

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
October 9, 2012 – REGULAR SESSION

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

Mission Statement: To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

7:00 P.M. REGULAR SESSION

CALL TO ORDER:

Mayor Wood

OPENING CEREMONY:

Youth City Councilmember Kyia Hill

APPROVAL OF THE MINUTES:

September 5, 2012 – Work Session

September 25, 2012 – Regular Session

October 2, 2012 – Work Session

SCHEDULED ITEMS:

1. CITIZEN COMMENTS

2. CONSIDER APPROVAL OF RESOLUTION 2012R-19 REGARDING THE ANNEXATION OF FOUR AREAS IN WEST POINT TO THE NORTH DAVIS FIRE DISTRICT (NDFD)

BACKGROUND: The Clearfield City Council acts as the governing body for the North Davis Fire District (NDFD). Any annexation of new areas into the NDFD must be approved by the Clearfield City Council. In the last few years West Point City has approved four annexations, which areas also need to be annexed into the District's boundaries. This resolution provides notice of the intent to annex those areas in West Point into the District's boundaries as well.

RECOMMENDATION: Approve Resolution 2012R-19 regarding the intent to annex four areas in West Point City into the North Davis Fire District (NDFD) and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report

City Councils' Reports and Committee Updates

City Manager's Report

Staffs' Reports

*****COUNCIL ADJOURN TO WORK SESSION*****

WORK SESSION IMMEDIATELY FOLLOWING THE REGULAR SESSION

Discussion on Dispatch Services

****COUNCIL ADJOURN****

Dated this 4th day of October, 2012.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. REGULAR SESSION
September 25, 2012

PRESIDING: Don Wood Mayor

PRESENT: Kent Bush Councilmember
Kathryn Murray Councilmember
Mike LeBaron Councilmember
Mark Shepherd Councilmember
Bruce Young Councilmember

STAFF PRESENT: Adam Lenhard City Manager
JJ Allen Assistant City Manager
Brian Brower City Attorney
Scott Hodge Public Works Director
Valerie Claussen Development Services Manager
Eric Howes Community Services Director
Adam Malan Police Lieutenant
Kim Read Deputy City Recorder

EXCUSED: Nancy Dean City Recorder

VISITORS: Cody Richards – Management Intern, Makenna Hill – Youth City Council, Jordan McBride, Enrique Zamora, Kassandra Zamora, Miranda Beames, Jake Jones, Cheri Maw

Mayor Wood informed the citizens present that if they would like to comment during the Citizen Comments there were forms to fill out by the door.

Youth City Councilmember Makenna Hill conducted the Opening Ceremony.

Mayor Wood acknowledged the Boy Scouts and expressed appreciation to their leaders for sacrificing personal time in working with the youth within the community.

APPROVAL OF THE MINUTES FROM THE SEPTEMBER 11, 2012 WORK SESSION AND THE SEPTEMBER 11, 2012 REGULAR SESSION

Councilmember Murray moved to approve the minutes from the September 11, 2012 work session and the September 11, 2012 regular session, as written, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NO – None.

SCHEDULED ITEMS

CITIZEN COMMENTS

There were no comments.

APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR PROGRAM YEAR JULY 1, 2011 TO JUNE 30, 2012

The Council received a copy of the 2011/2012 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER). Citizens were given the opportunity to review the plan in the community development department from August 24, 2012 to September 10, 2012. No public comments were received.

Valerie Claussen, Development Services Manager, explained the CAPER had been prepared by Stacy Millgate, CDBG Coordinator. She pointed out no public comments had been received during the designated comment period.

Councilmember Shepherd moved to approve the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NO – None.

COMMUNICATION ITEMS

Financial Reports – Bob Wylie, Administrative Services Director, presented financial reports from the 2012 Fiscal Year budget to the Council. He reviewed the expenditures with the Council and pointed out the City came in under budget. He reviewed revenues with the Council and reported the City met its obligations regarding budgeted revenues.

Mayor Wood

1. Reported he attended the Wasatch Elementary ribbon cutting ceremony and indicated it was a great event.
2. He stated he was continuing to receive letters of appreciation on behalf of the City's invited guests for the Davis County Gala event.
3. Explained a contingency of representatives from Maricopa County Arizona visited Utah to tour the state's transit system which included riding Frontrunner. He reported another contingency of individuals would be participating in a similar event. He stated he was not able to participate this year and had requested Councilmember Shepherd represent the City in his stead.
4. Expressed appreciation to employees of the parks department for their efforts in the replanting and update of the flower beds near the North entrance to the City building.

5. Informed the Council he would be out of town October 4-8, 2012 and requested issues and concerns be addressed to Mayor Pro Tem Shepherd.

Councilmember Bush

1. Stated he had attended the North Davis Sewer District's (NDS) Board meeting on Thursday, September 13, 2012 and reported the Board approved the bonding. He informed the Council the District was in the process of completing a feasibility study to justify the proposed increases and stated he had provided the Mayor with a timeline associated with the fee increases.
2. Reported he had visited with citizens living on 100 North upon completion of the infrastructure project. Many of the residents complimented the contractor completing the construction and shared some specific examples.

Councilmember LeBaron – Informed the Council a member of the Planning Commission had resigned due to a job opportunity out of state.

Councilmember Murray – nothing to report.

Councilmember Young – nothing to report.

Councilmember Shepherd

1. Informed the Council a number of citizens had attended the most recent North Davis Fire District (NDFD) Board meeting.
2. Reported he had participated in a ride along with the police department and complimented the City's officers and expressed his appreciation to them. He stated he enjoyed the opportunity.

Adam Lenhard, City Manager

1. Reported he received an email from Wayne Belleau, Legend Hills Development, expressing his appreciation for the capital infrastructure projects taking place near the Legend Hills development. Mr. Belleau requested his appreciation be passed on to the Mayor and Council.
2. Invited the Council to participate in Walk to School Day planned for Wednesday, September 26, 2012, with students attending Doxey Elementary. Councilmember Shepherd and Bush indicated they would be participating. Mayor Wood stated he had a conflict specific to the Wasatch Integrated Committee meeting and requested his regrets be expressed. Mr. Lenhard added representatives from the City's police department would also be participating.
3. Reminded the Council next week's scheduled work session would be taking place at the Public Work's facility and would begin at 6:00 p.m.

STAFF REPORTS

Valerie Claussen, Development Services Manager – announced letters of interest would be accepted for consideration for the Planning Commission vacancy until November 14, 2012.

There being no further business to come before the Council in policy session, **Councilmember Bush moved to adjourn the policy session and reconvene in a work session at 7:21 p.m., seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, LeBaron, Murray, Shepherd and Young. Voting NO – None.**

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
October 2, 2012

PRESIDING:	Don Wood	Mayor
PRESENT:	Kent Bush	Councilmember
	Kathryn Murray	Councilmember
	Mark Shepherd	Councilmember
	Bruce Young	Councilmember
EXCUSED:	Mike LeBaron	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Kim Dabb	Operations Manager
	Brad Wheeler	Street Superintendent
	Mark Baird	Water/Waste Water Superintendent
	Eric Howes	Community Services Director
	Randy Goodnight	Parks Superintendent
	Bob Wylie	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Scott Wilkinson – ASWN+JSA Architecture, Trooper Vanderbeek – Utah Highway Patrol, Scott Nelson – CEC Engineering, Todd Freeman – CEC Engineering

Mayor Wood called the meeting to order at 6:03 p.m.

TOUR OF THE FREEPORT WELL

The City Council left the City Shops and traveled to the Freeport Well located in the Freeport Center at 6:04 p.m. Kim Dabb, Operations Manager, explained how the well functioned and shared a demonstration with the Council.

DISCUSSION REGARDING THE UTAH HIGHWAY PATROL'S ADOPTION OF CLEARFIELD HIGH SCHOOL

Utah Highway Patrol Officer Trooper Vanderbeek explained about the adoption of Clearfield High School to promote the use of seatbelts for the students. He stated the winning school within the State would receive \$1000 to be used however the school desired. He expressed his opinion Clearfield High had a good chance of winning the contest and suggested the City could promote

seat belt use and also incentivize participating students. He added encouragement could be promoted by providing information in the City newsletter.

The Council left the Freeport Well at 6:40 p.m.

Trooper Vanderbeek left the meeting at 6:40 p.m.

The Council returned to the Public Works Shops facility at 6:45 p.m.

DISCUSSION AND REVIEW OF THE PUBLIC WORKS/PARKS SHOPS NEEDS ASSESSMENT STUDY

Scott Hodge, Public Works Director, introduced Scott Wilkinson, Architect, to the Council.

Adam Lenhard, City Manager, reviewed the process taken by the City to conduct the needs assessment regarding a new Public Works and Parks Shops Facilities. He pointed out the current facilities were aged and not in compliance with current building codes specific to mechanical and electrical systems and believed the City should begin to look long term to determine a plan for needs which could be addressed in the future. He encouraged the Council to ask any questions during the presentation.

Scott Wilkinson, Architect, expressed appreciation to Mr. Hodge and staff for their assistance with the process. He distributed a draft handout of the Facility Needs Assessment and emphasized the proposal identified future needs. He indicated efficiencies were highly considered for future buildings and processes and reported there were some deficiencies identified. He commented the site itself was inefficient and stated the draft proposal suggested relocating the access road.

Councilmember Murray clarified the draft study reflected both the Public Works and the Parks facilities. She inquired if any of the structures could be remodeled. Mr. Wilkinson responded the mechanics shop would need to be rebuilt as it was not structurally sound in the event of an earthquake. He continued none of the buildings were ADA (Americans with Disabilities Act) accessible and any remodel to existing facilities would require compliance. He stated that issue would be addressed in the study.

Mr. Hodge explained challenges with the multi-purpose room being used as a break room, conference room, etc. and as a training room and discussed the amenities of the building. He explained how the improvements would be completed in phases which would allow operations to continue during the process.

TOUR OF THE PUBLIC WORKS SHOPS AND THE PARKS SHOPS

The Council toured the facilities at 7:10 p.m.

The Council returned from the tour at 7:55 p.m.

Mr. Wilkinson shared several illustrations specific to the draft proposal and explained the entire project was proposed to be completed in four separate phases. He shared specifics associated with the first phase of the project. Mr. Lenhard pointed out how the proposed aesthetic improvements would benefit the general area. Mr. Wilkinson directed the Council to page 67 of the draft plan which identified the costs associated with each phase of the project. Councilmember Murray inquired where funding for the project could be identified. Mr. Lenhard stated the funding source had not yet been identified but believed the majority of the improvements would need to be funded from the enterprise funds.

Mr. Lenhard reviewed the process used to determine whether this location was best for the proposed facility and reported staff believed the current location was best and distributed a handout used to justify that determination. Mr. Wilkinson expressed his agreement with Mr. Lenhard's conclusion to keep the facilities at the current location. The Council discussed whether it would be in the best interest of the City to invest the amount of funds for improvements at this location. JJ Allen, Assistant City Manager, pointed out if the location was to be moved to State Street for example the City would lose out on revenue from commercial ventures. Mr. Hodge pointed out the advantage of the current facility being centrally located.

Mr. Wilkinson emphasized the distributed needs assessment is currently in draft form and requested any questions or comments be made to Mr. Hodge. Mr. Hodge stated the study would come before the Council for approval in a future policy session.

The meeting adjourned at 8:30 p.m.

CLEARFIELD CITY RESOLUTION 2012R-19

A RESOLUTION REGARDING THE INTENT TO ANNEX CERTAIN AREAS IN WEST POINT INTO THE NORTH DAVIS FIRE DISTRICT, DESCRIBING THE BOUNDARIES OF THE AREAS TO BE ANNEXED AND THE SERVICES TO BE PROVIDED WITHIN THE AREAS TO BE ANNEXED, PROVIDING FOR THE HOLDING OF A PUBLIC HEARING ON SAID ANNEXATIONS, PROVIDING FOR THE GIVING OF NOTICE OF THE HOLDING OF SUCH PUBLIC HEARING, AND RELATED MATERS.

WHEREAS, by Resolution No. 2004R-25 duly adopted on October 12, 2004, the Clearfield City Council (the "*Council*") acting as the Governing Body, created the North Davis Fire District (the "*District*") to provide fire protection, emergency medical and ambulance services and consolidated 911 services, as authorized by Article XI, Section 7 of the Utah Constitution and by the Utah Special Service District Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated 1953, now known as the "Special Service District Act," Title 17D, Chapter 1, Utah Code Annotated, 1953 (the "*Act*"); and

WHEREAS, it appears to the Council that the public health, convenience and necessity require the annexation to the District of the geographical areas hereinafter described (the "*Annexed Area*") pursuant to the Act and Article XI, Section 7 of the Utah Constitution; and

WHEREAS, it appears that all property included within the boundaries of the Annexed Area will be directly benefitted by the services provided by the District; and

WHEREAS, the Annexed Area contains property within the boundaries of the City of West Point, Utah;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council that:

Section 1. The public health, convenience and necessity require annexation to the District of the Annexed Area pursuant to the provisions of the Act and Article XI, Section 7 of the Utah Constitution.

Section 2. The boundaries of the Annexed Area are as described in the Notice of Intention set forth in Section 6 hereof and in Exhibit "A" attached hereto.

Section 3. The District shall provide fire protection, emergency medical and ambulance services and consolidated 911 services within the Annexed Area through facilities acquired or constructed for that purpose.

Section 4. A public hearing on the question of the annexation to the District of the Annexed Area shall be held by the Council at its regular meeting place in the Clearfield City Hall, 55 South State Street, Clearfield, Utah at 7:00 p.m. on November 13, 2012 at which time

and place all interested parties may appear and be heard either in support of or in opposition to the proposed annexation to the District of the Annexed Area as more fully set forth in the Notice of Intention set forth in Section 6 hereof.

Section 5. Notice of the intention of the Council to annex to the District the Annexed Area shall be given by the City Recorder through the publication of a Notice of Intention in the Standard Examiner, a newspaper published and having general circulation in Clearfield City and the District, once a week during three consecutive weeks, the first publication to be not less than twenty-one (21) days nor more than thirty-five (35) days prior to the public hearing. Notice of the intention of the Council to annex to the District the Annexed Area shall also be given by the City Recorder in accordance with § 45-1-101 of the Utah Code for thirty-five (35) days before the date of the public hearing.

Section 6. The notice to be so given shall be in substantially the following form:

**NOTICE OF INTENTION TO ANNEX CERTAIN AREAS TO THE
NORTH DAVIS FIRE DISTRICT,**

NOTICE is hereby given to all persons interested that on October 9, 2012, the City Council of Clearfield City (the "*Council*") adopted a resolution stating its intent to annex certain areas (the "*Annexed Area*") to the North Davis Fire District (the "*District*"), which District was established for the purpose of providing fire protection, emergency medical and ambulance services and consolidated 911 services within the area thereof and declaring that the public health, convenience and necessity require the annexation of the Annexed Area, and providing for the holding of a public hearing on the proposed annexation of the Annexed Area to the District (the "*Public Hearing*").

The Public Hearing will be held at the regular meeting place of the Council in the Clearfield City Hall, 55 South State Street, Clearfield, Utah, at 7:00 p.m. on November 13, 2012.

The boundaries of the Annexed Areas are described and set forth in Exhibit "A" to the intent resolution and as described below.

1. Annexation – September 5, 2006

BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE WEST 1320.00 FEET ALONG THE NORTH LINE OF SYRACUSE CITY AND SAID LINE EXTENDED; THENCE NORTH 1231.74 FEET TO THE SOUTH LINE OF WEST POINT CITY; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 87°26'45" EAST 250.68 FEET, SOUTH 06°20'00" EAST 504.90 FEET, EAST 1017.06 FEET TO THE WEST LINE OF WEST POINT CITY; THENCE SOUTH 0°14'47" WEST 741.10 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 25.7 ACRES, MORE OR LESS.

2. Annexation – January 16, 2007

BEGINNING ON SECTION LINE SAID POINT BEING LOCATED NORTH 89°59'15" WEST 75.90 FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'15" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1371.04 FEET TO A BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE SOUTH 00°04'46" WEST ALONG SAID BOUNDARY LINE AGREEMENT 1323.92 FEET TO THE NORTH LINE OF WEST POINT CITY; THENCE SOUTH 89°44'40" EAST ALONG SAID NORTH LINE 1357.03 FEET TO THE EAST LINE 4500 WEST STREET; THENCE NORTH 00°41'00" EAST 1329.76 FEET TO THE POINT OF BEGINNING.

3. Annexation – April 17, 2007

A PART OF THE NORTHWEST QUARTER OF SECTION 30 AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 24 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON A FENCE LINE WHICH IS 1294.47 FEET NORTH 0°19'44" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE NORTH 89°41'44" WEST 171.42 FEET ALONG SAID FENCE LINE AND LINE EXTENDED TO THE CENTERLINE OF 5000 WEST STREET (SR-37); THENCE ALONG SAID CENTERLINE THREE (3) COURSES AS FOLLOWS: NORTH 0°21'16" EAST 1018.71 FEET, NORTH 0°10'44" WEST 328.90 FEET, NORTH 385.02 FEET; THENCE EAST 1357.62 FEET; THENCE SOUTH 385.02 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 19; THENCE EAST 18.78 FEET ALONG SAID SECTION LINE TO A LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT AS RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE AS ENTRY NO. 2150862 IN BOOK 3987 AT PAGE 970-972; THENCE SOUTH 0°04'03" WEST 1323.92 FEET ALONG SAID LINE; THENCE NORTH 89°28'01" WEST 16.44 FEET TO A FENCE; THENCE SOUTH 0°31'59" WEST 31.07 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE NORTH 89°41'44" WEST 1192.00 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 2,383,015 SQ. FT. OR 54.706 ACRES

4. Annexation – February 5, 2008

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH RANGE 2 WEST:

BEGINNING AT A POINT ON THE CENTERLINE OF 4500 WEST STREET, SAID POINT BEING N89°59'15"W 93.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19; THENCE N89°59'15"W 1,372.15 FEET; THENCE NORTH 718.02 FEET; THENCE EAST 1,143.97 FEET; THENCE N00°22'09"W 220.00 FEET; THENCE S89°56'46"E 233.00 FEET; THENCE S00°12'29"W 938.10 FEET TO THE POINT OF BEGINNING

CONTAINING 23.81 ACRES.

The services proposed to be provided within the Annexed Area include, fire protection, emergency medical and ambulance services and consolidated 911 services.

The District may annually levy taxes upon all taxable property within its boundaries and may impose fees and charges to pay for all or a part of the fire protection, emergency medical and ambulance services and consolidated 911 services to be provided by the District. The taxable property in the Annexed Area, if annexed to the District, will become subject to the District's then currently authorized uniform tax levy for District services and for payment of the District's outstanding indebtedness.

All interested parties may appear before the Council at the above time and place and be heard either in support of or in opposition to the proposed annexation of the Annexed Area to the District. In order to protest against the proposed annexation of the Annexed Area to the District, each protest must be filed in writing with the City Recorder of Clearfield City in accordance with Section 17D-1-206 of the Utah Code and must explain the reason(s) for the protest. All protests must be filed no later than fifteen (15) days after the Public Hearing to be held on November 13, 2012. At the Public Hearing, the Council will give full consideration to all protests which shall have been filed and will hear and consider all interested persons desiring to be heard. After the conclusion of the Public Hearing and after the time for filing any protests, the Council shall adopt a Resolution either ordering the annexation of the Annexed Area to the District or determining that such annexation should be abandoned.

If within 15 days after the hearing adequate protests have not been filed with the City Recorder as required by law, the Council may adopt a Resolution annexing the Annexed Area into the District.

Section 17D-1-212 of the Utah Code Annotated 1953, as amended, provides that a person may file an action in district court challenging the annexation if (a) the person filed a written protest under Section 17D-1-206; (b) the person is a registered voter within the District; (c) alleges that the actions or procedures violated the law or is an owner of property in the Annexed Area and alleges that such property will not be benefitted by a service that the District provides.

Any person who fails to protest in writing at or prior to the above stated time and place or who fails to file an action in district court within thirty (30) days in accordance with Section 17D-1-212 is estopped from later protesting a finding by the Council that the Annexed Area will be benefitted and shall be deemed to have consented to the annexation of such land to the District.

GIVEN by order of the City Council of Clearfield City, this 9th day of October, 2012.

Attest:

Clearfield City Corporation

Nancy Dean, City Recorder

By: Don W. Wood, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

ABSENT:

Section 7. This Resolution shall take immediate effect upon its adoption and approval.

ADOPTED AND APPROVED this 9th day of October, 2012.

Clearfield City Corporation

By: Don W. Wood, Mayor

Attest:

Nancy Dean
City Recorder

[SEAL]



DAVIS COUNTY

DAVIS COUNTY
WEST POINT CITY

WEST POINT CITY
SYRACUSE CITY

1

4500 WEST

700 SOUTH

1200 SOUTH

1700 SOUTH

WEST POINT CITY

SYRACUSE CITY

1. ANNEXATION - SEPTEMBER 5, 2006

BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE WEST 1320.00 FEET ALONG THE NORTH LINE OF SYRACUSE CITY AND SAID LINE EXTENDED; THENCE NORTH 1231.74 FEET TO THE SOUTH LINE OF WEST POINT CITY; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 87°26'45" EAST 250.68 FEET, SOUTH 06°20'00" EAST 504.90 FEET, EAST 1017.06 FEET TO THE WEST LINE OF WEST POINT CITY; THENCE SOUTH 0°14'47" WEST 741.10 FEET ALONG SAID LINE TO THE POINT OF BEGINNING,

CONTAINING 25.7 ACRES, MORE OR LESS.

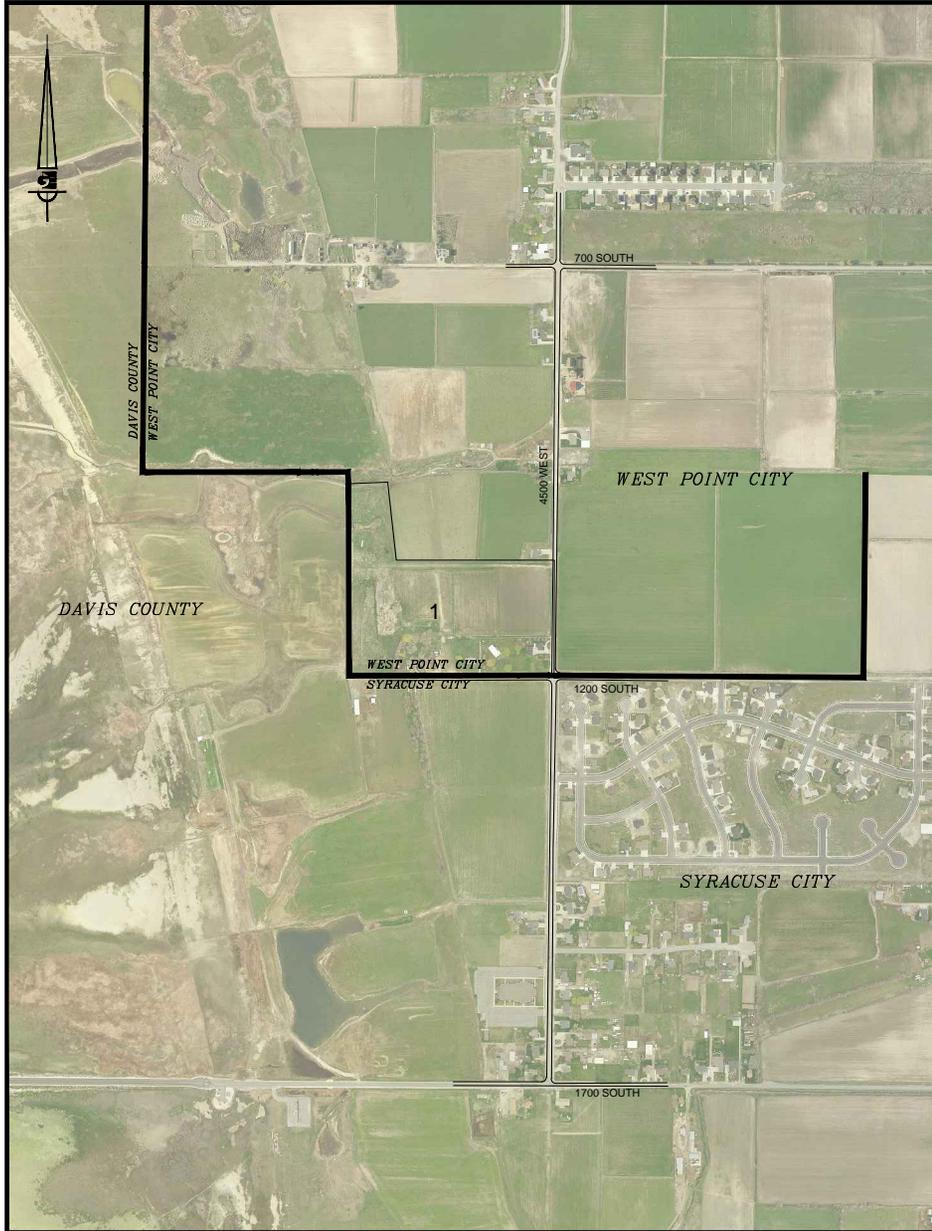
ANNEXATIONS
2-4

WEST POINT CITY

ANNEXATION 1

**EXHIBIT A
ANNEXATIONS**

DRAWN BRD	CHECKED	DRAWING NUMBER
DATE AUGUST 2012	APPROVED	FILE NUMBER



1. ANNEXATION - SEPTEMBER 5, 2006

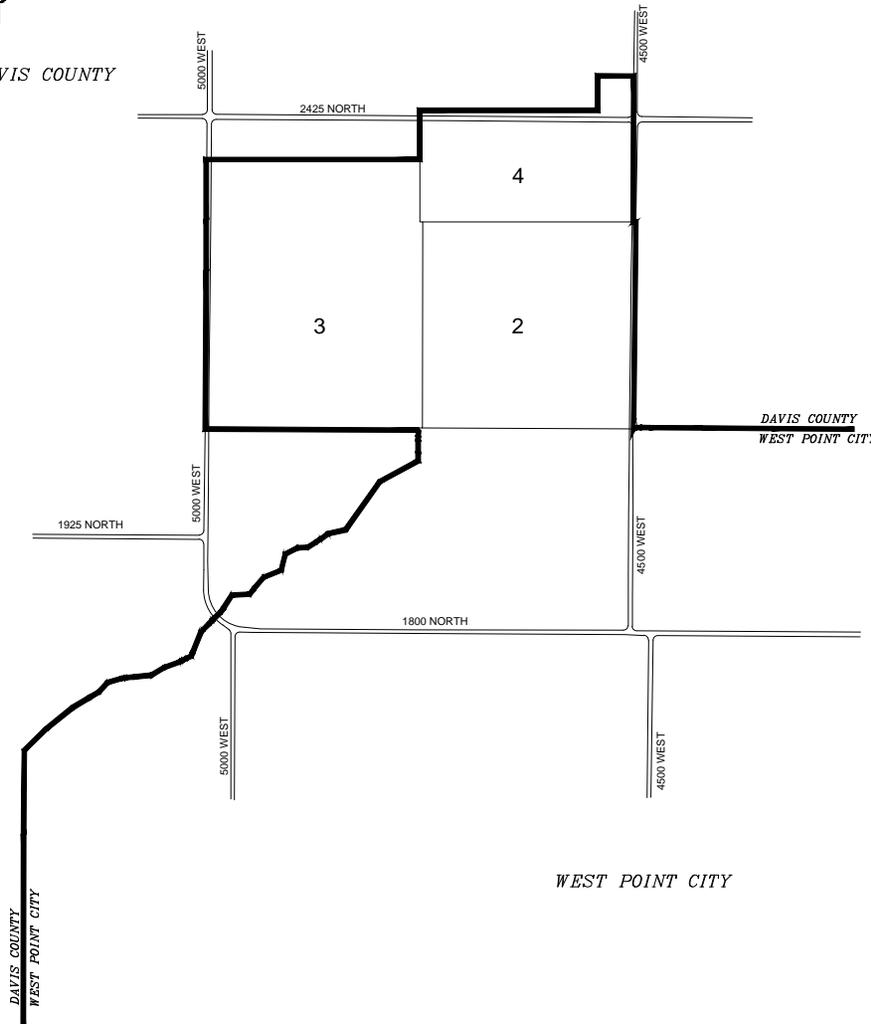
BEGINNING AT THE CENTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE WEST 1320.00 FEET ALONG THE NORTH LINE OF SYRACUSE CITY AND SAID LINE EXTENDED; THENCE NORTH 1231.74 FEET TO THE SOUTH LINE OF WEST POINT CITY; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 87°26'45" EAST 250.68 FEET, SOUTH 06°20'00" EAST 504.90 FEET, EAST 1017.06 FEET TO THE WEST LINE OF WEST POINT CITY; THENCE SOUTH 0°14'47" WEST 741.10 FEET ALONG SAID LINE TO THE POINT OF BEGINNING,

CONTAINING 25.7 ACRES, MORE OR LESS.

EXHIBIT A ANNEXATIONS	DRAWN BRD	CHECKED	DRAWING NUMBER
	DATE AUGUST 2012	APPROVED	FILE NUMBER



DAVIS COUNTY



WEST POINT CITY

2. ANNEXATION - JANUARY 16, 2007

BEGINNING ON SECTION LINE SAID POINT BEING LOCATED NORTH 89°59'15" WEST 75.90 FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'15" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1371.04 FEET TO A BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE SOUTH 00°04'46" WEST ALONG SAID BOUNDARY LINE AGREEMENT 1323.92 FEET TO THE NORTH LINE OF WEST POINT CITY; THENCE SOUTH 89°44'40" EAST ALONG SAID NORTH LINE 1357.03 FEET TO THE EAST LINE 4500 WEST STREET; THENCE NORTH 00°41'00" EAST 1329.76 FEET TO THE POINT OF BEGINNING.

3. ANNEXATION - APRIL 17, 2007

A PART OF THE NORTHWEST QUARTER OF SECTION 30 AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 24 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON A FENCE LINE WHICH IS 1294.47 FEET NORTH 0°19'44" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE NORTH 89°41'44" WEST 171.42 FEET ALONG SAID FENCE LINE AND LINE EXTENDED TO THE CENTERLINE OF 5000 WEST STREET (SR-37); THENCE ALONG SAID CENTERLINE THREE (3) COURSES AS FOLLOWS: NORTH 0°21'16" EAST 1018.71 FEET, NORTH 0°10'44" WEST 328.90 FEET, NORTH 385.02 FEET; THENCE EAST 1357.62 FEET; THENCE SOUTH 385.02 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 19; THENCE EAST 18.78 FEET ALONG SAID SECTION LINE TO A LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT AS RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE AS ENTRY NO. 2150862 IN BOOK 3987 AT PAGE 970-972; THENCE SOUTH 0°04'03" WEST 1323.92 FEET ALONG SAID LINE; THENCE NORTH 89°28'01" WEST 16.44 FEET TO A FENCE; THENCE SOUTH 0°31'59" WEST 31.07 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE NORTH 89°41'44" WEST 1192.00 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 2,383,015 SQ. FT. OR 54.706 ACRES

4. ANNEXATION - FEBRUARY 5, 2008

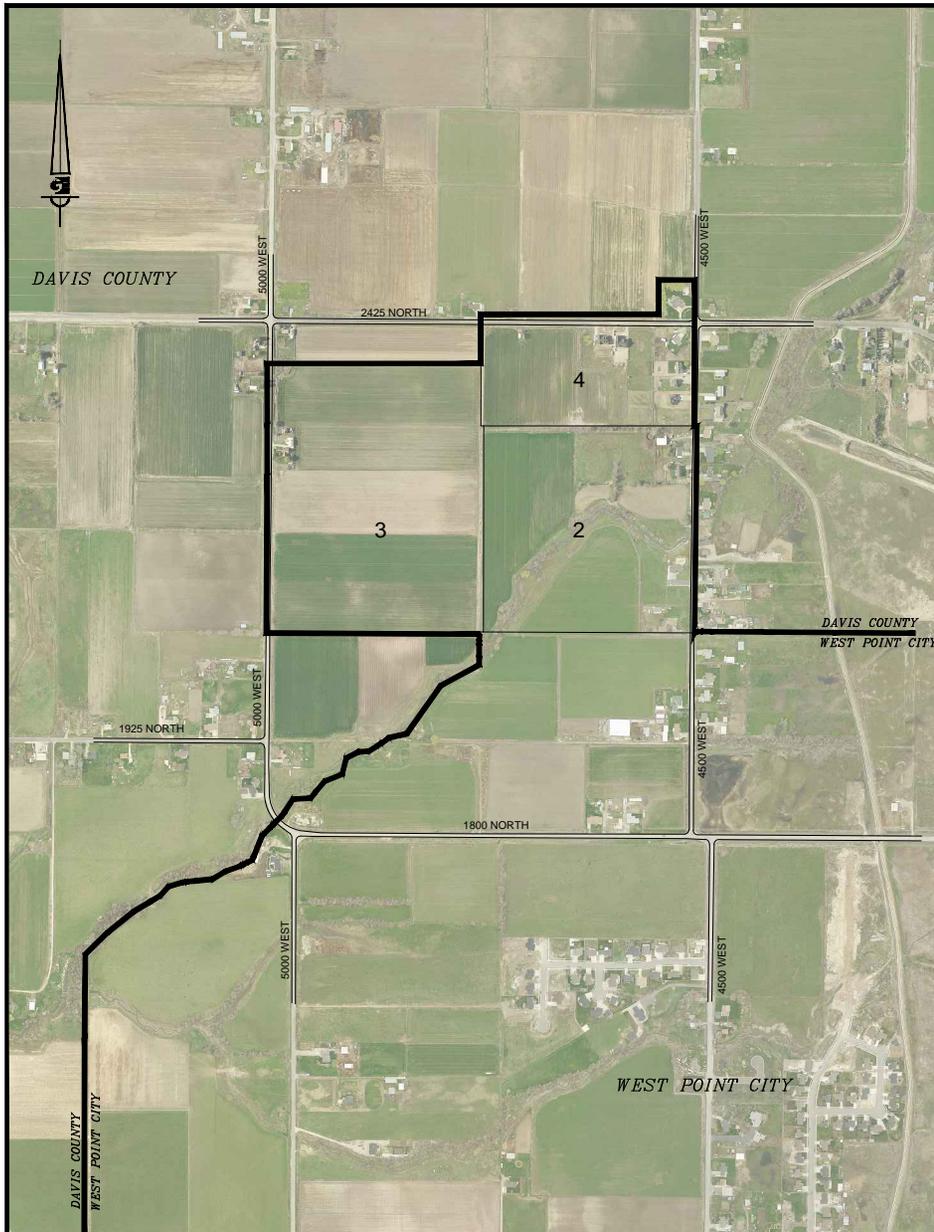
PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH RANGE 2 WEST:

BEGINNING AT A POINT ON THE CENTERLINE OF 4500 WEST STREET, SAID POINT BEING N89°59'15"W 93.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19; THENCE N89°59'15"W 1,372.15 FEET; THENCE NORTH 718.02 FEET; THENCE EAST 1,143.97 FEET; THENCE N00°22'09"W 220.00 FEET; THENCE S89°56'46"E 233.00 FEET; THENCE S00°12'29"W 938.10 FEET TO THE POINT OF BEGINNING

CONTAINING 23.81 ACRES.

**EXHIBIT B
ANNEXATIONS**

DRAWN BRD	CHECKED	DRAWING NUMBER
DATE AUGUST 2012	APPROVED	FILE NUMBER



2. ANNEXATION - JANUARY 16, 2007

BEGINNING ON SECTION LINE SAID POINT BEING LOCATED NORTH 89°59'15" WEST 75.90 FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'15" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1371.04 FEET TO A BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE SOUTH 00°04'46" WEST ALONG SAID BOUNDARY LINE AGREEMENT 1323.92 FEET TO THE NORTH LINE OF WEST POINT CITY; THENCE SOUTH 89°44'40" EAST ALONG SAID NORTH LINE 1357.03 FEET TO THE EAST LINE 4500 WEST STREET; THENCE NORTH 00°41'00" EAST 1329.76 FEET TO THE POINT OF BEGINNING.

3. ANNEXATION - APRIL 17, 2007

A PART OF THE NORTHWEST QUARTER OF SECTION 30 AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 24 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON A FENCE LINE WHICH IS 1294.47 FEET NORTH 0°19'44" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE NORTH 89°41'44" WEST 171.42 FEET ALONG SAID FENCE LINE AND LINE EXTENDED TO THE CENTERLINE OF 5000 WEST STREET (SR-37); THENCE ALONG SAID CENTERLINE THREE (3) COURSES AS FOLLOWS: NORTH 0°21'16" EAST 1018.71 FEET, NORTH 0°10'44" WEST 328.90 FEET, NORTH 385.02 FEET; THENCE EAST 1357.62 FEET; THENCE SOUTH 385.02 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 19; THENCE EAST 18.78 FEET ALONG SAID SECTION LINE TO A LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT AS RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE AS ENTRY NO. 2150862 IN BOOK 3987 AT PAGE 970-972; THENCE SOUTH 0°04'03" WEST 1323.92 FEET ALONG SAID LINE; THENCE NORTH 89°28'01" WEST 16.44 FEET TO A FENCE; THENCE SOUTH 0°31'59" WEST 31.07 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE NORTH 89°41'44" WEST 1192.00 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 2,383,015 SQ. FT. OR 54.706 ACRES

4. ANNEXATION - FEBRUARY 5, 2008

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH RANGE 2 WEST:

BEGINNING AT A POINT ON THE CENTERLINE OF 4500 WEST STREET, SAID POINT BEING N89°59'15"W 93.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19; THENCE N89°59'15"W 1,372.15 FEET; THENCE NORTH 718.02 FEET; THENCE EAST 1,143.97 FEET; THENCE N00°22'09"W 220.00 FEET; THENCE S89°56'46"E 233.00 FEET; THENCE S00°12'29"W 938.10 FEET TO THE POINT OF BEGINNING

CONTAINING 23.81 ACRES.

EXHIBIT B ANNEXATIONS	DRAWN BRD	CHECKED	DRAWING NUMBER
	DATE AUGUST 2012	APPROVED	FILE NUMBER