



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regularly scheduled City Council Meeting on **Monday, November 13, 2017**, at the Coalville City Hall located at 10 North Main Street. The meeting will start at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. Discussion And Possible Approval For A Crèche Display
 - B. Review, Discussion, And Possible Approval Of The 2018 Consolidated Improvement Plan
 - C. Consideration Of Petition Of Annexation Sections 13 And 18 Southwest Of Icy Springs Road
 - D. Review, Discussion, And Possible Approval Of A Draft Of The Agreement For The NS Recreation District
 - E. Public Works Updates
 - F. Community Development Updates
 1. Business Licenses
 2. Projects Update And Discussion
 - G. Legal Updates
 - H. Mayor's Updates
 - I. Council Updates
 - J. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval Of Minutes
6. Adjournment

Coalville City reserves the right to change the order of the meeting agenda as needed.



Nachele D. Sargent, City Recorder

Mayor

Trever Johnson

Council

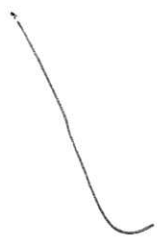
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify the City Hall at least three days prior to the hearing to be attended.

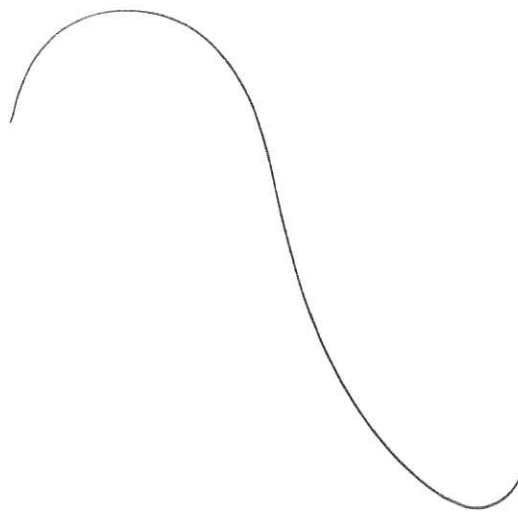
Posted: November 9, 2017 City Hall, City Website, Utah Public Notice Website

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Coalville City Council
Regular Meeting
HELD ON
November 13, 2017
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 P.M.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Trever Johnson
Councilmembers: Adrienne Anson,
Tyler Rowser, Rodney Robbins, Arlin Judd
Cody Blonquist (Excused)

CITY STAFF PRESENT:

Sheldon Smith, City Attorney
Shane McFarland, Community Director
Derek Moss, Planner
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Jim Boyden, Steve Stanton, Kathy Stanton,
David Wilde, Karen Wakeling, Rob Holt,
Shannon Jones, Michael Grant

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Mayor Trever Johnson led the Council, Staff, and Public in the Pledge of Allegiance.

Item A – Discussion And Possible Approval For A Crèche Display:

The person presenting this request was not able to attend the meeting. There was no discussion held.

Item C – Consideration Of Petition Of Annexation Sections 13 and 18 Southwest Of Icy Springs Road:

Jim Boyden stated he was the Boyden family representative as well as the representative for Wohali Partners LLC. He referred to the Annexation Petition (Exhibit A) and stated the common boundary to be considered for annexation was connected through the Federal owned property. He stated two other property owners had signed the petition which

also connected to City property. He stated they were proposing the annexation to be able to develop the property in the next 15 to 20 years. Mr. Boyden stated they hadn't solved any problems or completed a formal land plan, but this was the first step of the process. Mayor Trever Johnson questioned what their intentions were concerning infrastructure. Jim Boyden stated they realized the City's main water source was in this area and they wanted to make sure the Well and Spring was protected. They felt the best plan would be to have a sewer service instead of septic tanks to help with this. He stated water currently came down Icy Springs Roads and they would like to connect to both the water and sewer service along this road. Mr. Boyden stated they were planning to develop 1,500 acres West of the ridge. Councilmember Adrienne Anson questioned where the road went in conjunction with the property. Jim Boyden stated there was an existing public road that ran through the property. He stated it wasn't a County road or designated for improvement, but it was public. He stated they would like to enter into a Development Agreement with the City and have it be beneficial for both parties. He stated they hadn't determined a land use plan, but planned to have different sizes of Residential lots with cluster homes and cabins with a mix of density with some Commercial. Sheldon Smith questioned if they still planned for a Golf Course. Jim Boyden stated they were planning a Golf Course with other recreation components like hiking trails and ski trails without lifts. He stated they were developing a master plan with 500 units over a 20 year plan with Coalville City as the supplier of all public utilities. Mr. Boyden stated they currently owned Weber Basin Water shares and would commit to purchasing whatever else was needed out of the Weber River. Mayor Trever Johnson stated he felt an impact study needed to be completed to verify the utility needs. Shane McFarland agreed an impact study would need to be completed on the infrastructure. He stated there would be some challenges, but it would be doable and there would be benefit from the growth to the City. He stated right now the Water Master Plan planned for growth through 2035 which would handle this one area. He stated he felt the improvements planned to the water system and the new sewer plant would be adequate to handle the growth, but the delivery would be the challenge. Shane stated the City had a Source Protection Plan in place and there would only really be an issue if they used a septic system. Sheldon Smith stated an Annexation request was completely discretionary for the Council. He stated they didn't have to accept the Petition if they didn't believe it was the right thing or benefited the City. He stated they didn't have to have all the answers and solve the problems tonight. There wouldn't be any entitlement to the Petitioner's if they voted to proceed. Jim Boyden stated they would like the City to accept the Petition with the merits and benefits for the City. He stated they would be sensitive to the culture and history of Coalville as it was important for them to respect the community and felt there would be great economic benefits for the City. Mayor Trever Johnson stated he liked the idea of the growth coming to the City and not going out and looking for it. He stated he thought there was an opportunity to partner with them and felt an agreement would be beneficial to them and the City. He stated he thought it was worth exploring. Councilmember Tyler Rowser stated with the Sargent property joining the petition it created an island and questioned if the Camperworld property would be

forced to join the annexation. Sheldon Smith stated they would look at that at the next stage. He stated it would be his responsibility to make sure the Petition complied with the legal requirements and there could possibly be an issue with that property. Mayor Trevor Johnson stated he wanted to get a lot of public input so concerns could be addressed and voices could be heard. Jim Boyden agreed and stated they were also interested in that and was willing to help make that happen.

A motion was made by Councilmember Tyler Rowser to accept the Wohali Partners LLC Petition for Annexation for Section 13 and 18 Southwest of Icy Springs Road including the Sargent and Wilde property. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Councilmember Arlin Judd – Aye
Councilmember Adrienne Anson – Aye
Councilmember Rodney Robbins – Aye
Councilmember Tyler Rowser – Aye**

Item D – Review, Discussion, And Possible Approval Of A Draft Of The Agreement For The NS Recreation District:

Sheldon Smith referred to the Draft (Exhibit B) of an agreement with the NS Recreation District. He stated this was for review and approval only by the City tonight. The Rec. Dist. had not seen or reviewed the proposal yet. Sheldon stated the agreement addressed the concerns of turning over the property to the Rec. Dist. for a playground with a reverter provision. Mayor Trevor Johnson stated he had received a phone call from Nate Brooks that when they went back to request the funds from the County be re-appropriated for the playground, the County was not comfortable with the request and was going to deny it. He stated they wanted to see from the Rec. Dist. the same items the City had asked for which was an O&M plan and a plan for what would happen with the assets. Nate Brooks asked for the Mayor to step in to see if he could help salvage the situation. Mayor Johnson stated he agreed and called the County and informed them the City would maintain and take care of the facility and if the Rec. Dist. dissolved, the assets and property would be turned over to the City. He stated the County was okay with that and was recommending approval for the Rec. Dist. request. Sheldon Smith stated the draft agreement should satisfy all of those conditions. Mayor Trevor Johnson stated he felt this would be the best arrangement as he didn't want to end up in the same situation as the City was now with the County and the current Park/Fairgrounds property. The Mayor and Council continued to discuss the roadways, water rights, and final layout of the property. Mayor Johnson stated they could make amendments to the draft as needed.

A motion was made by Councilmember Arlin Judd to approve the draft of the Declaration of Covenants, Agreements, Restrictions, and Conditions affecting the use of certain real property located in Coalville City, Summit County, Utah for the North Summit Recreation District and property owned by the City, CT-340-X. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Sheldon stated the next step would be to get the agreement to the NS Recreation District Board for their review and approval. He stated he would email the agreement to Councilmember Rowser who was a member of the Rec. Dist. Board.

Item B – Review, Discussion, And Possible Approval Of The 2018 Consolidated Improvement Plan:

Shane McFarland stated the City was required to put together the Capital Improvements list (Exhibit C) and provide it for the CDBG. He stated he had already sent this in to them, but the Council needed to review it and make any changes necessary. He stated the CDBG program used this as part of their ranking system for the Grant process. The Mayor and Council reviewed the list. Shane stated they worked with Zane DeWeese to list and rank the projects that were needed by the City. Mayor Trevor Johnson stated he had given approval for Zane to proceed with hiring Flare Construction to come in and compact the banks of the secondary water pond to hopefully help with the leak situation there, but an iron clad fix would be to have it lined. The Mayor and Council continued to discuss the items on the list including the water projects, ADA compliance issues, and the 2019 UDOT stipend.

A motion was made by Councilmember Tyler Rowser to approve the Summary of 2018 Capital Improvement Projects. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item E – Public Works Updates:

Zane DeWeese was excused early from the meeting. Mayor Johnson had already brought up his request for the secondary pond repair and there was no other discussion.

Item F – Community Development Updates:

Shane McFarland stated there were business licenses for approval for Bristee McKnight and Collie's BBQ. He stated Bristee McKnight would be working out of Bella's Salon doing hair and eye lash extensions and this was a permitted use. Collie's BBQ would be located at 38 South Main and would be offering BBQ food, pizza, and burgers. Rob Holt stated he represented the owner, David Wakeling, and stated they were required by the Health Department to get the signatures from the surrounding property owners, the building owner, and the City notifying them of the barbecue smell and then they would be able to

get their Health permit. He stated they were hoping to open by Friday, November 17th. Councilmember Adrienne Anson suggested for them to have music playing in their restaurant as it provided a better atmosphere for the customers. Rob Holt stated they had a sound system in place.

A motion was made by Councilmember Tyler Rowser to approve the business license for Bristee McKnight contingent on evidence of being State licensed and the business license for Collie's BBQ, David Wakeling, with proof of receiving their Health Department permit and giving the Mayor permission to sign the required paperwork on behalf of Coalville City. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Shane McFarland stated he wanted to take a few minutes and inform and update the Mayor and Council on the current projects. He stated the 50 West Waterline project was completed, but it had taken a lot longer than anticipated. He stated he felt the Contractor had taken on more than he could handle with his small crew, but the quality of work was okay until they reached the asphalt portion of the project. Shane stated he would propose for the City to only pay 90% of the asphalt project as it didn't meet the specs. Mayor Johnson questioned if it could be replaced instead of paying for a portion of it. Shane stated he wasn't sure what the best solution would be as the Contractor had hired an independent asphalt contractor, but was working to make sure the City was taken care of. He stated they would be submitting their final pay request later this month. Shane stated the majority of this project was paid for by a CDBG grant of \$194,000 with the City portion of \$48,500. He stated they had eliminated 150 South from the CDBG portion, but there was still an overrun as the bid was higher than the Engineer's estimate. They had sent back all of the extra materials and the only issue was the roadway. The City would be looking at \$15,000 over the allocated funds with JUB Engineers, Inc. writing off \$17,000 to help. He stated the USDA had agreed to reimburse the City for the extra \$15,000, but not until the water projects were finished. Mayor Trevor Johnson expressed his concern of asking the citizens to pay for something they couldn't see when the road looked like it did. He stated it was disheartening to see the Contractor working without a full, capable crew which allowed other issues to happen and then ask the City to pay for it. Shane McFarland stated he understood and reminded the Mayor the City had planned for a complete overlay on 50 West when the water projects were finished and felt this was why they could accept the job as it was now with paying for only a portion of it.

Shane McFarland stated he was looking for support and options from the Mayor and Council for the future projects. He stated with the water improvements they were drawing back on running the lines to the Hoytsville pump house and would instead move that portion to Main Street. He stated this was a big priority for Zane as the water lines were not improved with the Main Street project and they needed to be done. He stated they would also be looking at adding the pressure zones for the top and bottom of the

Walker View Estates subdivision. Shane stated they had two options when going out for bid. Option A would be to prequalify Contractors which would potentially eliminate any of the local Contractors or Option B which would be hiring two Contractors simultaneously. The Mayor and Council discussed the options. Mayor Johnson stated he would prefer to get it all done at once with a prequalified Contractor and not stretch it out. Shane stated he would check to see if the USDA would allow a Contractor to be selected using a weighted grading system instead of just the awarding the lowest bid which would involve a process for the Contractor to go through and be rated. He stated they would be working with the USDA and design on the delivery system through December and be ready to bid in January. He stated they would be working begin the procurement for the water treatment plant this month and design and bid through late Spring.

Shane McFarland stated they held the preconstruction meeting last week for the Force Main/South Lift Station project. He stated they were just jumping through the final hoops with the USDA before they could proceed. Shane stated JUB Engineers, Inc. apologized for the delay on this project and accepted the responsibility for it. He stated they should be able to proceed and get the project completed within the next month.

Shane McFarland stated the Lewis Well Rehabilitation was going through the USDA process and would begin shortly. He stated they had met with Courtney Richins and he was going to start working on the Chalk Creek Estates subdivision. They had a preconstruction meeting and he felt Courtney had a good Contractor in place for that project. Shane stated the Old Rock Car Wash had plans in for approval and they should be starting construction soon. Mayor Trever Johnson questioned if the City would be able to handle the annexation if it went forward. Shane stated he felt the City was in a good position to handle the growth. He stated if anything needed to be upsized, the City needed to make sure they would be reimbursed or have the project taken care of by the Developer through the Development Agreement.

Shane McFarland stated JUB Engineers, Inc. was trying their best to facilitate the projects and work with the City. He stated he understood their frustrations and hoped they realized they were working hard to reconcile any issues. Mayor Trever Johnson stated he needed to say in defense of Shane that he came to him about a year ago and expressed his concerns of working as a Planner as he was not a Planner, but was an Engineer. He had asked to be removed from that responsibility and shift more toward the Engineering side of the process, but did not want to leave the City without anyone. Mayor Johnson stated he appreciated Shane's willingness to continue serving in that capacity and realized there was a learning curve and a few hiccups along the way, but wanted to thank him for stepping into the role assigned and making it work. He stated he felt the new addition of Derek Moss was a great strength where Derek's career was more in the Planning area. Mayor Johnson stated he kept in touch daily with Zane DeWeese and together they were

trying to get everything accomplished for the City. He stated next year would be a challenging year, but it would be very beneficial to the City.

Item G – Legal Updates:

Sheldon Smith stated he didn't have anything else for discussion tonight.

Item F – Mayor's Updates:

Mayor Trever Johnson stated the Light Parade Celebration would be held on Saturday, December 9th at 6:00 P.M. this year. He asked for the Council to start getting some floats lined up for the parade and would like them to bring six each. He also wanted all of them to be on hand to hand out the hot chocolate and donuts. Mayor Johnson stated they needed to get the word out about the Shop Local program which would be from November 20th thru December 8th.

Mayor Trever Johnson stated they needed to call a Special Meeting for the Election Canvass. The Mayor and Council agreed it would be held on November 20th at 6:00 P.M.

Mayor Trever Johnson stated he had received some complaints about people not stopping at the stop signs at 200 East and 150 South. He stated he was told a child had almost been hit while they were crossing the road as a car just rolled through the intersection. He stated he would like the City to look at placing some flashing signs there and stated the NS School District was willing to go in half on the project. Councilmember Rodney Robbins questioned if a lighted speed sign would also help. Mayor Johnson stated the problem was they weren't stopping at all and he didn't feel speed was really an issue. He stated he would bring more information to the Special Meeting for approval.

Item G – Council Updates:

Councilmember Adrienne Anson wanted to let Zane DeWeese know the streets and gutters looked great and appreciated them getting them taken care of.

Councilmember Arlin Judd questioned if Rocky Mountain Power was going to be able to help put up the Christmas lights across 100 South. Niki Sargent stated she had put in a request with Chad Ambrose and would check with him again to see if they would be available the week of November 20th.

Councilmember Tyler Rowser stated he had checked to see what was needed to get the Noon siren going again. He stated he had spoken with the Fire Chief and it was already listed on the board for repair. He stated the siren was on the NS School District property and they needed to replace the motor, but they were going to get it fixed.

Item H – Executive Session:

There was no executive session.

Item #4 – Review And Possible Approval Of Accounts Payable:

The Council reviewed the Accounts Payable for October and November 2017.

A motion was made by Councilmember Arlin Judd to approve the Accounts Payable for October and November 2017. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item #5 – Review, Discussion, And Possible Approval Of Minutes:

The Council reviewed the minutes of the October 9, 2017 meeting.

A motion was made by Councilmember Rodney Robbins to approve the minutes of October 9, 2017 as written. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item #6 – Adjournment:

A motion was made by Councilmember Tyler Rowser to adjourn the meeting. Councilmember Rodney Robbins seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 7:18 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder



APPLICATION for
ANNEXATION into
COALVILLE CITY:

"Exhibit A"
City Council 11/13/17

Received Partial
10/17/17
NBB

For Office Use Only:

Application #: _____ Application Date: _____
New: _____ Renewal: _____ PC Approval Date: _____ CC Approval Date: _____
Community Development Director Approval Date: _____ Initial: _____
Expiration Date: _____ Denial Date: _____
Fee Paid: \$ _____ Receipt #: _____

Project Name: Wohali

Project Address or Area: Predominantly Sections 18 & 13, southwest of Icy Springs Rd.

Name of Owner: Wohali Partners, LLC attn: David Boyden

WOODCREST
Address of Owner: 5499 S. Westwood Drive, Holladay UT 84117

Phone: _____ **Cell:** 801-455-6836

Email: daveboyden@gmail.com **Fax:** _____

Name of Applicant: Wohali Partners, LLC attn: Jim Boyden

Address of Applicant: 4 N. Fairway Drive, North Salt Lake UT 84054

Phone: _____ **Cell:** 801-200-4586

Email: jboyden@gmail.com **Fax:** _____

Please include with the application:

____ 1. Filing fee of (\$1,250 + Notification and Publication Costs) due at time of application.

____ 2. Petition for Annexation into the Corporate Limits of Coalville.

____ 3. Three (3) copies of the Annexation Plat. The plat should contain a complete legal description and total acreage of the area proposed for annexation and shall be prepared by a licensed land surveyor.

____ 4. A current property plat (Sidwell map)..

____ 5. The names and addresses of all property owners within four-hundred fifty feet (450') of the subject parcel(s)— excluding streets and alleys. The name, address, and parcel number of each property owner must be typed or clearly printed on gummed mailed labels. Please include yourself. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**

____ 6. If a development is proposed, please attach a site plan of the proposed development.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

Please Note: On the date this application is filed with Coalville City, a copy of the complete petition must also be filed with the Summit County Clerk, 60 North Main Street, Coalville, Utah 84017.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Summit County Recorder's Office
60 North Main Street
Coalville, Utah 84017

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Representative: _____ Date: _____

Received: _____ Date: _____
Coalville City Recorder

Please Answer in Detail the Following Questions (Use an Additional Sheet if Necessary)

Is the subject area continuous to the current boundaries of Coalville City? x Yes
 No

What is the current use of the land?

Agriculture

What services are currently provided by another municipality, county, or special district?

None

Please identify any legal or factual barriers that would negatively affect the probability of annexation of the subject property?

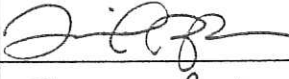
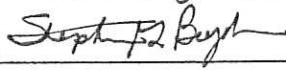
None

Petition for Annexation

Petitioner: Wohali Partners, LLC

Address: 5499 S. ^{WOODCREST} Westwood Drive, Holladay UT 84114

Date: 10/16/2017

Print Name	Address	Signature	Date
Wohali Partners, LLC	5499 S. Woodcrest Dr. Holladay, UT 84117		10/17/17
Boyden, Stephen G.	1364 Cove Circle North Salt Lake, UT		10/17/17
U.S.A.			

ANNEXATION PROCESS

In accordance with State Code Chapters 10-2, cities may annex properties which are continuous, in general, with their boundaries. The City has adopted a Declaration of Annexation Map with identifies areas adjacent to the corporate boundaries of the City, that the City may desire to annex. The Planning Staff's main responsibility in reviewing annexation proposals is to ensure the property zoning and future land use designation are identified, should the City Council vote to annex the area into the City. The Staff also works closely with the City Recorders Office to ensure the requirements of the State Code are met.

Planning Division preliminary review of the annexation petition for completeness. A complete petition shall include:

1. Annexation Application;
2. Annexation Petition signed by the property owner(s);
3. Designation of petitioner(s) as the "contact sponsor(s)";
4. An Annexation Plat; and
5. Mailing labels for all property owners within the proposed annexation area and within 300 feet of the boundaries of the proposed annexation area.

Planning Division verification that the petition meets the requirements for annexation as outlined in subsections 10-2-403(2), (3), and (4), UCA. The following items will be verified:

1. The plat:
 - a. has been prepared and certified by a licensed land surveyor;
 - b. is accurately drawn to scale;
 - c. includes an accurate boundary description;
 - d. includes signature blocks for the City Engineer / City Surveyor, City Attorney (Approval as to Form), City Recorder, and the Summit County Recorder.
2. The property proposed for annexation lies contiguous to an existing City boundary;
3. The Annexation Petition includes the signatures of a majority of all owners;
4. The owners signing the petition represent property having at least 1/3 of the assessed valuation of all property included within the boundaries of the proposed annexation, according to Summit County's last assessment roles.

Petitioner delivers annexation petition to the City Recorder. Information delivered to the Recorder shall include:

1. A transmittal memo indicating, among other things, that the petition meets the requirements of subsections 10-2- 403(2), (3), and (4), UCA;
2. A copy of the Annexation Petition; and
3. A copy of the Annexation Plat.

The City Recorder will:

1. Date and Stamp the Annexation Petition as being received;
2. Verify that the petitioner has delivered or mailed a copy of the annexation petition to the Summit County Clerk;
3. Notify the Summit County Clerk in writing that the petition has been received;

City Recorder delivers petition to Planning Division to be assigned a petition number and for further processing.

Planning Division request to City Attorney for preparation of a Resolution for the City Council accepting the annexation petition.

The Planning Division prepares and transmits annexation resolution to the City Council which shall include:

1. A copy of the annexation petition;
2. A copy of the annexation plat;
3. A vicinity map showing the location of the proposed annexation;
4. The resolution accepting the annexation petition.

The City Council office will hold a briefing and place the annexation petition as an item of business on the City Council's agenda.

City Council action:

1. If the City Council rejects the petition, the City Recorder shall, within 5 days, mail notice of the rejection to the contact sponsor and the Summit County Clerk;
2. If the City Council accepts the annexation petition, proceed with the following steps.

Within 30 days after acceptance of the annexation petition by the City Council, the City Recorder shall certify that the petition meets the requirements of subsections 10-2-403(2), (3), and (4), UCA, and deliver the certification to the City Council Office.

The City Council Office shall stamp the certification with the date received and return it to the City Recorder.

Within 10 days after receipt of the certification by the City Council, the City Recorder shall publish the first of three notices (published in three consecutive weeks) in a newspaper of general circulation. The notice shall contain the information outlined in subsection 10-2-406(2), UCA.

Within 20 days after receipt of the certification by the City Council, the City Recorder shall mail the notice to:

1. The legislative body of the County;
2. The board of any special district whose boundaries include all or part of the area proposed for annexation;

3. The legislative body of each City within ½ mile of the area proposed for annexation; and
4. Each school district whose boundaries include all or part of the area proposed for annexation.
5. Planning Division mails notification of the protest period to all property owners within the annexation area. The notice shall state the deadline for submitting protests to the City Recorder's Office. Protest period. Protest periods begin from the date the City Council receives the certification by the City Recorder. The period for individuals or entities identified in 10-2-407(1) to protest a proposed annexation is 30 days.

Following acceptance of the annexation petition by the City Council, the Planning Division shall forward the petition to the Planning Commission for a recommendation regarding the zoning for the territory if it is annexed. An annexation petition shall be treated the same as a petition for zone change; presentation to affected community councils, a public hearing shall be scheduled and notice provided as specified in the Zoning Ordinance.

Planning Division delivers annexation plat to City Surveyor to verify boundary description and survey and, if description and survey are correct, sign plat.

Planning Division delivers annexation plat to City Attorney for approval-as-to-form along with a request that the City Attorney prepare an ordinance annexing the land described in the annexation petition to the City and designating its zoning classification.

Planning Division transmits annexation petition packet to the City Council which shall include:

1. The annexation petition;
2. The annexation plat;
3. A vicinity map showing the location of the proposed annexation;
4. Planning Commission minutes and recommendation for zoning;
5. The Planning Division's Staff Report;
6. An ordinance annexing and zoning the property if the City Council chooses to do so;
7. Mailing labels for all those who should be notified of the City Council hearing; and
8. Any other information which is pertinent to the annexation.

After expiration of the protest period, the City Council Office shall set a date for public hearing to consider the annexation petition and the Planning Commission's recommended zoning classification.

After a hearing date has been set, a copy of the transmittal relating to the proposed annexation should be forwarded to the City Recorder who will provide the required public notice.

(Note: The State Code specifies that a notice of hearing be published at least 7 days before the public hearing. However, since the area proposed for annexation will also receive a zoning designation, the notice should be published 14 days prior to the hearing as required for a zone change.)

At completion of the public hearing, the City Council may either grant or reject the annexation. If granted, the area is annexed by ordinance.

Within 30 days after enacting the ordinance, the City Recorder attests to the action of the City Council on the annexation plat and records a certified copy of the annexation ordinance and the annexation plat with the County Recorder. (10-2-425, UCA)

Filing With State Tax Commission: It is also required (UCA, Section 11-12-1) that appropriate written notice be given to the State

Tax Commission providing all relevant information concerning the annexation so that the property may be placed upon the City's tax rolls for the next taxable year.

Wohali Annexation

Neighbors List

10/16/2017

Parcel Number	Name	Address	City	State	Zip	450' From:
NS-350-A	Jones, Debra Ann	PO Box 360	Henefer	UT	84033	NS-441: Boyden, Stephen G.
NS-440	Wilde, David E & Debra A	PO Box 560	Coalville	UT	84017-0560	NS-441: Boyden, Stephen G.
NS-436	Sargent, Craig J	315 Old Farm Ln	Coalville	UT	84017	NS-441: Boyden, Stephen G.
NS-437	Camperworld Utah Trustee	411 W. 7200 S. #300	Midvale	UT	84047	NS-441: Boyden, Stephen G.
NS-450	Rees, Thomas D & Eva W H/W	PO Box 223	Coalville	UT	84017-0223	NS-448: Wohali Partners LLC
NS-349-A	Rees, Thomas D & Eva W H/W	PO Box 224	Coalville	UT	84017-0224	NS-448: Wohali Partners LLC
NS-349-B	Rees, Thomas D & Eva W H/W	PO Box 225	Coalville	UT	84017-0225	NS-446: Wohali Partners LLC
NS-282	Jron Ranch Inc	6815 N. Frontier Dr.	Mountain Green	UT	84050	NS-285: Boyden, Stephen G.
NS-281	Richins, Kevin L	6771 S. Buena Vista Dr	Uintah	UT	84405	NS-285: Boyden, Stephen G.
NS-281-A	Richins, Michael A	3800 S. 1900 W.#113	Roy	UT	84067	NS-285: Boyden, Stephen G.
NS-279	Metta Richins Land Co	PO Box 322	Coalville	UT	84017-0322	NS-280: Boyden, Stephen G.
NS-288	Metta Richins Land Co	PO Box 323	Coalville	UT	84017-0323	NS-289: Boyden, Stephen G.
NS-290	Summit Range and Livestock	85 E. Sagewood Way	Coalville	UT	84017	NS-289: Boyden, Stephen G.
NS-300	Summit Range and Livestock	86 E. Sagewood Way	Coalville	UT	84017	NS-301: Boyden, Stephen G.
NS-304	Moores Shorthorn LLC	501 E. Chalk Creek Rd	Coalville	UT	84017	NS-303: Boyden, Stephen G.
NS-286	Moores Shorthorn LLC	502 E. Chalk Creek Rd	Coalville	UT	84017	NS-285: Boyden, Stephen G.
NS-284	Sargent, William C	2252 Sycamore Glen Dr	Sparks	NV	89434	NS-287: Wohali Partners LLC
NS-451	Summit Range and Livestock	86 E. Sagewood Way	Coalville	UT	84017	NS-447: Wohali Partners LLC
NS-447-A	Raymond Rees & Son Land	658 Main Street	Coalville	UT	84017	NS-447: Wohali Partners LLC
CT-371-X	United States of America	1600 Pennsylvania Ave NW	Washington DC	UT	20500-0005	NS-CT-371-X: United States of America

PARCEL: NS-446

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°15'20" EAST 2368.50 FEET ALONG THE SECTION LINE TO THE CENTER OF A DIRT ROAD; THE FOLLOWING NINE (9) COURSES ARE ALONG SAID ROAD; THENCE SOUTH 03°42'51" WEST 41.39 FEET; THENCE SOUTH 03°28'18" EAST 94.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING SOUTH 16°33'51" WEST; THENCE SOUTH 38°54'31" WEST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING SOUTH 26°54'29" WEST; THENCE SOUTH 10°59'29" WEST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 90.95 FEET; A RADIUS OF 213.42 FEET; A CHORD OF 90.26 FEET BEARING SOUTH 26°21'13" WEST; THENCE SOUTH 41°03'30" WEST 54.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 96.93 FEET; A RADIUS OF 244.03 FEET; A CHORD OF 96.29 FEET BEARING SOUTH 31°32'15" WEST; THENCE NORTH 24°34'29" WEST 110.00 FEET; THENCE SOUTH 89°15'20" WEST 2213.06 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 818.78 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE NORTH 00°07'21" WEST 198.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING

CONTAINS 50.57 ACRES.

PARCEL: NS-447

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°07'21" WEST 746.45 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 89°18'32" WEST 245.57 FEET ALONG A FENCE LINE TO THE CENTER OF A DIRT ROAD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING NORTH 00°54'23" EAST; THENCE NORTH 16°39'08" WEST 35.84 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 89°15' 20" EAST 400.00 FEET; THENCE SOUTH 00°07'21" EAST 54.97 FEET; THENCE NORTH 89°15'20" EAST 3975.51 FEET TO THE WESTERLY LINE OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 960.50 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE SOUTH 88°31'07" WEST 1148.59 FEET TO THE SOUTH QUARTER CORNER OF SECTION 18, THENCE NORTH 89°12'47" WEST 2616.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.31 ACRES.

PARCEL: NS-280

IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING NORTH 1068.00 FEET; THENCE SOUTH 83°15' WEST 600 FEET; THENCE SOUTH 27°50' WEST 1215 FEET; THENCE NORTH 86°10' EAST 1160 FEET TO THE PLACE OF BEGINNING.

CONTAINS 21.45 ACRES.

PARCEL: NS-285

BEGINNING AT THE NORTHEAST CORNER SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°00' WEST 5326.20 FEET; THENCE SOUTH 00°04' WEST 5280.00 FEET; THENCE NORTH 89°46' EAST 3389.00 FEET; THENCE NORTH 748.00 FEET; NORTH 89°46' EAST 1990.00 FEET; NORTH 18° WEST 4446.20 FEET TO BEGINNING.

CONTAINS 609.30 ACRES.

PARCEL: NS-289

IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 86°10' WEST 1160.00 FEET; THENCE SOUTH 27°50' WEST 1075.00 FEET; THENCE SOUTH 28°45' WEST 1025.00 FEET; THENCE SOUTH 43°00' WEST 1900.00 FEET; THENCE SOUTH 69°30' WEST 900.00 FEET; THENCE SOUTH 57°20' EAST 3220.00 FEET; TO THE SOUTH LINE OF SECTION 14; THENCE NORTH 86°31' EAST ON THE SECTION LINE 1580.00 FEET TO THE SOUTH EAST CORNER OF SAID SECTION; THENCE NORTH ON THE SECTION LINE 5280.00 FEET TO THE PLACE OF BEGINNING.

CANTAINS 303.42 ACRES.

PARCEL: NS-287

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING TWENTY-TWO (22) COURSES ARE ALONG THE CENTERLINE OF SAID ROAD; THENCE SOUTH 41°03'16" WEST 53.85 FEET; THENCE SOUTH 34°30'05" WEST 150.80 FEET; THENCE SOUTH 28°39'34" WEST 179.47 FEET; THENCE SOUTH 33°37' 43" WEST 77.07 FEET; THENCE SOUTH

39°28'03" WEST 131.44 FEET; THENCE SOUTH 34°53'01" WEST 92.58 FEET; THENCE SOUTH 27°41'27" WEST 88.05 FEET; THENCE SOUTH 33°44'30" WEST 43.62 FEET; THENCE SOUTH 37°07'24" WEST 131.75 FEET; THENCE SOUTH 29°21'24" WEST 52.04 FEET; THENCE SOUTH 21° 49' 21" WEST 100.18 FEET; THENCE SOUTH 31°50'12" WEST 45.56 FEET; THENCE SOUTH 51°28'06" WEST 76.17 FEET; THENCE SOUTH 41°25'35" WEST 85.30 FEET; THENCE SOUTH 33°50'53" WEST 133.42 FEET; THENCE SOUTH 36°26'38" WEST 61.88 FEET; THENCE SOUTH 41°23'11" WEST 174.04 FEET; THENCE SOUTH 35°40'16" WEST 189.93 FEET; THENCE SOUTH 28°04'04" WEST 168.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING SOUTH 04°58'20" WEST; THENCE SOUTH 16°39'08" EAST 95.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING SOUTH 00°54'23" WEST TO A FENCE LINE BEING THE SOUTHERLY LINE OF PARCEL NS-284; THENCE SOUTH 89°18'32" WEST 1732.04 FEET ALONG A FENCE LINE TO A POINT OF INTERSECTION OF THE FOLLOWING PARCELS; NS-284, NS-286, NS-285, THENCE NORTH 24°19'05" EAST 2194.27 FEET ALONG THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 89°15'20" EAST 1970.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.00 ACRES.

PARCEL: NS-446-C

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE SOUTH 89°15'20" WEST 1970.29 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 1766.44 FEET ALONG SAID LINE; THENCE NORTH 89°15'20" EAST 2213.06 FEET; THENCE SOUTH 24°34'29" EAST 110.00 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE SOUTH 20°54'43" WEST 88.30 FEET; THENCE SOUTH 27°43'30" WEST 41.44 FEET; THENCE SOUTH 40°56'29" WEST 142.46 FEET; THENCE SOUTH 46°46'23" WEST 118.19 FEET; THENCE SOUTH 43°53'18" WEST 73.17 FEET; THENCE SOUTH 31°51'34" WEST 154.49 FEET; THENCE SOUTH 25°34'56" WEST 54.09 FEET; THENCE SOUTH 16°08'47" WEST 92.48 FEET; THENCE SOUTH 24°52'18" WEST 80.58 FEET; THENCE SOUTH 28°06'35" WEST 122.82 FEET; THENCE SOUTH 19°23'23" WEST 259.96 FEET; THENCE SOUTH 21°12'37" WEST 84.37 FEET; THENCE SOUTH 35°06'58" WEST 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING SOUTH 51°36'10" WEST; THENCE SOUTH 66°58'53" WEST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING SOUTH 50°55'28" WEST; THENCE SOUTH 34°40'15" WEST 126.82 FEET; THENCE SOUTH 41°03'16" WEST 43.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.00 ACRES.

PARCEL: NS-446-A

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°07'21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE NORTH 89°15'20" EAST 3071.79 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 1180.02 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 89°15'20" WEST 3397.67 FEET TO THE CENTER LINE OF A DIRT ROAD; THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 34°30'05" EAST 39.10 FEET; THENCE NORTH 41°03'16" EAST 97.18 FEET; THENCE NORTH 34°40'15" EAST 126.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING NORTH 50°55'28" EAST; THENCE NORTH 66°58'53" EAST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.40 FEET; A RADIUS OF 251.85 FEET; A CHORD OF 109.52 FEET BEARING NORTH 51°36'10" EAST; THENCE NORTH 35°06'58" EAST 74.92 FEET; THENCE NORTH 21°12'37" EAST 84.37 FEET; THENCE NORTH 19°23'23" EAST 259.96 FEET; THENCE NORTH 28°06'35" EAST 122.82 FEET; THENCE NORTH 24°52'18" EAST 80.58 FEET; THENCE NORTH 16°08'47" EAST 92.48 FEET; THENCE NORTH 25°34'56" EAST 54.09 FEET; THENCE NORTH 31°51'34" EAST 24.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.31 ACRES.

PARCEL: NS-447-B

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD; THENCE NORTH 89°15'20" EAST 3746.09 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 00°37'44" EAST 387.14 FEET ALONG SAID LINE TO A FENCE LINE; THENCE SOUTH 89°55'19" EAST 387.39 FEET ALONG SAID FENCE LINE AND PARCEL LINE TO THE NORTHWEST CORNER OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 483.72 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" WEST 3975.51 FEET; THENCE NORTH 00°07'21" WEST 54.97 FEET; THENCE NORTH 89°15'20" WEST 400.00 FEET TO THE CENTER OF A DIRT ROAD; THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 16°39'08" WEST 59.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING NORTH 04°58'20" EAST; THENCE NORTH 28°04'04" EAST 168.26 FEET; THENCE NORTH 35°40'16" EAST 189.93 FEET; THENCE NORTH 41°23'11" EAST 174.04 FEET; THENCE NORTH 36°26'38" EAST 61.88 FEET; THENCE NORTH 33°50'53" EAST 133.42 FEET; THENCE NORTH 41°25'35" EAST 9.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.31 ACRES.

PARCEL: NS-446-B

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD; THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 41°25'35" EAST 76.07 FEET; THENCE NORTH 51°28'06" EAST 76.17 FEET; THENCE NORTH 31°50'12" EAST 45.56 FEET; THENCE NORTH 21°49'21" EAST 100.18 FEET; THENCE NORTH 29°21'24" EAST 52.04 FEET; THENCE NORTH 37°07'24" EAST 141.75 FEET; THENCE NORTH 33°44'30" EAST 43.62 FEET; THENCE NORTH 27°41'27" EAST 88.55 FEET; THENCE NORTH 34°53'01" EAST 92.58 FEET; THENCE NORTH 39°28'03" EAST 131.44 FEET; THENCE NORTH 33°37'43" EAST 77.07 FEET; THENCE NORTH 28°39'34" EAST 179.47 FEET; THENCE NORTH 34°30'05" EAST 111.70 FEET; THENCE NORTH 89°15'20" EAST 3397.67 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 160.08 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 23°13'08" WEST 700.00 FEET ALONG SAID LINE; THENCE SOUTH 00°37'44" EAST 201.86 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" WEST 3746.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.31 ACRES.

PARCEL: NS-303

BEGINNING AT NORTHWEST CORNER SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN, THENCE NORTH 89°46' EAST 2039.4 FEET; THENCE SOUTH 61°25' WEST 2315.50 FEET; THENCE NORTH 1100 FEET TO THE POINT OF BEGINNING.

CONTAINS 25.75 ACRES.

PARCEL: NS-301

BEGINNING AT NORTHEAST CORNER SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1100 FEET; THENCE NORTH 57°20' WEST 1880 FEET; NORTH 86°31' EAST 1580 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.93 ACRES.

PARCEL: NS-448

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°21' WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°07'21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT

ROAD; THE FOLLOWING FIFTEEN (15) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 31°51'34" EAST 129.67 FEET; THENCE NORTH 43°53'18" EAST 73.17 FEET; THENCE NORTH 46°46'23" EAST 118.19 FEET; THENCE NORTH 40°56'29" EAST 142.46 FEET; THENCE NORTH 27°42'30" EAST 41.44 FEET; THENCE NORTH 20°54'43" EAST 88.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.93 FEET HAVING A RADIUS OF 244.03 FEET A CHORD OF 96.29 FEET BEARING NORTH 31°32'15" EAST; THENCE NORTH 41°03'30" EAST 54.77 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT 90.95 FEET; A ROAD OF 213.42 FEET; A CHORD OF 90.26 FEET BEARING NORTH 26°21'13" EAST; THENCE NORTH 10°59'29" EAST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 194.95 FEET; A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING NORTH 26°54'29" EAST; THENCE NORTH 38°54'31" EAST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING NORTH 16°33'51" EAST; THENCE NORTH 03°28'18" WEST 94.65 FEET; THENCE NORTH 03°42'51" EAST 41.39 FEET; THENCE LEAVING ROAD NORTH 89°15'20" EAST 1375.21 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 56°17'59" EAST 406.43 FEET ALONG A FENCE LINE; THENCE SOUTH 17°00'58" EAST 369.20 FEET ALONG A FENCE LINE; THENCE SOUTH 48°03'27" EAST 780.00 FEET ALONG THE REMAINS OF AN OLD FENCE LINE ON THE GROUND; THENCE SOUTH 12°48'32" WEST 123.14 FEET; THENCE SOUTH 19°43'08" WEST 291.90 FEET; THENCE SOUTH 89°15'20" WEST 3071.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.31 ACRES.

PARCEL: NS-449

BEGINNING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING WEST 138.00 FEET; THENCE SOUTH 09°10' WEST 168.00 FEET; THENCE SOUTH 04°00' WEST 128.00 FEET; THENCE SOUTH 17°45' WEST 788.00 FEET; THENCE SOUTH 14°30' WEST 168.00 FEET; THENCE SOUTH 20°30' WEST 1632.00 FEET; THENCE SOUTH 24°00' WEST 700.00 FEET TO THE FORTY LINE; THENCE SOUTH ON THE FORTY LINE 585.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THESE QUARTER OF THE ABOVE NAMED SECTION 18; THENCE EAST 1320.00 FEET; THENCE NORTH 3960.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 67.59 ACRES.

PARCEL: NS-441

BEGINNING 817.80 FEET NORTH 88°10' WEST OF NORTH QUARTER SECTION CORNER SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 06°56' EAST 240.00 FEET; THENCE SOUTH 18°50' EAST 502.00 FEET; THENCE SOUTH 28°16' EAST 190.60 FEET; THENCE SOUTH 01°12' WEST 183.20 FEET; THENCE NORTH 88°31' WEST 1900.82 FEET; THENCE SOUTH 00°49' EAST 994.65 FEET; THENCE SOUTH 88°31' EAST 1443.70 FEET; THENCE SOUTH 15°45' EAST 627.00 FEET; THENCE NORTH 88°52' WEST 1380.00 FEET; THENCE NORTH 00°49' WEST 2639.55 FEET TO NORTHWEST CORNER NORTHWEST QUARTER SECTION 17; THENCE SOUTH 88°10' EAST 1822.20 FEET TO BEGINNING.

CONTAINS 68.63 ACRES.

PARCEL: NS-CT-371-X

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING OUTSIDE AND THE BOUNDARY OF COALVILLE CITY. BEGINNING NORTHWEST CORNER OF NORTHEAST QUARTER SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°01'01" EAST 521.00 FEET, THENCE ALONG CURVE OF INTERSTATE 80; THENCE WEST 1155.00 FEET; THENCE NORTH 01°12' EAST 183.20 FEET; THENCE N 271 W 190.60 FEET, NORTH 12°50' WEST 502.00 FEET, NORTH 06°56' WEST 240.00 FEET, SOUTH 88°01'01" EAST 830.00 FEET TO POINT OF BEGINNING.

CONTAINS 9.29 ACRES.

Petition for Annexation

Petitioner: Wohali Partners LLC / AHA: David Boyden

Address: 5499 S Woodcrest Drive, Holladay UT 84114

Date:

Print Name	Address and E-mail Address	Signature	Date
David E. Wilde	Box 560 Coalville	David E. Wilde	11-2-17

Petition for Annexation

Petitioner: Wohali Partners LLC / AHN: David Boyden

Address: 5499 S Woodcrest Drive, Holladay UT 84114

Date:

Print Name	Address and E-mail Address	Signature	Date
David E. Wilde	Box 560 Coalville	David E. Wilde	11-2-17
Craig J Sargent	315 Old Farm Ln Dixiesargent@earthlink.net	Craig J Sargent	11/13/17

Owner Of Property	Parcel No.	Size
David E & Debra A Wilde	NS-440	49.19
Greg & Dixie / Jeff & Niki Sargent	Np 436	72.32

Account 0083554Location

Account Number 0083554

Acres 49.19

Situs ,

Tax District 17 - NSSD A,D,U (C-C)

Parcel Number NS-440

Legal BEG 1056 FT S 0*46' E OF NE COR
 NW 1/4 SEC 17 T2NR5E.SLBM TH S 0*46' E
 994.65 FT N 88*31' W 2450.27 FT; N 0*46' W
 994.65 FT S 88*31' E 2449.73 FT TO BEG
 CONT 55.95 AC (LESS 6.76 AC ASSESSED
 IN COALVILLE TS CT-382A) BAL 49.19
 ACRES OUT OF TOWN UWD-140 (UWD-
 473,2223-44) M21-26 M498 560-3821168-302-
 306

DAVID ELLIOT WILDE TRUSTEE OF THE
 DAVID ELLIOT WILDE REVOCABLE
 TRUST UND 1/2 INT; & DEBRA A WILDE
 TRUSTEE OF THE DEBRA A WILDE
 REVOCABLE TRUST UND 1/2 INT

OwnerName WILDE DAVID E & DEBRA A
TRUSTEES

PO BOX 560

COALVILLE, UT 84017-0560

Value

Market (2017) \$122,975

Taxable \$1,192

Tax Area: 17 Tax Rate:
0.007770

Type Actual Assessed Acres

Land \$122,975 \$1,192 49.190

TransfersEntry Number00986986005135530051355200322866Form NameRecording Date12/31/2013 03:55:29 PM07/28/1998 03:45:00 PM07/28/1998 03:44:00 PM04/04/1990 10:30:00 AMTaxImagesTax YearTaxes

2017 \$9.26

2016 \$9.79

Account 0083539Location

Account Number 0083539

Acres 72.32

Situs .

Tax District 17 - NSSD A.D.U (C-C)

Parcel Number NS-436

Legal BEG 78 RDS N OF SE COR SW 1/4 SEC
17T2NR5E,SLBM TH W 160 RDS: N 82 RDS:
E160 RDS: S 82 RDS TO BEG CONT 82.0
ACRES (LESS 9.68 AC IN COALVILLE
TOWNSITECT-377-A) BAL OUT OF TOWN 72.32
ACRESCORRECTED UMI-294 M15-518 840-
185JEFFREY L SARGENT 840-185 & CRAIG J
SARGENT TRUSTEE OF THE CRAIG J
SARGENT TRUST 2093-202;Owner

Name SARGENT CRAIG J TRUSTEE

315 OLD FARM LN

COALVILLE, UT 84017

Value

Market (2017) \$246.000

Taxable \$4.851

Tax Area: 17 Tax Rate:
0.007770

Type Actual Assessed Acres

Land \$246.000 \$4.851 72.320

TransfersEntry Number009290570080026700415983Form NameCORP WDIRecording Date08/25/2011 10:41:24 AM12/28/2006 11:56:09 AM09/29/1994 10:42:00 AMTaxImagesTax YearTaxes

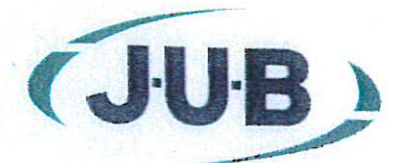
2017 \$37.69

2016 \$39.86

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Legend

-



J·U·B ENGINEERS, INC.

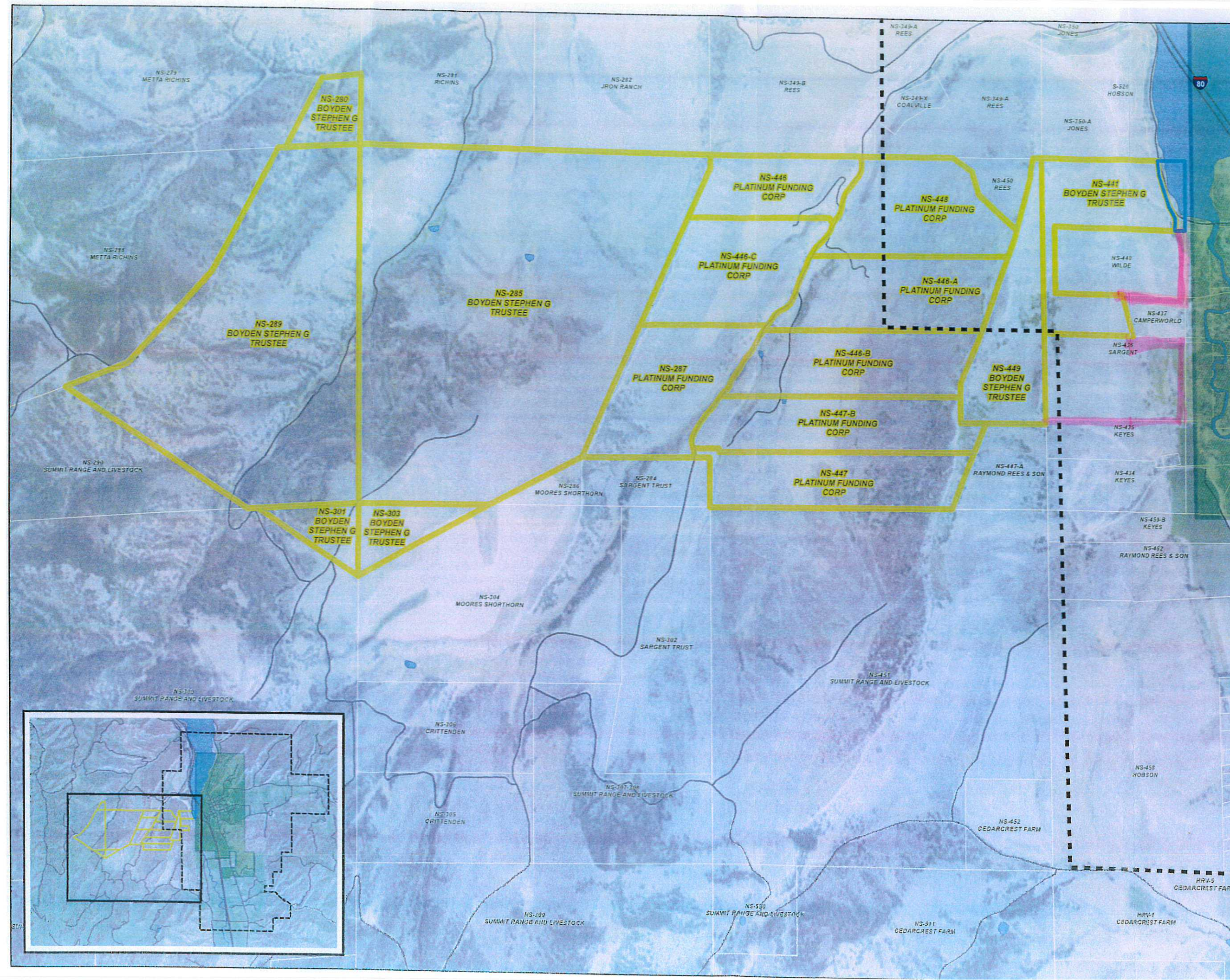


**THE
LANGDON
GROUP**
a JUB Company



**GATEWAY
MAPPING
INC.**
a J-U-B Company

OTHER J-U-B COMPANIES



"Exhibit B"
City Council 11/13/17

WHEN RECORDED MAIL TO:

Coalville City
PO Box 188
Coalville, Utah 84017

**DECLARATION OF COVENANTS, AGREEMENTS, RESTRICTIONS AND
CONDITIONS AFFECTING THE USE OF CERTAIN REAL PROPERTY LOCATED
IN COALVILLE CITY, SUMMIT COUNTY, UTAH**

WHEREAS, the City of Coalville, a municipal corporation of the State of Utah (hereinafter "City"), is the owner of certain real property located in Coalville, Summit County, Utah known as CT-348-X and more particularly described in Exhibit A which is attached hereto and incorporated by reference herein (hereinafter referred to as the "Property"); and,

WHEREAS, the City has agreed to convey the Property to North Summit Recreation Special Service District, a body corporate and politic of the State of Utah, (hereinafter "District") for certain declared uses and purposes; and

WHEREAS, the District owns property known as CT-340-X (hereinafter referred to as the "District Property"), which is adjacent to the Property owned by the City and is more particularly described in Exhibit B which is attached hereto and incorporated by reference herein; and

WHEREAS, the Property and the District Property shall sometimes collectively be referred to herein as the "Properties"; and

WHEREAS, the City and the District have agreed that upon conveyance of the Property to the District, the Property shall be held subject to the provisions of this declaration; and

NOW, THEREFORE, IT IS DECLARED that the Property shall be conveyed by the City to the District, who shall occupy and hold the property subject to the following restrictions, conditions, covenants and agreements between the City and the District and their respective successors and assigns.

1.1 Use of the Property – Ownership: The Property shall be held by the District and used for the following purposes and for no other purpose:

1.1.1 For a public park;

1.1.2 For recreational, entertainment, educational and/or charitable purposes;

1.1.3 For public and private meetings, receptions and events consistent with a public park;

1.1.4 For any purpose incidental to and related to the foregoing purposes.

1.2 Development: The Property has been an undeveloped parcel which has not been utilized by the City for any particular purpose. Development of the Property and the District Property shall be at the discretion of the District but shall include a soccer field, playground with equipment, restroom facilities, bowery and an improved parking lot. Such improvements must be approved by the City and shall be compliant with City codes and ordinances. The District shall be required to comply with each and all of the requirements of the City's development code but shall not have to pay fees for applications, engineering review, building permits, impact fees and other similar fees

1.3 Water and Utility Services. The City is not conveying any water rights appurtenant to the Property. The District shall pay for culinary water and sewer services in accordance with the City's established rate schedules. Utility services provided by other utility companies shall be at the District's sole expense.

1.4 Roadways. There is an existing City undeveloped platted road which traverses the Property with entrances and exits from the north and the south as shown on City plats. This roadway shall remain as a platted City road.

1.5 Easements. Any and all existing City owned utility easements for underground sewer, culinary water, storm drains and secondary water lines located within the Property and District Property shall remain. The City reserves easements for the maintenance, repair and replacement of such lines as the same are now located, and/or that may be developed, including the right of ingress and egress and the use of adjoining properties as reasonably required for such purposes. In the event the City requires further grants of easements for culinary water, sewer lines, storm drains, secondary water systems, or otherwise, either for service to the Property or to other properties within the City, the District shall grant such easements to the City without cost to the City, providing however, that the same shall not unreasonably interfere with the District's use of the Property. All expenses for maintenance, repair and replacement of existing lines and for the installation, maintenance, repair and replacement of future underground lines shall be at the expense of the City, including expenses for restoration of the surface of the Property and for repair or replacement of any surface improvements which shall be damaged in the process.

1.6 Public Park and Reverter Provisions. A fundamental and material consideration of the City in deeding the Property to the District is that the property be used for a public park and soccer field and upon the condition that in the event the Property is not used for public park purposes, title to the Property shall revert to the City and the District Property shall be conveyed to the City. In the event the District shall cease to use the Property as a public park, the title to the Property shall then revert to the City as of the end of the calendar year during which such event shall occur and the District Property shall be conveyed to the City on or before that date. It is the intent of the parties that upon reversion of title as provided for herein and conveyance of the District Property, the City shall be and become the owner of the Property and District Property, together with all improvements and appurtenances thereto, free and clear of all lines and encumbrances of whatever character. In the event of a reverter as provided for in this paragraph, the District agrees to quit claim title to the Property and District Property to the City effective as of the end of the calendar year during which the Properties cease to be used for public park purposes.

- 1.7 Expense of the Property. The District, as owner of the Property and District Property, shall pay all expenses incurred for development of the Property and the District Property and for improvements to the Property. Upon completion of the development and improvements to the Properties, the City shall be responsible for the maintenance and repair of the Properties. The Properties and all buildings, fences and improvements shall be kept and maintained in a clean, attractive and safe condition and in a good state of repair. Grasses shall be adequately irrigated to preserve and promote a well maintained community appearance.
- 1.8 Insurance. The District, at its sole cost and expense, shall maintain general public liability insurance against claims for personal injury, death or property damage occurring in, upon or about the Property. The limits of liability for such insurance shall not be less than two million dollars (\$2,000,000.00).
- 1.9 Encumbrances. In the event there be a reverter of title to the City and a conveyance of the District Property, as provided for in Paragraph 1.6 above, then any encumbrance against the Properties incurred by the District shall be paid when due by the District and the District shall indemnify and hold the City harmless therefrom and the Properties shall not be encumbered by any obligation of the District incurred after the date of such reverter and conveyance.
- 1.10 Enforcement. These covenants, agreements, restrictions and conditions constitute equitable servitudes and may be enforced by the City by proceedings at law or in equity against the District or any persons violating or threatening or attempting to violate the same, either to restrain and enjoin violation or to recover damages. The prevailing party in any such litigation shall be entitled to recover its costs of suit, including reasonable attorney's fees.
- 1.11 Severability. Invalidation of any one or more of the covenants or agreements set forth herein shall not affect any of the other covenants or agreements, which shall remain in full force and effect.
- 1.12 Amendment. This Declaration may be amended by written agreement between the parties hereto. In the event of a reversion and/or conveyance of title to the City as provided for in Paragraph 1.6 above, or if the Property shall hereafter be otherwise transferred to the City, then this declaration may be revoked or amended at the sole discretion of the City.

IN WITNESS WHEREOF, the parties have executed this declaration this _____ day of October, 2017.

ATTEST:

COALVILLE CITY, a municipal
corporation,

City Recorder

By: _____
Trevor Johnson
Its: Mayor

North Summit Recreation Special Service District, a
Political subdivision of the State of Utah

By: _____

Printed Name: _____

Its: _____

APPROVED AS TO FORM AND COMPATIBILITY WITH THE LAWS OF THE STATE OF UTAH:

Sheldon A Smith
Coalville City Attorney

Attorney for North Summit Recreation Special Service District

"Exhibit C"
City Council 11/13/17

SUMMARY OF 2018 CAPITAL IMPROVEMENT PROJECTS

Jurisdiction: Coalville City

Date: Oct-17

SHORT TERM (1 YEAR)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	EST. START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Irrigation Pond Lining	\$350,000	2018	City Funds/ DDW/CDBG	Mayor/ City Council/ City Staff
2	Continues main street enhancements both north and south.	\$2,000,000	2018	CDBG/Non-Urban Funds/TA/CIB	Mayor /City Council /City Staff
3	Water System Upgrades	\$300,000	2018	City Funds/CDBG	Mayor/ City Council/ City Staff
4	Street Improvement Projects	\$200,000	2018	City Funds	Mayor/ City Council/ City Staff
5	Automatic ADA Access Door for the City Building	\$10,000	2018	City Funds	Mayor/ City Council/ City Staff

MEDIUM TERM (5 YEAR)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	ESTIMATED START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Storm Drains	\$500,000	2019	City Funds /CDBG / Grants and possible Loans	Mayor /City Council /City Staff
2	Side Walk Replacment	\$500,000	2017	City Funds/Safe Routes to school /CDBG	Mayor /City Council /City Staff
3	Improve entrances into the City and other major travel corridors.	\$250,000	2019	City Funds/ CDBG/TA	Mayor /City Council /City Staff
4	Community Trail Project	\$500,000	2017	State Parks/ UDOT Enhancement	Mayor /City Council /City Staff
5	Additional Phases of the Community Park/Softball Complex	\$1,000,000	2020	RAP/City funds/LWCF/ Other Private Funds	Mayor /City Council /City Staff

LONG TERM (5-10 YEARS)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	ESTIMATED START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Storm Drain Upgrades	\$2.3 Million	2030	Storm Drain Fees	Public Works
2	Becon Hill Drive New Street Alignment	\$1.2 Million	2030	Non- Urban UDOT/ City B & C Funds	Public Works
3	Multiple Street Widening Projects	\$3.4 Million	2030	Looking for Funds / May have to bond on B&C Road Funds	Public Works

NEEDS AND PRIORITIES

IDENTIFIED NEED	COST	SOURCE	PRIORITY	START
Irrigation Pond Lining	\$350,000	City Funds/ DDW/CDBG	1	2018
Continues main street enhancements both north and south.	\$2,000,000	CDBG/Non-Urban Funds/TA/CIB	2	2018
Water System Upgrades	300,000	City Funds/CDBG	3	2018
Street Improvement Projects	200,000	City Funds	4	2018
Side Walk Replacment	\$500,000	City Funds/Safe Routes to school /CDBG	5	2018
Automatic ADA Access Door for the City Building	\$10,000	City Funds	6	2018