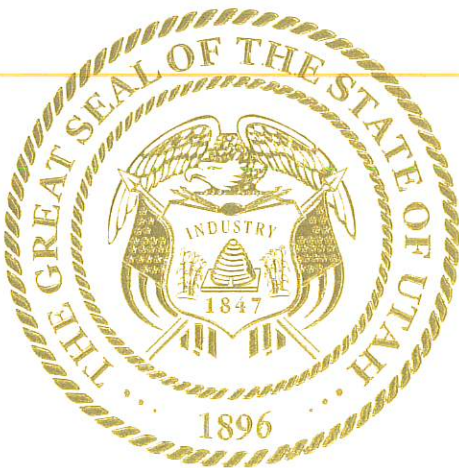


OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

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 LOVELAND ANNEXATION, located in WEST BOUNTIFUL CITY, dated JUNE 19, 2024, complying with §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 the LOVELAND 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 28th day of June, 2024 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



June 19, 2024

Annexations
Lieutenant Governor's Office
Utah State Capital Suite 200
Salt Lake City, UT 84114

Re: Notice of Impending Boundary Action

The West Bountiful City Council has approved an Annexation Petition for Loveland Holdings LLC by ordinance. West Bountiful city now requests a certificate of annexation from the Lt. Governor's office. Enclosed is a copy of said ordinance and a copy of the final local entity plat. All requirements have been met pursuant to UCA 10-2-425.

Thank you,

A handwritten signature in black ink, which appears to read "Remington Whiting". The signature is written in a cursive style with a large, sweeping flourish at the end.

Remington Whiting
West Bountiful City Recorder
Rwhiting@wbcity.org

WEST BOUNTIFUL CITY

ORDINANCE #484-24

**AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP,
ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE
CORPORATE LIMITS OF WEST BOUNTIFUL CITY, UTAH**

WHEREAS, an Annexation Petition was received on January 16, 2024, for property known as Parcel No., 06-027-0140 located at approximately 1275 West 1600 North, West Bountiful (collectively, the “*Real Property*”); and

WHEREAS, the Real Property consists of approximately 5.139 acres and is contiguous to the corporate boundaries of West Bountiful City; and

WHEREAS, the Real Property is within the City’s Annexation Policy Plan; and

WHEREAS, the City Council accepted the Annexation Petition on March 8, 2024; and

WHEREAS, the City Council received notice of Certification of the Petition from the City Recorder on March 20; and

WHEREAS, neither Davis County nor the City has received any written protest to the annexation; and

WHEREAS, the West Bountiful City Planning Commission held a public hearing on April 23, 2024, and made a recommendation that the Real Property be assigned to the Agricultural District (“*A-1*”) for zoning purposes; and

WHEREAS, on May 7, 2024, the City Council held a public hearing after proper notice; and

WHEREAS, the council has determined that it is in the best interest of the community to annex the Real Property.

NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT PURSUANT TO UTAH CODE ANNOTATED TITLE 10, CHAPTER 2:

1. The Real Property, which is more particularly described in Paragraph 2, below, is hereby annexed to West Bountiful, Utah and the corporate limits of West Bountiful, Utah are hereby extended accordingly.
2. The Real Property is described as follows:

ANNEX PARCEL DESCRIPTION

BEGINNING AT A POINT ON A WEST LINE OF THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, SAID POINT IS SOUTH 89°47'11" WEST 775.06 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°32'10" EAST 364.73 FEET FROM THE CENTER QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (DAVIS COUNTY SURVEYOR'S GROUND

BEARING BASE), DAVIS COUNTY, UTAH, SAID POINT IS ALSO SOUTH 00°32'10" EAST 22.73 FEET FROM A CORNER OF SAID CORPORATE LIMITS AS DEPICTED ON A LOCAL ENTITY PLAT RECORDED

AS ENTRY #1511540 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), AND RUNNING THENCE SOUTH 00°32'10" EAST 714.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF 1400 NORTH STREET; THENCE NORTH 89°51'07" WEST 314.47 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°24'07" WEST 713.24 FEET; THENCE NORTH 89°57'59" EAST 312.79 FEET TO THE POINT OF BEGINNING.

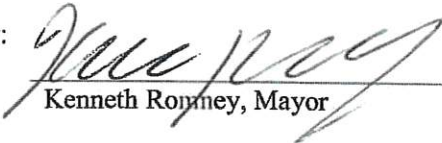
CONTAINS 5.139 ACRES.

3. The zoning map of West Bountiful City shall be amended to include the Real Property described in paragraph 2 above.
4. The Real Property shall be classified as being in the Agricultural District ("A-1") in accordance with the provisions of Title 17 of the West Bountiful Municipal Code.
5. All uses existing within the annexation area that are considered to be legally conforming to Davis County's current zoning and regulations but do not conform to West Bountiful City's A-1 restrictions and regulations are considered to be legally non-conforming.
 - A. The uses existing within the annexation area that are currently considered to be legally non-conforming are:
 - i. Greenhouse and nursery operations for landscape wholesales.
 - ii. Retail sales of plants grown on-site. Open from April through June, and then again from September through October. Online sales throughout the growing season.
 - iii. A landscape business that conducts design build services and seasonal lawn care and snow removal. This business operates with up to 6 full-time management/office employees; up to 20 landscape maintenance employees; and up to 12 landscape construction employees.
 - iv. The structures and uses are shown on Exhibit A. The city acknowledges the petitioners' intent on applying for an expansion of the legally non-conforming use to construct two additional buildings as shown on Exhibit A (Future Building 4 – greenhouse storage, soil, etc.; Future Building 5 – off-season equipment storage.)

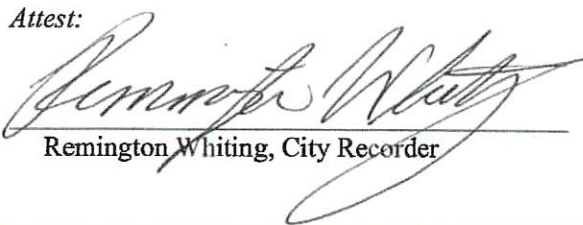
6. All uses existing within the annexation area that are considered to be illegally non-conforming to Davis County current zoning restrictions and regulations are considered to be illegally non-conforming to West Bountiful City's A-1 restrictions and regulations and continued enforcement of such non-conforming action will be pursued.
7. A Notice of Impending Action and copy of final Local Entity Plat approved by the county surveyor will be filed with the Lieutenant Governor's office within sixty days of adoption of this Ordinance.
8. Upon the Lieutenant Governor's issuance of a Certificate of Annexation, a certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Davis County, Utah, by the City Recorder.

This Ordinance will become effective upon signing and posting.

Adopted this 7th day of May, 2024.

By: 
 Kenneth Romney, Mayor

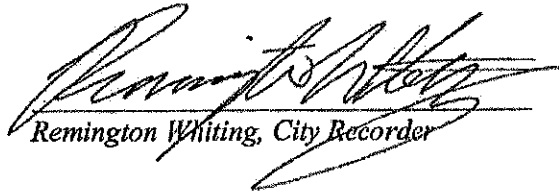
<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Butterfield	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Enquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Nielsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Preece	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest:

 Remington Whiting, City Recorder



**CERTIFICATE OF PASSAGE
AND POSTING ORDINANCE**

*I, the duly appointed and acting recorder for the City of West Bountiful,
do hereby certify that the foregoing Ordinance No. 484-24 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on May 8, 2024.*


Remington Whiting, City Recorder

DATE: 05/08/24

LOVELAND ANNEXATION LOCAL ENTITY PLAT

ANNEXATION OF A PARCEL TO THE CITY OF WEST BOUNTIFUL, DAVIS COUNTY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH

SURVEYORS CERTIFICATE

I, FERRIS M. BURT, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT, ACCORDING TO THE LAWS OF THE STATE OF UTAH, ANNOTATED CODE SECTIONS 17-23-20, THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH.



ANNEXATION PARCEL DESCRIPTION

BEGINNING AT A POINT ON A WEST LINE OF THE CORPORA TE LINE OF WEST BOUNTIFUL CITY, SAID POINT IS SOUTH 89°47'11" WEST 75.06 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°23'07" EAST 364.73 FEET FROM THE EAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH, SAID POINT IS ALSO SOUTH 0°23'07" EAST 22.73 FEET FROM A CORNER OF SAID CORPORA TE LINE AS DEFINED ON A LOCAL ENTITY PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH, AS SAID PLAT BEING THE SOUTH 0°23'07" EAST 74.25 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF 1400 NORTH STREET; THENCE NORTH 89°53'07" WEST 314.47 FEET ALONG SAID NORTH LINE; THENCE SOUTH 89°53'07" WEST 1724.1 FEET; THENCE NORTH 89°53'07" EAST 314.29 FEET TO CONTAINS 5.139 ACRES.

ACCEPTANCE BY WEST BOUNTIFUL CITY

THIS IS TO BE UNDERSTOOD AND AGREED A FURTHER BY THE OWNER OF THE TRACT SHOWN HEREON THAT THE ANNEXATION OF SAID TRACT TO WEST BOUNTIFUL CITY, UTAH, IS SUBJECT TO THE ORDINANCES AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH, AND HAVE BEEN EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

[Signature]
CITY RECORDER ATTEST: *[Signature]*



COUNTY SURVEYOR

APPROVED BY THE DAVIS COUNTY CLERK ON THIS 13th DAY OF JULY, 2024.



COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____
BOOK _____ PAGE _____ REF _____

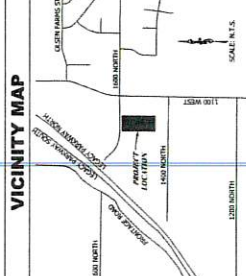
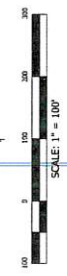
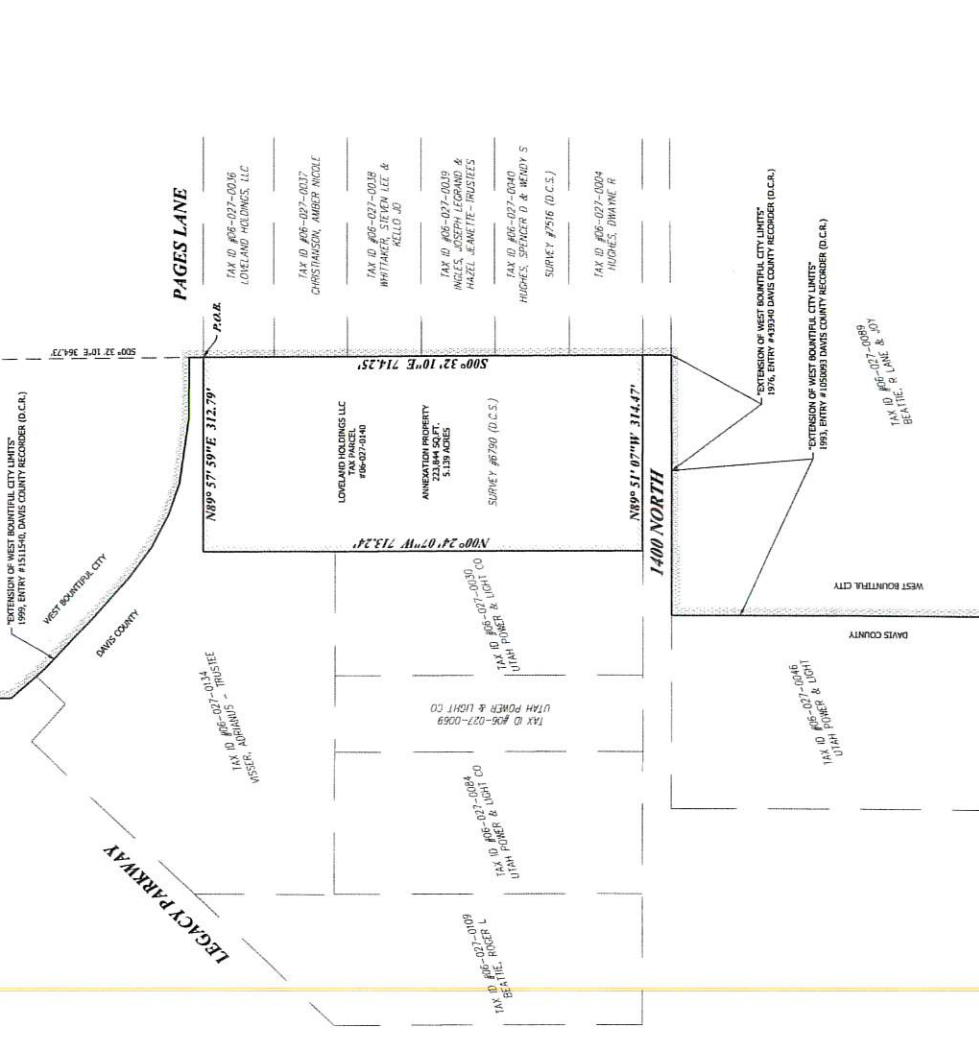
COUNTY RECORDER

NOTES

- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 89°52'56" EAST, CALCULATED USING IAD 1983 STATE PLANE COORDINATES FROM THE UTM NORTH ZONE.



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJ # 113202 ALI 01/7/2023
SHE 06/28/2024



Surveyor: Ferris M. Burt
Phone: 801.298.2236
Address: 1470 South 600 West
Woods Cross, UT 84010
Email: ferris@entellus.com

LEGEND

- PARCEL PROPERTY LINE
- ADJACENT PROPERTY
- SECTION LINE
- TIE TO MONUMENT
- EXISTING WEST BOUNTIFUL CITY LIMIT
- ANNEXATION INTO WEST BOUNTIFUL CITY
- OFFICE OF THE DAVIS COUNTY SURVEYOR
- DAVIS COUNTY RECORDER

