

STATE OF UTAH



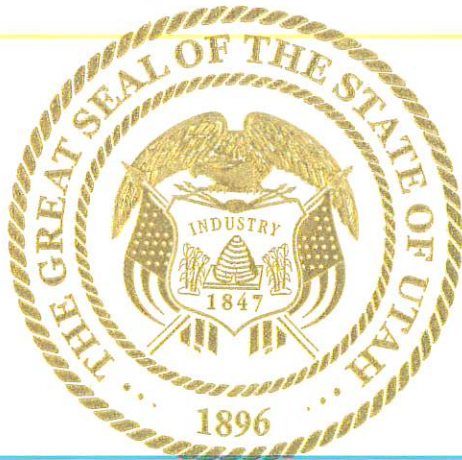
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF WITHDRAWAL

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of withdrawal of the LITTLE VALLEY SUBDIVISION FROM THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT, located in DRAPER CITY, dated SEPTEMBER 14, 2023, complying with Sections §17D-1-603 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 withdrawal, referred to above, on file with the Office of the Lieutenant Governor pertaining to the LITTLE VALLEY SUBDIVISION FROM THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT, located in SALT LAKE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 13th day of October, 2023 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

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

Re: Notice of Withdrawal of Area from the Traverse Ridge Special Service District

Dear Lieutenant Governor Henderson:

Pursuant to U.C.A. § 17D-1-603, Draper City is hereby filing notice that on September 12, 2023, the Draper City Council passed Resolution 23-46 -- Approving the Withdrawal of the Little Valley Subdivision from the Traverse Ridge Special Service District.

Enclosed please find a copy of Resolution 23-46 and the approved final local entity plat that meets the requirement of U.C.A. § 67-1a-6.5.

I hereby certify as the approving authority that all requirements applicable to this boundary action have been met. The Draper City Council respectfully requests the issuance of a Certificate of Withdrawal in accordance with Utah Code § 67-1a-6.5.

Please advise if you have any questions or concerns.

Dated this 14TH day of September, 2023.

ATTEST:

DRAPER CITY



Laura Oscarson, City Recorder



Mayor Troy K. Walker



RESOLUTION NO. 23-46

**A RESOLUTION OF THE DRAPER CITY COUNCIL APPROVING THE
WITHDRAWAL OF THE LITTLE VALLEY SUBDIVISION FROM THE
TRAVERSE RIDGE SPECIAL SERVICE DISTRICT**

WHEREAS, the Draper City Council, by Resolution dated December 28, 1999, has previously established the Traverse Ridge Special Service District ("TRSSD") for the purpose of providing transportation, snow removal, sanitation and street lighting services within the area designated as the TRSSD; and

WHEREAS, the Draper City Council, by Resolution dated June 17, 2003, previously approved the annexation petition into the TRSSD of the properties located in the Little Valley Condominiums plat ("Little Valley Properties"); and

WHEREAS, Draper City has received a formal request from property owners of Little Valley Properties ("Little Valley Petition"), attached hereto as Exhibit A, to withdraw the Little Valley Properties from the TRSSD; and

WHEREAS, Utah Code Ann. 17D-1-601 provides the municipality that created a special service district may by resolution approve the withdrawal of an area from the special service district if the Draper City Council determines that the area should not or cannot be provided the service that the special service district provides

WHEREAS, the Draper City Council, in accordance with state law, has considered the Little Valley Petition; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The Draper City Council finds: (1) for the reasons stated in the Little Valley Petition, the Little Valley Properties should not or cannot be provided the services that the TRSSD provides; (2) there aren't any outstanding and unpaid bonds, notes, or other obligations of the TRSSD; and (3) the TRSSD has no existing contractual obligations to provide services.

Section 2. Approval. The Draper City Council approves the withdrawal of the Little Valley Properties from the TRSSD and approves the final local entity plat attached hereto as Exhibit B. Staff is directed to file with the lieutenant governor within thirty days of the passage of this resolution the approved final local entity plat and a notice of impending boundary action that complies with Utah Code Subsection 67-1a-6.5(3).

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS THE 12TH DAY OF SEPTEMBER 2023.

ATTEST:

Laura Oscarson

Laura Oscarson, MMC, City Recorder



DRAPER CITY:

Troy K. Walker

Mayor, Troy K. Walker

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember T. Lowery

Councilmember F. Lowry

Councilmember Roberts

Councilmember Vawdrey

Mayor Walker

EXHIBIT A



January 6, 2023

Via Email david.dobbins@draperutah.gov

David Dobbins
Draper City Manager
1020 East Pioneer Road
Draper, UT 84020

Re: *The Cove at Little Valley HOA*
Our File No. 22483-0001

Mr. Dobbins:

Following a phone call with you and Mike Barker on January 4, 2023, I submit the following information in support of The Cove at Little Valley HOA's ("CALV") request for Draper City to adopt a resolution approving the withdrawal of CALV from the service area of the Traverse Ridge Special Service District ("TRSSD"). Below is some data supporting the grounds for CALV's request:

1. CALV is a Utah non-profit corporation formed in or about 2004. It operates as an association of unit owners in Draper City, Utah and representing the interests of at least two homeowners within the CALV boundaries.
2. TRSSD is a Utah special service district established by Draper City. It was created on December 28, 1999 under the provisions of the Utah Special Service District Act, found at [UTAH CODE ANN. §17D-1-101](#), *et seq.* by Draper City Resolution No. 99-82 ("[Resolution 99-82](#)").
3. The sole purpose of the TRSSD as stated in Resolution 99-82 is as follows: "The District is to be created *for the purpose of providing transportation, including snow removal, street lighting services, repairing and maintaining roads, sweeping and disposal services* and the District is hereby created for the purposes stated above."
4. TRSSD has not provided such services upon roadways within CALV as required by Resolution 99-82 at any time since its creation. As a result, CALV homeowners have paid fees to the TRSSD annually for the services it was created to provide, but neither the CALV homeowners nor the association itself have received those services.

<p>David Dobbins Draper City Manager 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: david.dobbins@draperutah.gov</p>	<p>Draper City 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: city@draperutah.gov</p>	<p>David Dobbins Draper City Manager 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: david.dobbins@draperutah.gov</p>	<p>Draper City 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: city@draperutah.gov</p>	<p>Draper City 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: city@draperutah.gov</p>	<p>Draper City 1020 East Pioneer Road Draper, UT 84020 Phone: 801.552.1000 Fax: 801.552.1001 Email: city@draperutah.gov</p>
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5. From 2005 to the present, CALV homeowners have collectively paid nearly \$200,000 in service fees to TRSSD and during those years TRSSD has refused to provide road maintenance services.
6. The TRSSD service area has a total of about 53 lane miles.
7. The total length of CALV roadways is about 1,950 feet, less than ½ mile.
8. CALV homeowners necessarily travel upon only a small segment of a road within the TRSSD service area.
 - a. Traverse Ridge Road is not within the TRSSD service area at the turnoff to CALV. The turnoff is at Maple Park Court, which is within the TRSSD service area.
 - b. To travel to CALV, a homeowner would drive up Traverse Ridge Road and turn right on Maple Park Court.
 - c. Then, the homeowner would travel about 310 feet on Maple Park Court before entering the CALV boundary at Vista Valley Drive. (See link to interactive TRSSD boundary map.)

<https://draper.maps.arcgis.com/apps/StorytellingTextLegend/index.html?appid=c491973a21a74ab2a3733d4ac08b0064>
9. There are approximately 40 homes in CALV.

A provision of the Special Service District Act states that “the legislative body of the ... municipality that created a special service district may by resolution ... (1) approve the withdrawal of an area from the special service district if the legislative body determines that the area should not or cannot be provided the service that the special service district provides” Utah Code Ann. §17D-1-601(1). In recent communications with TRSSD, the district has reaffirmed that it does not oppose a petition to Draper City to redraw the boundaries and remove CALV from the TRSSD service area.

CALV makes this formal written request for Draper City to adopt a resolution approving the withdrawal of CALV from the service area of the TRSSD. We would like to coordinate with and support the City’s effort and, as mentioned, expect the TRSSD will also do so. Please contact me or Chuck O’Brien 801-205-3548.

January 6, 2023
Page 3

obrienregroup@gmail.com, to let us know what we can do to support the effort. Thank you for your consideration.

Sincerely,

RICHARDS BRANDI MILLER NELSON



Matthew C. Barneck

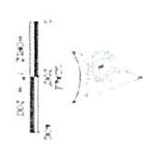
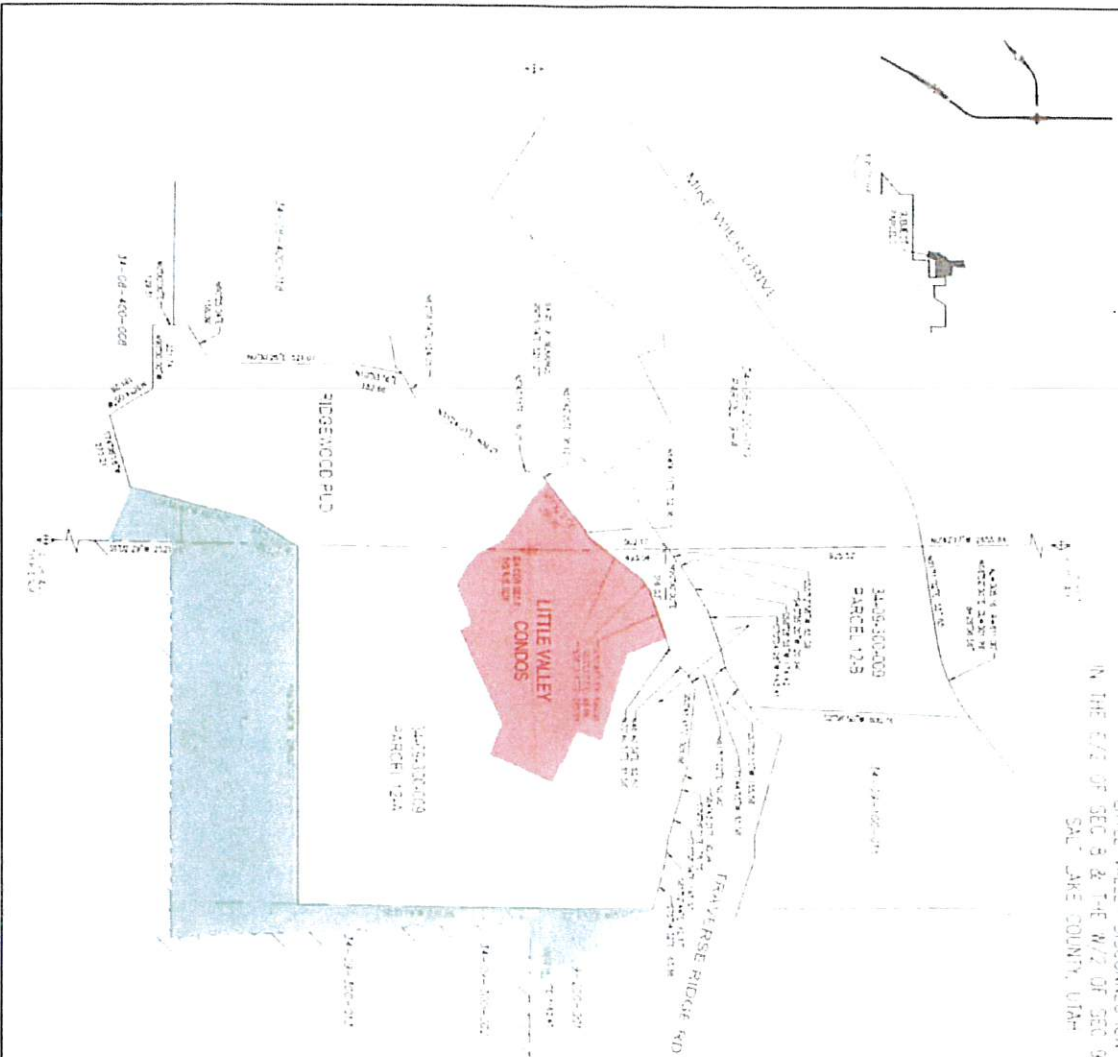
MCB/ple

cc: Mike Barker (mike.barker@draperutah.gov)
Chuck O'Brien (Obrienregroup@gmail.com)

EXHIBIT B

**Final Local Entity Plat
Cove at Little Valley**

LITTLE VALLEY DISCONNECTION
 IN THE E/2 OF SEC 9 & THE W/2 OF SEC 9 T4S R1E S1W
 SALT LAKE COUNTY, UTAH



LEGAL DESCRIPTION

THE FOLLOWING IS A LEGAL DESCRIPTION OF THE DISCONNECTED LITTLE VALLEY CONDO UNITS, AS SHOWN ON THE ATTACHED SURVEY MAP:

BEGIN AT THE SOUTHWEST CORNER OF THE SECTION 9, T4S, R1E, S1W, AND PROCEED AS FOLLOWS:

1. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

2. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

3. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

4. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

5. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

6. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

7. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

8. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

9. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

10. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

11. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

12. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

13. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

14. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

15. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

16. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

17. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

18. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

19. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

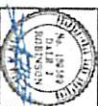
20. ALONG THE WEST LINE OF THE SECTION 9, T4S, R1E, S1W, TO THE POINT OF BEGINNING;

LIST OF LOTS

LOT	OWNER	ACRES
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

APPROVAL BY LEGISLATIVE BODY
 COUNTY ATTORNEY APPROVED THE SEVERAL
 DISCONNECTED LITTLE VALLEY CONDO UNITS
 AND THE DISCONNECTED LITTLE VALLEY CONDO UNITS
 IN THE E/2 OF SEC 9 & THE W/2 OF SEC 9 T4S R1E S1W
 SALT LAKE COUNTY, UTAH

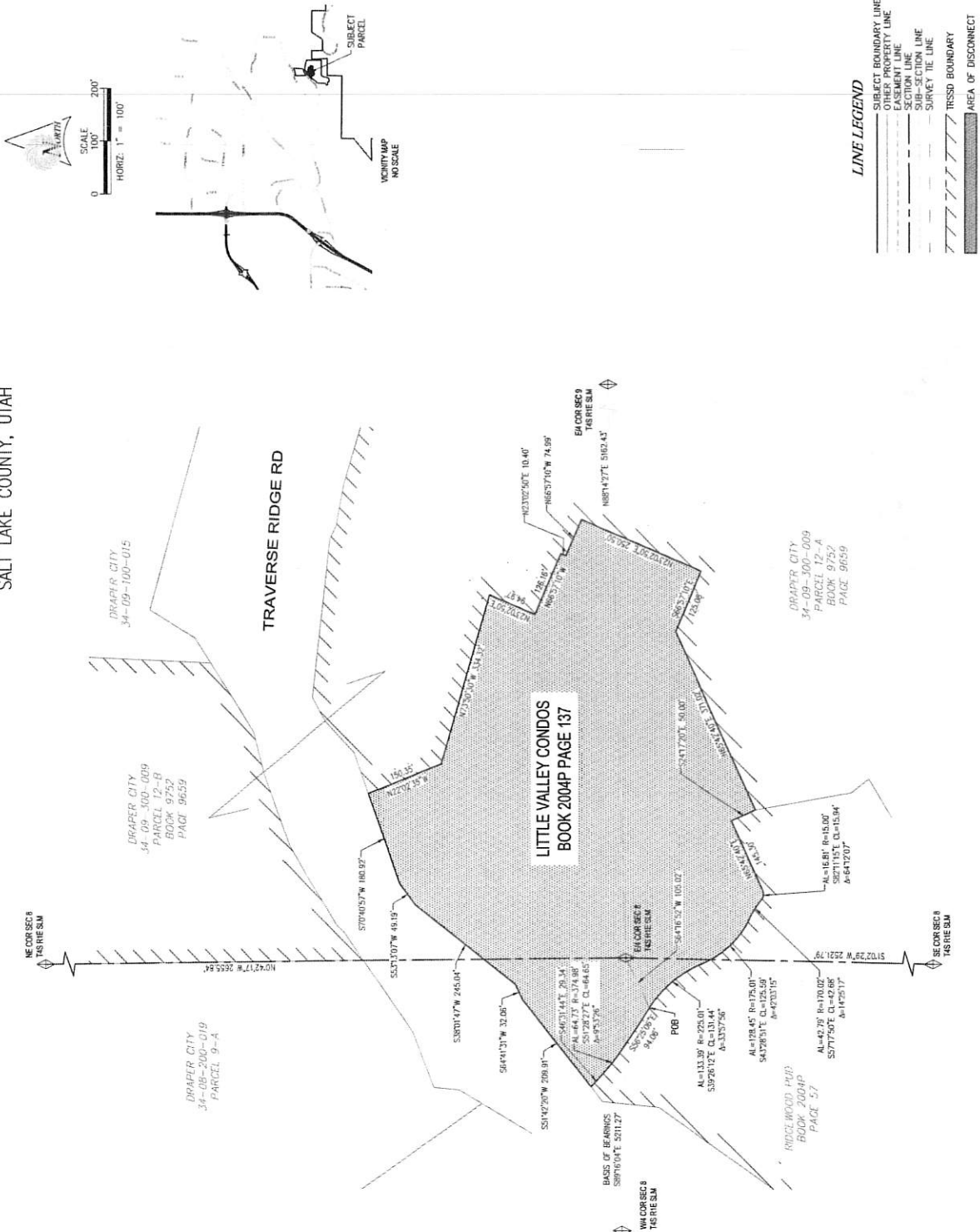
SALT LAKE COUNTY SURVEYOR
 APPROVED BY THE SURVEYOR
 DATE: 10-07-07



SUNRISE
 REAL ESTATE
 10-07-07

PLANNING BOARD SPECIAL SERVICE DISTRICT
 LITTLE VALLEY DISCONNECTION
 N 1/2 OF SEC 9 T4S R1E S1W
 DATE: 10-07-07
 BY: [Signature]
 TITLE: [Title]

FINAL LOCAL ENTITY PLAT
 LITTLE VALLEY DISCONNECTION FROM TRAVERSE RIDGE SPECIAL SERVICE DISTRICT
 IN THE E/2 OF SEC 8 & THE W/2 OF SEC 9 T4S R1E S1M
 SALT LAKE COUNTY, UTAH



APPROVED
 THE CITY OF Salt Lake City 2023
 ATTEST:
 MAYOR

SALT LAKE COUNTY SURVEYOR
 APPROVED THIS 29th DAY OF September A.D. 2023
 BY THE SALT LAKE COUNTY SURVEYOR, PURSUANT TO SECTION
 17-23-20 OF UTAH STATE CODE
 SALT LAKE COUNTY SURVEYOR

LEGAL DESCRIPTION
 AREA OF DISCONNECTION FROM TRAVERSE RIDGE SPECIAL
 SERVICE DISTRICT:
 ALL OF LITTLE VALLEY CONDOMINIUMS, recorded as Entry
 9076289, in Book 2004P, Page 137.

SURVEYOR'S CERTIFICATE
 I, DALE J. ROBINSON, A PROFESSIONAL LAND SURVEYOR LICENSED
 UNDER UTAH CODE 58-22, HOLDING LICENSE NUMBER 16360, DO
 HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR IN
 ACCORDANCE WITH UTAH CODE 12-23-20, WAS MADE BY ME OR
 UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT
 REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ACCURATE GRAPHIC
 REPRESENTATION OF THE DISCONNECTION FROM THE TRAVERSE RIDGE
 SPECIAL SERVICE DISTRICT. THIS IS A REPEAL OF RESOLUTION 1653-05
 PASSED AND ADOPTED JUNE 17TH, 2003.

THE BARS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE
 WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION
 8, T4S R1E S1M.

THIS PLAT WAS PREPARED FROM VERIFIED INFORMATION ONLY.
 MEASUREMENTS WERE NOT PERFORMED IN THE FIELD.

- REFERENCES:
1. 86333 P744 NOTICE OF INTENT TO ESTABLISH TRSSD
 2. 82004P P657 REDEVELOPMENT SUBDIVISION
 3. 86077 P650 REDEVELOPMENT SUBDIVISION
 4. 86077 P650 REDEVELOPMENT SUBDIVISION
 5. 87525 P658 SPECIAL WARRANTY DEED DRAPER CITY

FINAL DRAFT
 DATE: 9/27/23
 COMMENT: 024E

SUNRISE
 ENGINEERING
 2525 SOUTH BUSINESS PARK DRIVE, SUITE 210
 SALT LAKE CITY, UT 84119
 TEL: 801-532-5100 • FAX: 801-523-0999
 www.sunriseeng.com

DALE J. ROBINSON
 SURVEYOR

FINAL LOCAL ENTITY PLAT

LITTLE VALLEY DISCONNECTION FROM
 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT
 IN THE E/2 OF SEC 8 & THE W/2 OF SEC 9 T4S R1E S1M

SHEET NO.	SHEETED	UNSHOWN	CHECKED	SHEET NO.
024E	1	0	1	10-007

RECORDED:
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
 FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

DEPUTY SALT LAKE COUNTY RECORDER

LINE LEGEND

- SUBJECT BOUNDARY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- SUB-SECTION LINE
- SURVEY TIE LINE
- TRSSD BOUNDARY
- AREA OF DISCONNECT

