

Agenda Item #13

Consideration to certify the petition for the Lewis Annexation.



August 20, 2021

Brent K. Marshall, Mayor
Grantsville City
429 E. Main Street
Grantsville, UT 84029

re: Lewis Annexation

Dear Mayor Marshall:

Pursuant to Utah Code Section 10-2-402(1)(c), at its meeting on August 17, the Tooele County Council voted (4 to 0 with one member absent) to agree to the Lewis annexation despite the peninsula that will remain in unincorporated Tooele County.

The Council's decision was based in part on your letter dated August 9 wherein you stated that Grantsville City agrees to the annexation if Tooele County also agrees, copy attached.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Tripp", with a long, sweeping flourish extending to the right.

Tom Tripp
Council Chair

enc.



August 9, 2021

COPY

To: Tooele County Council,

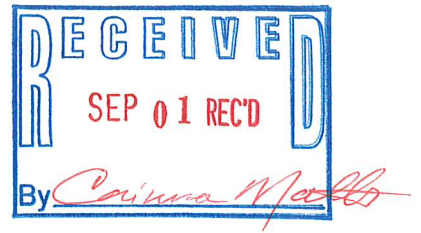
Re: Joe White Annexation

I am writing in behalf of Grantsville City to let you know that we do not have a problem creating an island of Tooele County. Due to the Joe White annexation, the SunValley Drive area will remain Tooele County, while the surrounding land would be considered Grantsville City. If Tooele County does not have a problem with this, then neither does Grantsville City. For any questions concerning this, please give me a call at 435-884-4638.

Sincerely,

A handwritten signature in blue ink that reads "Brent Marshall".

Brent Marshall, Mayor
Grantsville City



Petition for Annexation

TO GRANTSVILLE CITY:

We, the undersigned owners of private real property, hereby petition that the area (the "Area") shown on the accurate and recordable map (prepared by a licensed surveyor) that is attached to this petition (this "petition") be annexed to Grantsville City, Utah. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the Area, and (c) the current residence address of each is correctly written after the signer's name. Further, each of the undersigned designates the individuals identified below as sponsors and contact sponsor of this petition:

NOTICE

- **There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.**
- **If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified.**

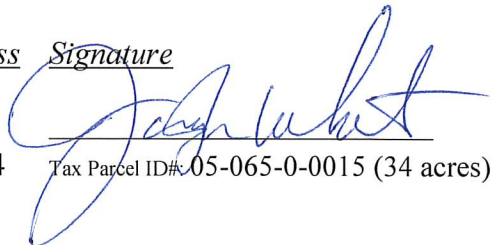
<u>Name</u>	<u>Mailing Address</u>	<u>Status</u>
Joseph White	13 Pier Place, Stansbury Park, UT 84074	sponsor/contact
Wise Management		sponsor
		sponsor
		sponsor
		sponsor

Print Signer's Name

Joseph White

Signer's Residence Address Signature

13 Pier Place
Stansbury Park, UT 84074



Tax Parcel ID#: 05-065-0-0015 (34 acres)

NOTICE

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- **If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified.**

Print Signer's Name

Signer's Residence Address

Signature

Wise Management, LLC

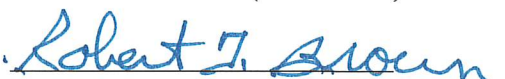
P.O. Box 190
Grantsville, UT 84029



Tax Parcel ID#: 05-065-0-0021, 05-065-0-0023, 05-065-0-0013, and 05-065-0-0018 (58.55 acres)

RT Brown Family Trust

1050 E. 100 S.
Grantsville, UT 84029



Tax Parcel ID#: 05-065-0-0017 (0.98 acres)

The James and Teresa
Jensen Living Trust

980 E. Main St.
Grantsville, UT 84029



Tax Parcel ID#: 05-065-0-0019 (2.04 acres)

Certificate of Authority
(Trust)

The undersigned hereby **represents, warrants and certifies** for the benefit of Grantsville City and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the "Trust") described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the "Petition"); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Trust.

DATED this 31 day of Aug, 2021

James Jensen, Trustee

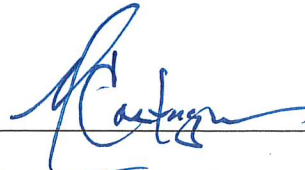
James Jensen
(Print Trustee's Name)

The James and Teresa
Jensen Living Trust
(Print Name of Trust)

Certificate of Authority
(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of GRANTSVILLE CITY and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the "LLC") described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the "**Petition**"); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 31 day of August, 2021

 , Manager

TODD CASTAGNO
(Print Manager's Name)

Wise Management, LLC
(Print Name of LLC)

Certificate of Authority
(Trust)

The undersigned hereby **represents, warrants and certifies** for the benefit of Grantsville City and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the "**Trust**") described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the "**Petition**"); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Trust.

DATED this 31 day of Aug, 2021

Robert J Brown, Trustee

ROBERT T BROWN

(Print Trustee's Name)

Robert J Brown

ROBERT J BROWN

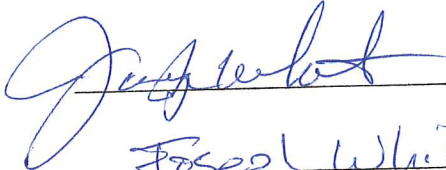
(Print Name of Trust)

RT Brown Family Trust

Certificate of Authority
(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of Grantsville City and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the “**LLC**”) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached “Petition For Annexation” (the “**Petition**”); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 31 day of Aug, 2021

, Manager

Joseph White
(Print Manager's Name)

Fronwood Real Estate, LLC
(Print Name of LLC)


List of Affected Entities to Which Notice was Sent

PLEASE BE INFORMED that written notice to the following listed affected entities was sent on the 1 day of Sept, 2021

NAME AND ADDRESS OF AFFECTED ENTITIES:

Tooele County Council	47 S. Main St., Tooele, UT 84074
Tooele Valley Mosquito Abatement District	1535 Sunet Rd., Lake Point, UT 84074
Tooele County School District	92 S. Lodestone Way, Tooele, UT 84074
North Tooele Fire Protection Service District	179 Country Club Dr., Stansbury, UT 84074
Tooele County Boundary Commission	47 S. Main St., Tooele, UT 84074
Tooele County Recreation Service District	47 S. Main St., Tooele, UT 84074
Tooele County Special Service District-Water	47 S. Main St., Tooele, UT 84074
Rocky Mountain Power Annexations	P.O. Box 400, Portland, OR 97207-0400

Sent by:



(Signature)
Joseph White

(Printed Name)

SURVEYORS NARRATIVE

This plat has been prepared by compiling section information from several sources and existing annexation plats on file at the Tooele County Recorder's Office.

The main source for the section data was the Tooele County Dependent Resurvey on file in the Tooele County Recorder's Office as entry #153922, book 642, page 151. This source provided the section information for sections 26,27,28,30,32,33,34 and 35, of Township 2 South, Range 5 West, Salt Lake Base and Meridian. The section information for sections 32,33 and 34 of Township 1 South, Range 6 West, Salt Lake Base and Meridian, as shown is based on the existing survey map from the BLM that was completed in 1915 and on file in the BLM regional office in Salt Lake City.

The existing annexation plats that were used with recording information are as follows: Mark May Addition, entry # 470648, July 10, 2018. Grantsville North Annexation, not yet recorded. Castagno Annexation, entry # 470632, recorded July 10, 2018. Sun Valley Ranchettes, entry #81737, recorded February 16, 1996. Sun Valley Ranchettes Amended No. 1, entry #86551, recorded July 10, 1996. Deseret Peak Annexation To Grantsville City, entry #406017, recorded November 17, 2014. Johnson Cattle Co. Addition, entry #280728, recorded march 23, 2007. And the original Plat of Grantsville, Tooele County, Utah, and the County Recorder's Office did not have any Recording information only a signing date of January 2, 1889.

The basis of bearing for this survey is the line between the found monuments at the South Quarter Corner and the Southeast Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears South 89°40'50" West 2640.94 feet.

BOUNDARY DESCRIPTION

A parcel of land, situate in Section 33, 34, 35, and 25, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Grantsville, Utah, more particularly described as follows:

Beginning at the South Quarter Corner of Section 33,
thence South 89°41'08" West 649.15 feet along the Section line to the East boundary Of Said Sun Valley Ranchettes Amended No. 1;
thence North 00°04'10" West 20.95 feet along said Subdivision;
thence North 89°06'00" West 10.85 feet along said Subdivision;
thence North 00°04'10" West 2,264.04 feet along said Subdivision to the South line of State Road 138;
thence South 89°00'36" East 658.07 feet along said road;
thence South 00°07'15" East 2,235.65 feet to the extension of the North line of Castagno Annexation;
thence North 89°48'00" East 1.45 feet along said extension to the Northwest corner of said annexation;
thence South 00°21'46" East 34.57 feet along said annexation;
thence South 89°40'50" West 1.60 feet to the Point of Beginning.

Contains 1,500,783 square feet or 34.45 acres.

**GRANTSVILLE CITY
APPLICATION FOR ANNEXATION**

For Office Use Only

Date filed: 1/12/2021 Number of acres (rounded up): 35

Fee: \$1,000 (Covers the notices, publications, and reviews)

Fees received by: Jaina Saari Amount paid: \$1,000.00

Is the property located within the Grantsville City Annexation Policy Plan? Y N

Does the application and petition have the following?

Map approved by the Tooele County Surveyor Y N

Legal Description Y N

List of all property owners within the petition Y N

Certificate of Mailing Y N

Contact Sponsor:

Name: Joseph White Address: 13 Pier Place, Stansbury Park, UT

City: Stansbury Park State: UT Zip: 84074

Phone #: 435.830.3642 Cell #: _____ Email: 8303642@gmail.com

Authorized Agent (if applicable): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Cell #: _____ Email: _____

Name of Proposed Annexation: Lewis Annexation

General Location of Proposed Annexation: Sec 33 T 25 R 5 W.

What percent of Private Real Property within the Proposed Annexation is represented by signatures of owners? 100%

Percent of the Value of Private Real Property within the Proposed Annexation is represented by the signatures? 100%

Total number of acres included in the Annexation: 34 Total number of parcels included in Annexation: 1

Zoning Requested: R 1-21, RM-18 and CG zoning

Proposed Land Uses: 70 Residential Lots w/ 4+ acres of Commercial.

Surrounding Land Uses: Residential lots and Commercial uses.

Please provide a legal description of the area and a spreadsheet with information for each parcel included with this annexation. (A fill in the blanks spreadsheet may be obtained from the Grantsville City Recorder.)

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF GRANTSVILLE CITY

We as the owners or authorized representatives of privately-owned real property lying within the Grantsville City Annexation Plan, do hereby submit this Petition for Annexation and respectfully represent the following;

1. This Petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended;
2. That the property subject to this petition is identified in the Grantsville City Master Annexation Expansion Plan.
3. The Signature affixed hereto are that of a legal, authorized representative of the Owner of the property, and state the following:
 - a. Is located within the areas of the Grantsville City proposed Annexation Expansion Policy Plan.
 - b. Covers the majority of the private land area within the area proposed for annexation.
 - c. Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. Is accurately described on the recordable plat or map attached hereto, which by reference is made a part hereof, which plat or map was prepared by a licensed surveyor.
4. The real property that is the subject of this petition is identified by the Tooele County Recorder as parcel number 05-065-0-0015 and contains 34 acres.
5. That Joseph White is hereby designated as the sponsor and contact for this Petition. With a mailing address of 13 Pier Place, Stansbury Park UT, 84074.
6. Pursuant to Grantsville city's Annexation policy plan, Petitioners are required to indicate in their annexation petition what City services will be required in the annexed area and how these services are to be provided. Because of the undeveloped nature and remoteness of the property being proposed for annexation, Petitioners indicate that the need for City services will be minimal initially and will increase gradually as the property is developed for residential and commercial uses. The taxes from the commercial activities should easily cover any City services that will be necessary. Grantsville City is the closest service provider to the area proposed for annexation and its fire and police departments currently provide fire and police protection to this area under interlocal cooperation agreements. Grantsville does not currently receive any reimbursement for these services being provided to this area. Grantsville City requires new users of City utilities to pay the costs to connect their property to existing City utilities and to pay impact fees.

7. Grantsville city's Annexation policy plan also requires property owners petitioning for annexation to prepare a report showing the tax consequences to properties covered by the annexation and present the report with the petition for annexation. A report showing the tax consequences to properties covered by this proposed annexation is attached hereto as Exhibit A which is incorporated herein by reference.

TAX CONSEQUENCES TO PROPERTY PROPOSED FOR ANNEXATION

The calculation for real property annexed into the city, that is now part of the West Erda tax district number 15 is an additional \$0.33 per \$1,000.00 of value.

WHEREFORE, Petitioners hereby request that this Petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that the governing body accept this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein requested.

12th JW

IN WITNESS, the parties have executed this petition as of this 13th day of January 2021.

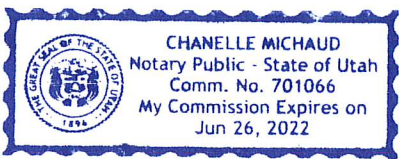
PETITIONER:

Joseph White
AN Individual who resides at
13 Pier Place, Stansbury Park, UT 84074

By: *Joseph White*
Name: Joseph White

STATE OF UTAH)
 :SS
COUNTY OF TOOELE)

On this 12 of January, 2021 personally appeared before me Joseph White, and signed the foregoing instrument as an Individual; and that said instrument is a free and voluntary act, for the purposes therein mentioned, and on oath stated that he was authorized to execute on behalf of said petition to annex and executed the same.



WITNESS my hand and official seal

Chanelle Michaud
Notary Public

(seal)

My commission expires: June 26, 2022

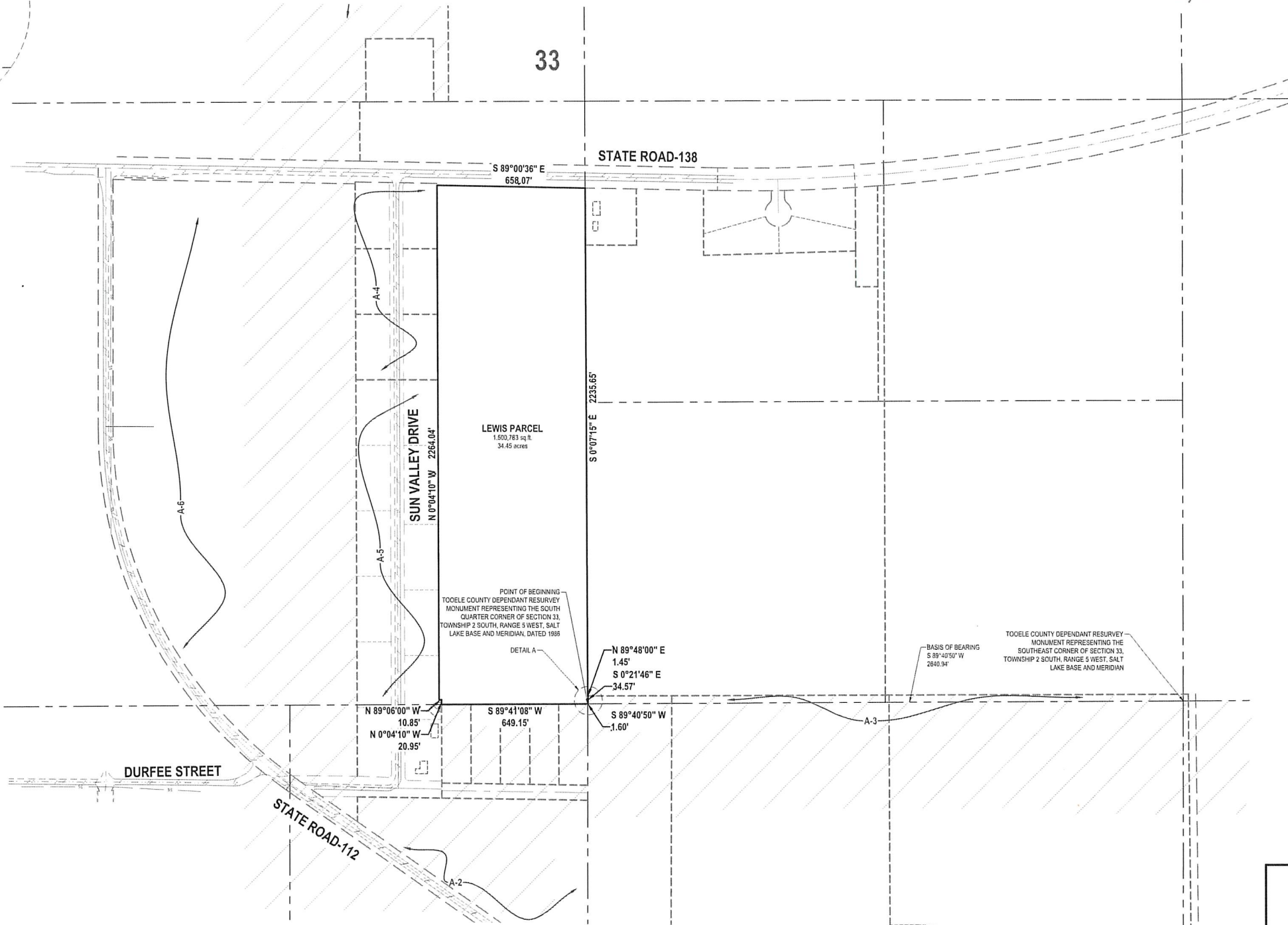
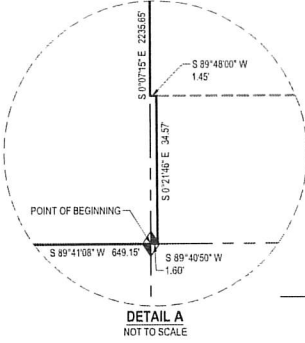
LEWIS ANNEXATION TO GRANTSVILLE CITY

(FINAL LOCAL ENTITY PLAT)
LOCATED IN TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

LEGEND

- ANNEXATION BOUNDARY
- ALIQUOT PART LINE
- GRANTSVILLE CITY LIMITS
- SECTION LABEL
- TOWNSHIP AND RANGE LABEL

15
T2S, R5W



SURVEYOR'S CERTIFICATE
I, DOUGLAS J. KINSMAN, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575, as prescribed under laws of the State of Utah. I further certify that this is a true and accurate map of the tract of land to be annexed to Grantsville City, Tooele County, Utah.

SURVEYORS NARRATIVE
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thence South 89°41'03\"/>

Contains 1,500,783 square feet or 34.45 acres.

DECEMBER 16 2020

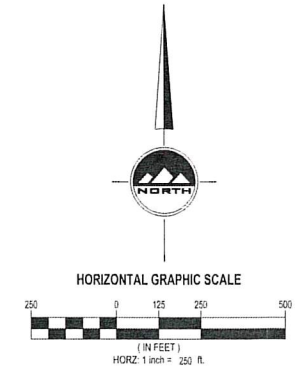
Date:
Douglas J. Kinsman
License no. 334575



POINT OF BEGINNING
TOOELE COUNTY DEPENDANT RESURVEY MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, DATED 1989

TOOELE COUNTY DEPENDANT RESURVEY MONUMENT REPRESENTING THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN

ANNEXATION REFERENCE TABLE			
ANNEXATION REFERENCE #	NAME OF ANNEXATION	ENTRY No.	DATE RECORDED
A-1	MARK MAY ADDITION	470648	JULY 10, 2018
A-2	JOHNSON CATTLE CO. ADDITION	280728	MARCH 23, 2007
A-3	CASTAGNO ANNEXATION	470632	JULY 10, 2018
A-4	SUN VALLEY RANCHETTES	81737	FEBRUARY 16, 1996
A-5	SUN VALLEY RANCHETTES AMENDED NO. 1	86551	JULY 10, 1996
A-6	PLAT OF GRANTSVILLE, TOOELE COUNTY, UTAH	-	SIGNED: JANUARY 2, 1889



ACKNOWLEDGMENT
STATE OF UTAH)
County of Tooele) S.S.
On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary public, in and for said County of Tooele in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the foregoing Dedication _____ in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER / CLIENT
JOE WHITE
1392 PASS CANYON,
ERDA, UTAH 84074
PHONE: 435-830-3642

SHEET 1 OF 1
PROJECT NUMBER: T1265
MANAGER: D. KINSMAN
DRAWN BY: C. CARPENTER
CHECKED BY: D. BISHOP
DATE: 12/16/2020

COUNTY SURVEYOR APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SURVEYOR

LEWIS ANNEXATION TO GRANTSVILLE CITY
(FINAL LOCAL ENTITY PLAT)

LOCATED IN TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER
RECORDED # _____ DATE: _____ TIME: _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: _____
FEES _____ TOOELE COUNTY RECORDER