




## CITY COUNCIL TRANSMITTAL

  
Lisa Shaffer (Apr 1, 2022 11:29 MDT)

Lisa Shaffer, Chief Administrative Officer

**Date Received:** 04/01/2022

**Date sent to Council:** 04/01/2022

**TO:** Salt Lake City Council  
Dan Dugan, Chair

**DATE:** March 31, 2022

**FROM:** Blake Thomas, Director, Department of Community & Neighborhoods



**SUBJECT:** PLNPCM2021-01124 Hunter Stables Annexation located at approximately 2350 North Rose Park Lane and as indicated in the attached information.

**STAFF CONTACT:** Nick Norris, Planning Director ([nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) or 801-535-6173)

**DOCUMENT TYPE:** Resolution

**RECOMMENDATION:** That the Council accept the annexation application by adopting the resolution. If accepted, it means that the City will process the Annexation proposal and return to the City Council for a final decision as prescribed by Utah Code.

**BUDGET IMPACT:** None at this time.

**BACKGROUND/DISCUSSION:** On September 23, 2021 the Notice of Intent to Annex was received by the City Recorder's office. Following the receipt of the County's certification of mailing (as required by State Code 10-2-403(2)) on October 27, 2021, the City Recorder's office provided the Petition to the applicant.

Upon receipt of the Petition on November 1, 2021, the County was notified by the petitioner and notice was provided via email to the City Council of the completed Petition submission. The Planning Division assigned PLNPCM2021-01124 to this application and the fee was paid.

On November 30, 2021 Salt Lake City Recorder withdrew the Certification on behalf of the Petition, as it had been collectively identified to be reviewed by the County Council prior to the City Council taking action. On March 22, 2022 the County Council approved a resolution

agreeing to support Salt Lake City in this specific Petition, and included a statement of intent that in the future Salt Lake City will use its best efforts to annex all areas of unincorporated Salt Lake County to the west and north of Hunter Stables. On March 24, 2022 the completed, updated Petition was submitted to the City and the County. (Exhibit B)

The City Council is now tasked to determine if they accept the Petition by resolution or deny by motion within the 14-day window from the date of the notice. For this reason, the Council has provided the option to transmit the information and Petition speedily. If no action is taken within the 14-day window, the Petition will be considered accepted.

If the Council accepts the Petition a 30-day period of noticing begins, and a Certification of Petition requirements met is completed. Upon Certification, within 10 days the Recorder's office on behalf of the Council will mail a notice to each owner of real property locating within the proposed annexation area and post physical notices, post notice on the Utah Public Meeting Site, post on the website, and mail written notice to each affected entity. At this stage, protests may be submitted regarding the annexation. If protests are filed, the City Recorder will coordinate with appropriate entities and provide a written update to the City Council.

Upon resolving protests, or if no protests are filed, the City Council is required to hold a public hearing. Prior to the public hearing, the Planning Division will provide a transmittal with the proposed ordinance to annex the property with a proposed zoning. Adopting the zoning of the property is done as part of the annexation process and is not subject to the typical zoning process outlined in Utah Code or in City Ordinance. The rationale behind that is that the city cannot apply zoning outside of the city boundaries and State Code requires all land within the City to be zoned and therefore the zoning is adopted at the same time as the annexation is approved.

State Code also does not require a recommendation from the Planning Commission on annexations or on the proposed zoning associated with annexed land. However, the City Council has the discretion to ask the Planning Commission for a recommendation.

The annexation process is not subject to the 45-day public notice required by City Code. Due to noticing requirements outlined in Utah Code, applying the 45-day notice period may result in the City Council not being able to comply with the timing requirements for annexations in State Code.

The Petition includes a desired zoning designation of RMF-75. This zoning district would allow buildings up to 75 feet in height. According to the annexation Petition, the land to be annexed includes 17.21 acres of land. In the RMF-75 zoning district density is calculated at 500 square feet per unit for properties over one acre in size. This could result in as many as 1,499 housing units on the property. The zoning will be further analyzed if the Council accepts the petition.

**PUBLIC PROCESS:** Notices required to be completed through the Annexation process has been completed.

**EXHIBITS:**

- 1) Resolution
- 2) Annexation Application Materials

# 1. Resolution

RESOLUTION NO. \_\_\_\_\_ OF 2022

ACCEPTING A PETITION TO ANNEX A PARCEL OF LAND AT  
2350 NORTH ROSE PARK LANE FOR FURTHER CONSIDERATION  
PURSUANT TO UTAH CODE SECTION 10-2-405

WHEREAS, on March 24, 2022, JAW Development, LLC (“Petitioner”) submitted a petition (Petition No. PLNPCM2021-01124) to annex into Salt Lake City approximately 17 acres of land located at 2350 North Rose Park Lane in unincorporated Salt Lake County (the “Property”); and

WHEREAS, the proposed annexation would further isolate an existing peninsula of unincorporated land and therefore caused the County Council to assert that its support of the proposed annexation is necessary; and

WHEREAS, on March 22, 2022, the County Council approved a resolution identifying their support and encouraging Salt Lake City to annex all of the unincorporated areas to the west and north of the Property; and

WHEREAS, the proposed annexation area is identified as an expansion area described as “Study Area 1 - West Airport” in the city’s annexation policy plan titled, “A MASTER ANNEXATION POLICY DECLARATION for Salt Lake City, Utah” adopted in 1979 and as shown on the map accompanying that plan titled, “SALT LAKE CITY Annexation Policy Declaration Proposed Future Boundaries”; and

WHEREAS, Utah Code Section 10-2-405 provides that a municipal legislative body may, within 14 days of receiving an annexation petition, accept an annexation petition for further consideration or deny it; and

WHEREAS, accepting an annexation petition for further consideration pursuant to Section 10-2-405 does not constitute final approval of the annexation by the municipal legislative body and does not establish whether any particular zoning designation may be appropriate for potentially annexed land; and

WHEREAS, because the Property is within Salt Lake City's expansion area in its 1979 annexation policy plan and because the Property is congruous to Salt Lake City corporate limits, the Salt Lake City Council finds that it should accept the subject annexation petition for further consideration.

NOW, THEREFORE, be it resolved by the City Council of Salt Lake City, Utah:

That Petitioner's petition to annex approximately 17 acres into Salt Lake City is hereby accepted by the Salt Lake City Council for further consideration as provided by Utah Code Section 10-2-405.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SALT LAKE CITY COUNCIL

By: \_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Resolution accepting Hunter Stables annexation petition

<b>APPROVED AS TO FORM</b>	
Salt Lake City Attorney's Office	
Date:	<b>March 31, 2022</b>
By:	
Paul C. Nielson, <i>Senior City Attorney</i>	

## 2. Annexation Application Materials





RECEIVED  
CITY RECORDER

# Annexation to Salt Lake City

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #: PLNPCM2021-01124	Received By: Cindy Lou Trishman, City Recorder	Date Received: March 24, 2022 (via email)
Project Name: Hunter Stables		

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Is the subject area bordering the current boundaries of Salt Lake City? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Request: Annex 28.28 acres into Salt Lake City, from unincorporated Salt Lake County	
Location of Subject Property: 2350 N. Rose Park Ln., Salt Lake City, Utah 84116	
Name of Applicant: JAW Development, LLC; Attn.: Jeffrey D. Wright, P.E. and Jay Bollwinkel	Phone: 801-302-2200; 801-364-9696
Address of Applicant: 357 West 6160 South, Murray, UT 84107	
E-mail of Applicant: jeff@jwright.biz; jayb@grassligroup.com	Cell/Fax: 801-386-6820; 801-364-9696
Applicant's Interest in Subject Property: Owner & Representative	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please email [zoning@slcgov.com](mailto:zoning@slcgov.com) if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

## REQUIRED FEE

Filing fee of **\$1,344**  
Plus additional fee for required public notices will be assessed after the application is submitted.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 3/1/2022
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## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Letter requesting the Annexation

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1. A letter requesting the Annexation should be addressed to the Mayor of Salt Lake City.

### 2. Please answer the following questions on an attached sheet/s:

☒

1. What is the current use of the land?

☒

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

☒

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

### 3. Please include with the application:

☒

1. A digital Sidwell map of the area.

☒

2. A digital (PDF) copy of the Annexation Plat.

☒

3. The Annexation Plat should show the following:

☒

- a. that it has been prepared and certified by a licensed land surveyor;

☒

- b. accurately drawn to scale;

☒

- c. a complete legal description the area;

☒

- d. total acreage of the area; and

☒

- e. signature blocks for the City Engineer, City Attorney, City Recorder, and Salt Lake County Recorder.

☒

4. Name and address of all property owners.

☒

5. Petition with signatures of property owners who support the Annexation.
  - Signatures should be from the property owners and not from the property renters.
  - The petition should include the majority of all property owners.

### FILLING WITH SALT LAKE COUNTY CLERK'S OFFICE



**Please note** that a copy of the complete application must also be filed with the Salt Lake County Clerk's Office following Receipt at the City Recorder's office. The County Clerk's office is located at: 2001 South State Street, Room S-1100

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

☒

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

**PETITION TO ANNEX PROPERTY INTO SALT LAKE CITY JURISDICTION**

*(this page may be duplicated if necessary)*

Name of Applicant: JAW Development, LLC; Attn.: Jeffrey D. Wright, P.E. and Jay Bollwinkel


Address of Applicant: 357 West 6160 South, Murray, UT 84107

Date: \_\_\_\_\_

**NOTICE: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.**

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

As an owner of property supporting the proposed Annexation into Salt Lake City Jurisdiction, I agree to the proposed annexation.

Jeffrey Wright	357 W 6160 S, Murray, UT 84107		3/1/2022
Print Name	Address	Signature	Date

Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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Print Name	Address	Signature	Date
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**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH                                 }  
  } ss  
COUNTY OF SALT LAKE }

I (we), Jeffrey D. Wright, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct tot the best of my (our) knowledge. I also acknowledge that I (we) have received written instructions regarding the process for which I (we) am (are) applying and the Salt Lake City Planning Staff have indicated they are available to assist me in making this application.

[Signature]  
(Property Owner)  
[Signature]  
(Property Owner)

Subscribed and sworn to me this 3rd day of June, 2020.



[Signature]  
(Notary)  
Residing in Salt Lake County, Utah  
My commission expires: 01-29-2024

**AGENT AUTHORIZATION**

I (we), Jeffrey D. Wright, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), Jay Bollwinkel, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)  
[Signature]  
(Property Owner)

Dated this 3rd day of June, 2020, personally appeared before me  
Jeffrey D. Wright, the signer(s) of the agent authorization who duly acknowledged to me  
that they executed the same.



[Signature]  
(Notary)  
Residing in Salt Lake County, Utah  
My commission expires: 01-29-2024



March 1, 2022

Mayor Mendenhall  
Salt Lake City  
451 S. State Street, Suite 306  
Salt Lake City, Utah 84111

Subject: Annexation of 28.28 Acres on 2664 North Rose Park Lane

Dear Mayor Mendenhall,

We formally request the annexation of the above referenced parcel to be classified as RMF75 zoning. We have attended the Westpointe Community Council and presented our project twice to gather input. We are now ready to proceed with Planning Commission review of our project.

Thank you for your consideration.

Sincerely,

A handwritten signature in red ink that reads "Jay BOLLWINKEL". The signature is stylized with a large, sweeping 'J' and 'B'.

Jay Bollwinkel, Principal  
MGB+A, Inc.

1. What is the current use of the land? – **Agriculture**
2. What services are currently provided by another municipality, county, or special district? - **None**
3. Please identify any legal or factual barriers that would negatively affect the probability of annexation of the subject property? – **None**

**We have resubmitted this annexation petition to include the annexation of two (2) publicly parcels, per the request of Salt Lake County. These parcels are owned by Salt Lake City Corp. (parcel #08151000300000) and the State of Utah Divisions of Parks & Recreation - (parcel # 08151000290000).**

Property Owners:

Jeff Wright

JWright Communities, LLC

357 W 6160 S

Murray, UT 84107

All private property owners support this annexation

## **PETITION FOR ANNEXATION**

**TO: CITY RECORDER'S OFFICE OF SALT LAKE CITY, UTAH**

**COUNTY CLERK'S OFFICE OF SALT LAKE COUNTY, UTAH:**

The undersigned owner (the "**Petitioner**") of a portion of the Property (defined below) submits this Petition for Annexation (this "**Petition**") and respectfully represents the following:

1. This Petition is made in accordance with the requirements of Utah Code § 10-2-403.
2. The real property subject to this Petition: (i) contains land that is privately-owned by the Petitioner, (ii) contains land that is publicly owned by Salt Lake City Corp. and the State of Utah Division of Parks and Recreation, (iii) contains approximately 28.28 acres, (iv) is located within the unincorporated area of Salt Lake County, (v) is contiguous to the northern boundary of Salt Lake City's limits, and (vi) is more particularly described on **Exhibit "A"** attached hereto (the "**Property**").
3. The signature affixed hereto is that of the Petitioner and who, by so affixing its signature, states and confirms that:
  - a. the Petitioner is the owner of all private land area within the Property;
  - b. the Property is accurately described and depicted on the recordable map, attached hereto as **Exhibit "A"**, which was prepared by a licensed surveyor and which is made a part hereof by such reference;
  - c. in accordance with Utah Code § 10-2-403(2)(a)(i)(A), a notice of intent to file a petition was properly filed with the City Recorder of Salt Lake City, Utah, a copy of which is attached hereto as **Exhibit "B"**; and
  - d. in accordance with Utah Code § 10-2-403(2)(a)(i)(B), a notice was properly mailed to each "affected entity", including, without limitation, the public entities that own a portion of the Property, a copy of which is attached hereto as **Exhibit "A"**, as evidenced by that certificate of completion attached hereto as **Exhibit "C"**.
4. The Petitioner hereby designates the following person as the sole sponsor, and the contact sponsor, for this Petition. The sponsor's contact information is as follows:

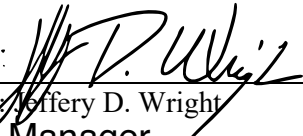
**Jay Bollwinkel**  
145 W 200 S  
Salt Lake City, UT 84101  
[jayb@grassligroup.com](mailto:jayb@grassligroup.com)
5. The Property is not, in whole or in part, subject to any other petition for annexation that was previously filed that has not been denied, rejected, or granted, in accordance to Utah Code § 10-2-403(4).

WHEREFORE, Petitioner hereby requests that this Petition be considered, accepted, and certified by the Salt Lake City Recorder in accordance with Utah Code § 10-2-405.

DATED this 23rd day of March 2022.


**PETITIONER:**

**JWright Communities**

By:   
Name: Jeffery D. Wright  
Its: Manager

**NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF SALT LAKE CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN THIRTY (30) DAYS AFTER SALT LAKE CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.**

**CONTACT SPONSOR:**

By:   
Name: Jay Bollwinkel  
Its: \_\_\_\_\_

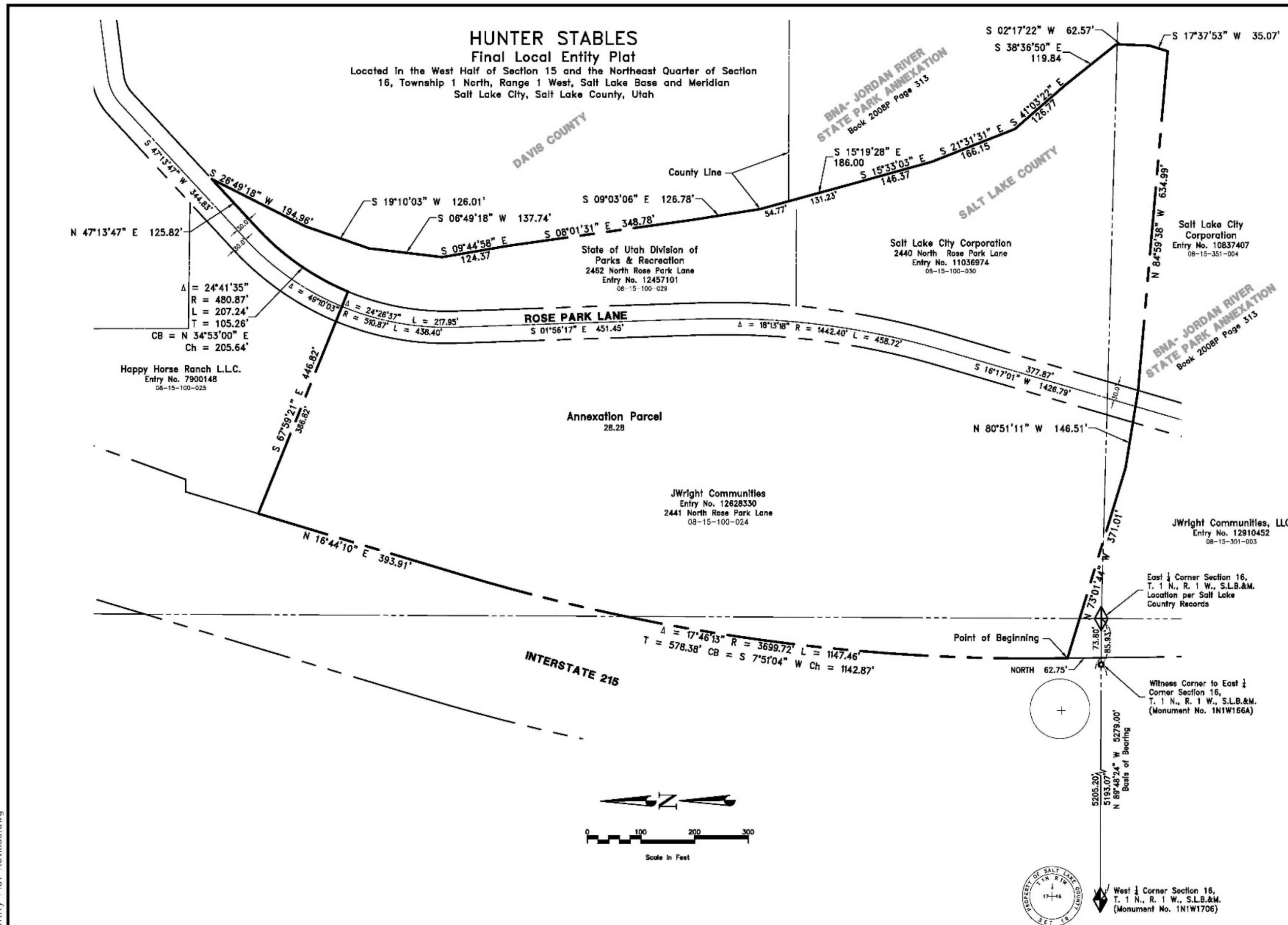


**EXHIBIT “A”**

**Recordable Map or Plat**

*[See Attached]*

P:\MGB\1-A Hunter Stables 3143\SURVEY\DRAWINGS\Local Entity Plat Revised.dwg



**SURVEYOR'S CERTIFICATE:**  
I, Mark N Gregory, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Land Surveyors Licensing Act, holding license no. 334576, do hereby certify that a final local entity plat, in accordance with Section 17-23-20, was made by me, or under my direction, and shown hereon is a true and correct presentation of said Final Local Entity Plat.

Date: February 2, 2022

Mark N Gregory  
F.L.S.No 334576

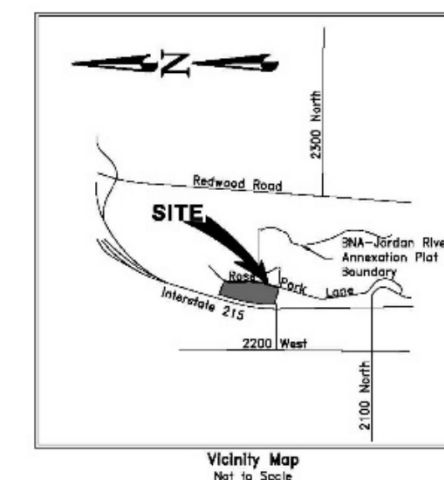


**HUNTER STABLES ANNEXATION:**  
A parcel of land located in the West Half of Section 15 and the Northeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian described as follows:

BEGINNING at a point on the east line of Interstate 215, said point being North 89°48'24" West 73.80 feet along the south line of the Northeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian and North 82.75 feet from the East Quarter Corner of said Section 16, said point also being on the arc of a 3,899.72 foot non-tangent curve to the right; thence along said east line the following two courses: 1) Northerly 1,147.46 feet along the arc of said curve through a central angle of 17°46'13" and a long chord of North 07°51'04" East 1,142.87 feet and 2) North 16°44'10" East 393.91 feet; thence South 67°58'21" East 446.82 feet to a point on the east line of Rose Park Lane and a point on the arc of a 480.87 foot non-tangent curve to the right; thence along said line the following two courses: 1) Northeasterly 207.24 along the arc of said curve through a central angle of 24°41'35" and a long chord of North 34°53'00" East 205.64 feet and 2) North 47°13'47" East 125.82 feet to the Salt Lake and Davis County line; thence along said line the following seven courses: 1) South 26°49'18" West 194.96 feet, 2) South 19°10'03" West 126.01 feet, 3) South 06°49'18" West 137.74 feet, 4) South 09°44'58" East 124.37 feet, 5) South 08°01'31" East 348.78 feet, 6) South 09°03'06" East 126.78 feet and 7) South 15°19'28" East 54.77 feet to the northerly line of the BNA-Jordan River State Park Annexation, an Annexation Plat recorded December 29, 2008 as Entry No. 10587831 in Book 2008P at Page 313 of the Salt Lake County records; thence South 15°19'28" East 131.23 feet; thence South 15°33'03" East 146.37 feet; thence South 21°31'31" East 166.15 feet; thence South 41°03'22" East 126.77 feet; thence South 38°36'50" East 119.84 feet; thence South 02°17'22" West 62.57 feet; thence South 17°37'53" West 35.07 feet; thence North 84°59'38" West 634.99 feet to said east line of Rose Park Lane; thence North 80°51'11" West 146.51 feet; thence North 73°01'44" West 371.01 feet to the POINT OF BEGINNING. Said parcel contains 1,231,894 square feet or 28.28 acres, more or less.

**NARRATIVE:**  
The purpose of this plat is to provide a visual and written description for the annexation of the tract of land described hereon into the Salt Lake City limits. Record information from the Salt Lake County Survey, Salt Lake County Recorder and the Salt Lake City Surveyor was relied on for this plat.

The effective date of the Parcel Numbers shown hereon is February 1, 2022.



NUMBER _____	PREPARED BY:	SALT LAKE COUNTY SURVEYOR	SALT LAKE CITY ATTORNEY	SALT LAKE CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____	 <b>Dominion</b> Engineering Associates, L.C. 5654 South Green Street Murray, Utah 84123 801-713-3000	Approved this _____ day of _____, 20____	Approved as to form this _____, of _____, 20____.	Presented to Salt Lake City this _____, of _____, 20____, and is hereby approved.	State of Utah, County of Salt Lake, recorded and filed at the request of _____	ACCOUNT _____
SHEET 1		as a Final Local Entity Plat by the Salt Lake County Surveyor.		Salt Lake City Mayor _____	Date _____ Time _____ Book _____ Page _____	SHEET 1
OF 1 SHEETS		Salt Lake County Surveyor _____	Salt Lake City Attorney _____	Attest: Salt Lake City Recorder _____	\$ _____ Fees Salt Lake County Recorder	OF 1 SHEETS

**EXHIBIT “B”**

**Notice of Intent to File Petition & Notice to Affected Entities**

*[See Attached]*

RECEIVED  
FEB 04 2022  
CITY RECORDER

JWRIGHT COMMUNITIES  
357 WEST 6160 SOUTH  
MURRAY, UT 84107

February 3, 2022

**VIA U.S. MAIL AND EMAIL**

Salt Lake City Recorder's Office  
Attn: Cindy Lou Trishman, City Recorder  
City and County Building  
P.O. Box 145515  
451 South State Street, Room 415  
Salt Lake City, Utah 84114  
cindy.trishman@slcgov.com

Salt Lake County Recorder's Office  
Attn: Rashelle Hobbs, Recorder  
2001 S State St. N1-600  
Salt Lake City, Utah 84190  
RecorderQ@slco.org

Granite School District  
Attn: Stacy Bushell  
2500 S State Street  
Salt Lake City, Utah 84115  
sbushell@graniteschools.org

Central Utah Water Conservancy District  
Attn: Lisa Anderson  
1426 E 750 N, Ste 400  
Orem, Utah 84097  
landerson@cuwcd.com

Wasatch Front Waste & Recycling District  
Attn: Anthony Adams  
604 W 6960 S  
Midvale, Utah 84047  
aadam@wasatchfrontwaste.org

Greater Salt Lake Municipal Services District  
Attn: Marla Howard  
2001 S State Street, N3600  
Salt Lake City, Utah 84190  
mahoward@msd.utah.gov

Unified Fire Service Area  
Attn: Cynthia Young  
3380 S 900 W  
Salt Lake City, Utah 84119  
cynthiay@unifiedfire.org

Salt Lake Valley Law Enforcement Service Area  
Attn: Frank Nakamura  
3365 South 900 West  
Salt Lake City, Utah 84119  
fnakamura@updsl.org

The Friends of The Salt Lake City Public Library  
Attn: Jeff Mower  
210 East 400 South  
Salt Lake City, Utah 84111  
jmower@slcpl.org

Metropolitan Water District of Salt Lake & Sandy  
Attn: Annalee Munsey  
3430 E Danish Road  
Cottonwood Heights, Utah 84093  
munsey@mwdsls.org

Salt Lake City Mosquito Abatement District  
Attn: Ary Faraji  
2215 North 2200 West  
Salt Lake City, Utah 84116  
ary@slcmad.org

**Notice of Intent to File Petition to Annex**

**Parcel No. 08-15-100-024: - JWRIGHT COMMUNITIES - 2441 N. Rose Park Lane, Salt Lake County, Utah 84116**

**Parcel No. 08-15-100-030: SALT LAKE CITY CORPORATION - 2440 N. Rose Park Lane, Salt Lake County, Utah 84116**

**Parcel No. 08-15-100-029: STATE OF UTAH DIVISION OF PARKS AND RECR - 2462 N. Rose Park Lane, Salt Lake County, Utah 84116**

February 3, 2022

Page 2

Ladies and Gentlemen:

Pursuant to Utah Code Ann. § 10-2-403, the undersigned real property owner respectfully notifies the Salt Lake City Recorder's Office, the Salt Lake County Recorder's Office, and each "affected entity" that it intends to file a petition to annex that certain real property currently located in unincorporated Salt Lake County, at approximately 2440 - 2462 N. Rose Park Lane, more particularly described and depicted on Exhibit A attached hereto, into Salt Lake City, Utah.

The undersigned requests both Salt Lake City and Salt Lake County to comply with and follow the procedures, notice requirements, and other provisions of Utah Code Ann. § 10-2-403 to accomplish the annexation of the subject property into Salt Lake City. To assist Salt Lake County with mailing separate notices to each owner of real property located within three hundred feet (300') of the subject property, the undersigned has provided a list of such owners and their respective addresses on Exhibit B attached hereto. The annexation is adjacent to Davis County. Parcels in Davis County have been included for notification purposes, but no Davis County parcels are being annexed.

The undersigned requests Salt Lake City to deliver an annexation petition to the undersigned upon receipt of the certificate from Salt Lake County indicating that the proper landowners have been notified. We appreciate your attention to this important matter. If you have any questions or concerns please contact the undersigned at jeff@jwright.biz (801-302-2200) OR Jason Boal at jasonb@swlaw.com (801-257-1917) OR Jay Bollwinkel at jayb@grassligroup.com (801-364-9696).

Sincerely,

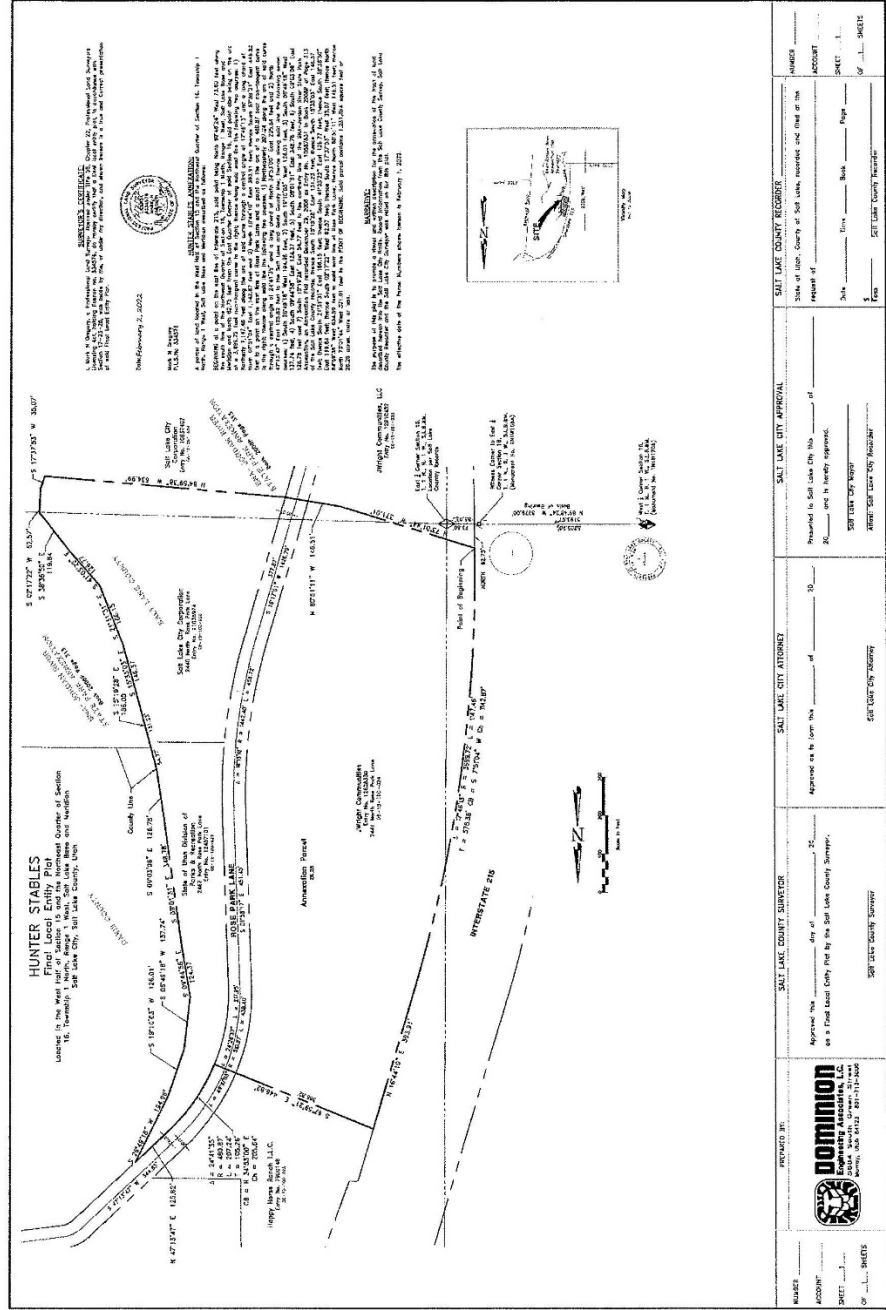
Jeffrey D. Wright, P.E.  
on behalf of JWright Communities



Enclosures

cc: Jay Bollwinkel, jayb@grassligroup.com

# **EXHIBIT A** **LEGAL DESCRIPTION AND DEPICTION OF SUBJECT PROPERTY**



**EXHIBIT B**  
**LANDOWNERS TO BE NOTIFIED BY SALT LAKE COUNTY**

Parcels in Salt Lake County			
Property Address	Parcel ID	Owner Name	Notice Address
2350 N ROSE PARK LN	8153010030000	JWRIGHT COMMUNITIES, LLC	357 W 6160 S MURRAY UT 84107
2075 W 2670 N	8162260070000	E'Layne T. Green (ETG LV TR)	2125 N 2800 W BRIGHAM CITY UT 84302
2075 W 2670 N	8162260080000	E'Layne T. Green (ETG LV TR)	2125 N 2800 W BRIGHAM CITY UT 84302
2476 N 2200 W	8162760020000	Rose Park Stake of the Church of Jesus Christ of LDS, c/o Tax Adm Div. 513-5346	50 E NORTHTEMPLE ST #2225 SALT LAKE CITY UT 84150
2441 N ROSE PARK LN	8151000240000	JWRIGHT COMMUNITIES, LLC	357 W 6160 S MURRAY UT 84107
2575 N ROSE PARK LN	8151000250000	HAPPY HORSE RANCH LC	88 E EDGECOMBE DR SALT LAKE CITY UT 84103
2800 N ROSE PARK LN	8151000280000	PORTER, ERIC	2800 N ROSE PARK LN SALT LAKE CITY UT 84116
2596 N 2200 W	8162760030000	PARK MANAGEMENT II, LLC	1302 W MILLBRIDGE LN WEST BOJNTIFUL UT 84087
2520 N 2200 W	8162760040000	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2280 N ROSE PARK LN	8153510044001	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2280 N ROSE PARK LN	8153510044002	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2462 N ROSE PARK LN	8151000290000	STATE OF UTAH DIVISION OF PARKS & RECREATION	1594 W NORTHTEMPLE ST # 116 SALT LAKE CITY UT 84116
2440 N ROSE PARK LN	8151000300000	SALT LAKE CITY CORPORATION	PO BOX 145460 SALT LAKE CITY UT 84114
2340 N 2200 W	8164000190000	HAMILTON I-215 LOGISTICS	222 S MAIN ST # 1760 SALT LAKE CITY UT 84101
Parcels in Davis County			
Property Address	Parcel ID	Owner Name	Notice Address
	011230005	UTAH DIVISION OF PARKS & RECREATION	1596 WEST NORTH TEMPLE SALT LAKE CITY UT 84116
	011230002	STATE OF UTAH AND PROVO-JORDAN RIVER PARKWAY AUTHORITY	1545 WEST 1000 NORTH SALT LAKE CITY UT 84116
	011230001	PROVO-JORDAN RIVER PARKWAY AUTHORITY	1545 WEST 1000 NORTH SALT LAKE CITY UT 84116

Salt Lake County to deliver to Salt Lake City copies of such landowner notices and a certificate indicating that such landowner notices have been mailed as required.

Salt Lake City Recorder's Office  
Attn: Cindy Lou Trishman, City Recorder  
City and County Building  
P.O. Box 145515  
451 South State Street, Room 415  
Salt Lake City, UT 84114

**Parcels within 300' Buffer and Parcels to be Annexed**





**EXHIBIT “C”**

**Certificate of Completion**

*[See Attached]*



**Jennifer Wilson**  
Mayor

**Erin Litvack**  
Deputy Mayor, County  
Services

**Darrin Casper**  
Deputy Mayor, Finance  
& Administration

**Catherine Kanter**  
Deputy Mayor, Regional  
Operations

**Kerri Nakamura**  
Chief of Staff

February 18, 2022


Cindy Trishman  
Salt Lake City Recorder  
451 South State, Room 415  
Salt Lake City, Utah 84111

Re: Proposed Annexation into Salt Lake City

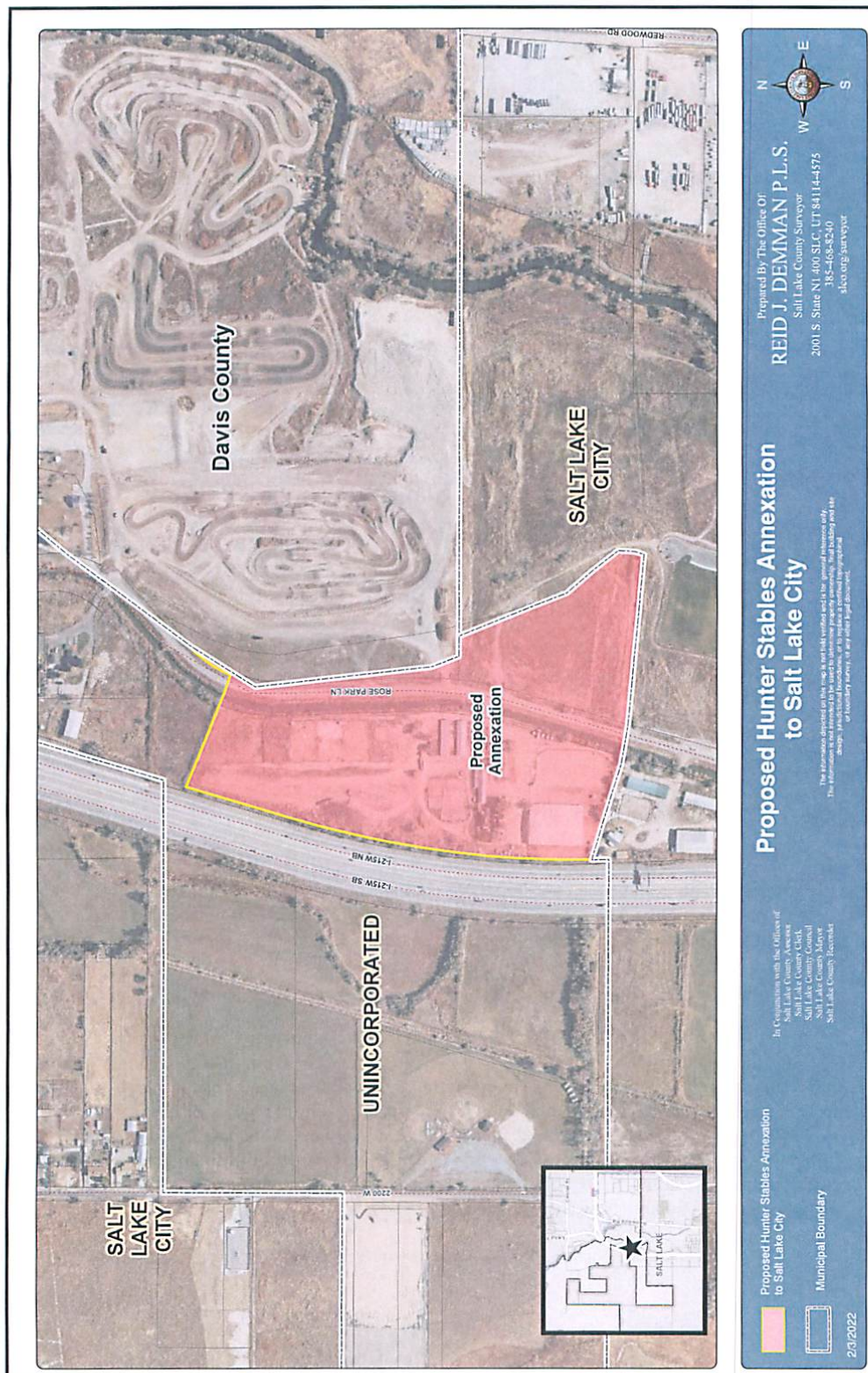
Dear Ms. Trishman,

I hereby certify that the notice required by Utah Code Annotated Section §10-2-403(2)(b)(i)(A) was mailed on February 18, 2022 to each property owner within the proposed area for annexation and those within 300 feet of the proposed annexation area. A copy of the notice is enclosed. If you have any questions regarding this notice, please contact me at 385-468-7007.

Sincerely,

  
Kimberly Barnett  
Associate Deputy Mayor

Cc: Jason Boal, Petition Sponsor Representative  
Mitch Park, County Council  
David Pena, Salt Lake County District Attorney's Office



**Attention: Your property may be affected by a proposed annexation.**

Records show that you own property within an area that is intended to be included in a proposed annexation to Salt Lake City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Salt Lake City within 30 days after Salt Lake City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation. You may obtain more information on the proposed annexation by contacting:

John Anderson  
Salt Lake City Planning Division  
801-535-7214  
[John.Anderson@slcgov.com](mailto:John.Anderson@slcgov.com)

Helen Peters  
Salt Lake County  
2001 South State Street  
Salt Lake City, Utah 84114-4575  
385-468-4860  
[hpeters@slco.org](mailto:hpeters@slco.org)

Jay Bollwinkel  
Petition Sponsor Representative  
801-364-9696  
[jayb@grassligroup.com](mailto:jayb@grassligroup.com)

Jeffrey D. Wright, P.E.  
Property Owner  
801-302-2200  
[jeff@jwright.biz](mailto:jeff@jwright.biz)

Once filed, the annexation petition will be available for inspection and copying at the Salt Lake City Recorder's Office by appointment only, located at 451 South State Street, Salt Lake City, Utah 84111. Appointments can be made by visiting [appointments.slc.gov](http://appointments.slc.gov) or by calling 801-535-7671.