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# STATE OF UTAH



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DAVIS COUNTY, UTAH RECORDER  
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OFFICE OF THE LIEUTENANT GOVERNOR

## CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the VAL VERDA ANNEXATION, located in NORTH SALT LAKE CITY, dated DECEMBER 29, 2022, complying with Section §10-2-425, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the VAL VERDA ANNEXATION, located in DAVIS COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29<sup>th</sup> day of December, 2022 at Salt Lake City, Utah.



—DEIDRE M. HENDERSON—  
Lieutenant Governor



# CITY OF NORTH SALT LAKE

3512879  
BK 8163 PG 361

10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Brian J. Horrocks  
Mayor

Ken Leetham  
City Manager

December 15, 2022

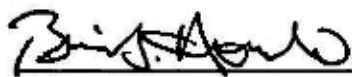
Re: Notice of Impending Boundary Action

Lieutenant Governor Henderson,

On the 15<sup>th</sup> day of November 2022, The City of North Salt Lake City Council approved Ordinance 2022-09 extending the corporate limits of the City of North Salt Lake to include the annexation of the Val Verda Area, also known as Annexation Area B, located approximately between 3500 South and 4100 South and Between Highway 89 and Orchard Drive in Unincorporated Davis County.

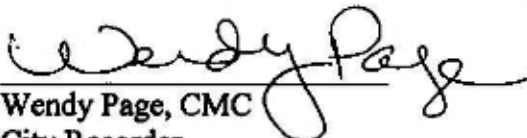
As Mayor of the City of North Salt Lake, I hereby notify you of this impending boundary action which is more fully described in the approved local entity plat and Ordinance, which accompanies this notice. I further certify that all requirements applicable to this annexation have been met. Pursuant to Utah Code 10-2-418 and on behalf of the City of North Salt Lake, I request that you issue a Certificate of Annexation for this boundary action.

Sincerely,

  
Brian J. Horrocks  
Mayor, City of North Salt Lake



ATTEST:

  
Wendy Page, CMC  
City Recorder

Enclosed:  
Plat  
Ordinance 2022-09

**ORDINANCE NO. 2022-09**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH SALT LAKE TO INCLUDE THE ANNEXATION OF THE VAL VERDA AREA, ALSO KNOWN AS ANNEXATION AREA B, LOCATED APPROXIMATELY BETWEEN 3500 SOUTH AND 4100 SOUTH AND BETWEEN HIGHWAY 89 AND ORCHARD DRIVE IN UNINCORPORATED DAVIS COUNTY.**

**WHEREAS**, the City of North Salt Lake (hereinafter the "City") is a municipal corporation duly organized and existing under the laws of the State of Utah;

**WHEREAS**, the City has identified certain areas in its annexation policy plan as being appropriate for inclusion within the boundaries of the city; and

**WHEREAS**, pursuant to section 10-2-418(2)(b)(iv), Utah Code Annotated, a municipality may annex an unincorporated area without an annexation petition if:

- (A) the area to be annexed consists only of one or more unincorporated islands in a county of the second class; and
- (B) the area to be annexed is located in the expansion area of a municipality; and
- (C) the county legislative body in which the municipality is located provides notice to each property owner within the area to be annexed that the county legislative body will hold a public hearing, no less than 15 days after the day on which the county legislative body provides the notice, and may make a recommendation of annexation to the municipality whose expansion area includes the area to be annexed after the public hearing.; and

**WHEREAS**, the Davis County Board of Commissioners, acting as the county legislative body, did provide notice as required by section 10-2-418(2)(b)(iv) and held a public hearing on September 27, 2022; and

**WHEREAS**, pursuant to section 10-2-418(8)(c) and with consideration of the comments and testimony provided during the public hearing held on September 27, 2022, regarding the Val Verda Area, the General Plan, the existing development in and around the Val Verda Area, natural or other conditions that may limit the future development of the Val Verda Area, and other factors that the Davis County Legislative Body considers relevant, the Davis County Legislative Body adopted **Davis County Resolution 2022-570** making the following formal findings:

- (A) The Val Verda Area can be more efficiently served by the City of North Salt Lake than by Davis County; and
- (B) The Val Verda Area is not likely to be naturally annexed by the City of North Salt Lake in the future as a result of urban development; and
- (C) Annexation of the Val Verda Area is likely to facilitate the consolidation of overlapping functions of local government; and
- (D) Annexation of the Val Verda Area is likely to result in an equitable distribution of community resources and obligations.; and

**WHEREAS**, pursuant to section 10-2-418(5), Utah Code Annotated, the legislative body of each municipality intending to annex an area under this section shall:

- (a) adopt a resolution indicating the municipal legislative body's intent to annex the area, describing the area proposed to be annexed; and
- (b) hold a public hearing on the proposed annexation no earlier than 30 days after the adoption of the resolution described in in Subsection (5)(a).

**WHEREAS**, pursuant to section 10-2-418(5), Utah Code Annotated, the legislative body of the City of North Salt Lake did adopt Resolution 2022-37R on October 4, 2022 and set a public hearing for November 15, 2022; and

**WHEREAS**, pursuant to section 10-2-418 (6), Utah Code Annotated, the legislative body of the City of North Salt Lake did provide notice of a public hearing by mailing notice to each residence within, and each owner of real property located within the proposed annexation area, posted the notice on the Utah Public Notice and City Websites, and mailed notice to the board of each local district, special service district, and Davis County Legislative body; and

**WHEREAS**, the City Council of the City of North Salt Lake conducted a public hearing on the proposed annexation on November 15, 2022; and,

**WHEREAS**, the City Council finds that it is consistent with the City's General Plan and Annexation Policy Plan to annex the area described herein and in accordance with the procedures set forth under State Law.

**NOW THEREFORE, BE IT ORDAINED** by the Governing Body of the City of North Salt Lake, State of Utah, as follows:

- 1) Annexation. The City of North Salt Lake Corporate boundary is hereby enlarged and extended so as to include the below described real property situated at approximately 3500 South to 4100 South and Highway 89 to Orchard Drive, otherwise known as the Val Verda area and PUD, including approximately 2.49 acres of the unincorporated territory in Davis County, State of Utah. The specific territory hereby annexed is more particularly described in Exhibit A.
- 2) Filings and Notices. The City Recorder of the City of North Salt Lake is hereby directed to file with the Davis County Recorder, a certified copy of this Ordinance. Within thirty (30) days after enacting this Ordinance, the City Recorder shall also

send notice of the enactment to each affected entity and to file with the Lieutenant Governor this Ordinance and notice of this annexation. The City Recorder is further directed to provide notice to the Utah State Tax Commission under the provisions of Section 10-1-116 of Utah Code Annotated, 1953 as amended, and to provide notice of the annexation to any special districts servicing the City of North Salt Lake and any other notice required by State Code.

- 3) Effective Date of Annexation. The aforesaid annexation shall become effective on January 1, 2023 or upon the date of the Lieutenant Governor's issuance of a Certification of Annexation for the above-referenced annexation, whichever is later.
- 4) Effective Date. This ordinance shall take effect immediately upon posting as required by Utah Code.

**PASSED AND ADOPTED** by the City Council of the City of North Salt Lake, Utah, this 15<sup>th</sup> day of November, 2022.

CITY OF NORTH SALT LAKE

By:



  
\_\_\_\_\_  
BRIAN J. HORROCKS  
Mayor

ATTEST:

  
\_\_\_\_\_  
WENDY PAGE  
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	<u>aye</u>
Council Member Gordon	<u>aye</u>
Council Member Knowlton	<u>aye</u>
Council Member Porter	<u>aye</u>
Council Member Van Langeveld	<u>noy</u>

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

A parcel of land in unincorporated Davis County to be annexed into the city of North Salt Lake, being situate in Section 1, T.1N., R.1W., S.L.B.& M., in Davis County, Utah, the boundaries of said annexation parcel are described as follows:

Beginning in the existing exterior boundary line of North Salt Lake City as recorded in the office of the Davis County Recorder at the intersection of the westerly right of way line of Orchard Drive and the southerly boundary line of the Pedersen Subdivision, said intersection is 1334.77 feet N.89°45'18"W. along the southerly line of the Northeast Quarter of said Section 1 and 452.52 feet N.00°14'42"E. from the East Quarter Corner of said Section 1; and running thence along said existing boundary line of said North Salt Lake City and along said westerly right of way line the following two (2) courses and distances (1) S.19°32'42"W. 135.72 feet; thence (2) S.28°44'42"W. 2.20 feet; thence N.89°45'26"W. 399.29 feet; thence S.14°08'08"W. 332.19 feet; thence S.89°45'18"E. 290.36 feet to said westerly right of way line; thence along said westerly right of way line the following three (3) courses and distances (1) S.35°12'00"W. 732.39 feet; thence (2) southwesterly 265.95 feet along the arc of a 1,885.08-foot radius tangent curve to the right (Note: Chord to said curve bears S.39°14'30"W. for a distance of 265.73 feet, central angle = 08°05'00"); thence (3) S.43°17'00"W. 239.07 feet; thence N.00°18'19"W. 534.43 feet; thence S.88°44'37"W. 214.77 feet; thence S.00°18'19"E. 650.90 feet; thence S.87°56'41"W. 405.34 feet; thence N.00°12'00"W. 250.23 feet; thence S.88°46'00"W. 197.25 feet; thence S.00°31'56"E. 149.55 feet; thence S.88°45'51"W. 259.42 feet; thence S.00°32'23"E. 65.63 feet; thence N.89°27'37"E. 107.63 feet; thence S.00°32'23"E. 136.42 feet; thence S.89°51'00"E. 201.84 feet; thence N.87°11'00"E. 42.10 feet; thence N.89°59'00"E. 103.00 feet; thence N.90°00'00"E. 178.57 feet; thence S.00°18'19"E. 221.86 feet to said westerly right of way line; thence S.43°17'00"W. 633.13 feet along said westerly right of way line; thence N.69°45'36"W. 162.09 feet; thence S.22°59'24"W. 34.00 feet; thence N.69°45'36"W. 166.40 feet; thence N.22°59'24"E. 100.00 feet; thence N.69°45'36"W. 160.60 feet; thence N.22°59'24"E. 65.00 feet; thence N.88°16'59"W. 225.76 feet; thence N.89°56'00"W. 53.18 feet; thence S.51°59'44"W. 18.58 feet; thence N.69°45'42"W. 151.74 feet; thence N.23°09'28"E. 260.43 feet; thence S.89°48'00"E. 7.43 feet; thence North 223.65 feet; thence westerly 155.90 feet along the arc of a 250.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears N.87°41'49"W. for a distance of 153.38 feet, central angle = 35°43'43"); thence N.20°02'36"E. 230.84 feet; thence N.89°36'00"E. 371.69 feet; thence North 442.99 feet; thence East 56.63 feet; thence North 136.72 feet to the southerly right of way line of 3800 South Street; thence S.88°45'41"W. 633.78 feet along said southerly right of way line to the intersection of the easterly right of way line of U.S. Highway 89; thence along said easterly right of way line the following two (2) courses and distances: (1) northeasterly 353.13 feet along the arc of a 2,903.40-foot radius non-tangent curve to the right (Note: Chord to said curve bears N.27°48'53"E. for a distance of 352.91 feet, central angle = 06°58'07"); thence (2) N.31°19'14"E. 1681.18 feet; thence N.89°22'32"E. 188.78 feet to the boundary line of Bountiful City and the westerly right of way line of 800 West Street; thence along the westerly and southerly boundary lines of said Bountiful City the following two (2) courses and distances: (1) S.00°05'57"E. 445.67 feet also along said westerly right of way line of 800 West Street; thence (2) N.89°30'06"E. 1644.12 feet to said westerly right of way line of Orchard Drive and said existing boundary line of North Salt Lake; thence S.00°29'54"E. 554.50 feet along said westerly right of way line to the point of beginning. The above described parcel of land contains 112.80 acres more or less to be annexed into North Salt Lake City.

Rotate The Above Bearings And Bearings Shown On The Plat 00°19'31" Clockwise To Equal Utah State Plane NAD83 North Zone Bearings.



# Val Verda Annexation Report



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## Report Totals

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Date Exported: 12/30/2022 10:11 AM

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