

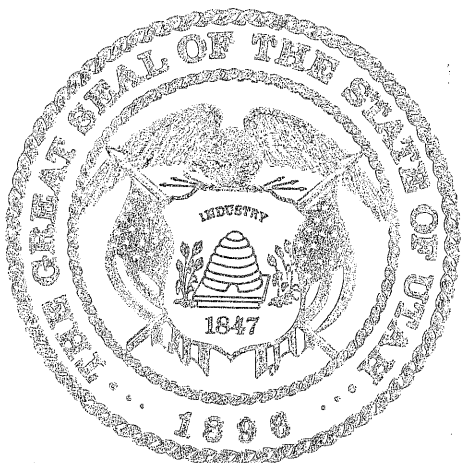
STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH,
HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from
PAYSON CITY, dated September 21st, 2011, 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 PAYSON CITY, located in Utah
County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 28th day of
September, 2011 at Salt Lake City, Utah.

GREG BELL
Lieutenant Governor



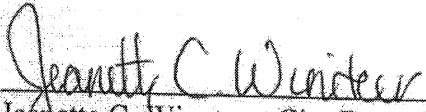
NOTICE OF IMPENDING BOUNDARY ACTION

Notice is hereby given that a petition has been filed with the City of Payson, Utah, for the purpose of requesting annexation for the Bamberger Ranch Annexation consisting of parcels of land belonging to: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints (Bamberger East: Parcel #30-010-0020, Parcel #30-028-0005, Parcel #30-009-0001, Parcel #30-031-0002, Parcel #30-031-0005; Bamberger West: Parcel #30-013-0016, Parcel #30-013-0027, Parcel #30-013-0026) containing approximately 415 acres.

Notice of certification was received by the Payson City Council on August 4, 2011. A copy of the complete annexation petition is available for inspection and copying at the Payson City Office, 439 West Utah Avenue, Payson, Utah 84651, between the hours of 7:30 a.m. – 6:00 p.m., Monday through Thursday, except holidays.

Payson City may grant the petition and annex the area described in the petition, unless a written protest to the annexation petition is filed with the Utah County Boundary Commission and a copy of the protest delivered to the Payson City Recorder. The protest period will be 30 days from the date of certification and will end September 6, 2011.

Published in the Payson Chronicle: August 10, 2011
August 17, 2011
August 24, 2011


Jeanette C. Wineteer, City Recorder

Received

SEP 28 2011

Greg Bell
Lieutenant Governor

Payson City Corporation

439 West Utah Avenue, Payson, UT 84651 801-465-5200 Fax: 801-465-5208

ORDINANCE NO. 09-21-11-B

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-2-407(3)(b) OF THE UTAH CODE, APPROVING A PETITION FOR ANNEXATION OF THE BAMBERGER RANCH EAST ADDITION OF APPROXIMATELY 229 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS.

WHEREAS, Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole ("CPB"), owns approximately 229 acres of undeveloped land situated outside of the current boundaries of Payson City, Utah (the "City") within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City, which land is more particularly described on Exhibit A attached hereto (the "Bamberger Ranch East Addition"); and

WHEREAS, CPB has submitted to the City Recorder a Petition for Annexation (such Petition for Annexation, together with all attached and related materials, being referred to herein as the "Petition"), requesting that the City annex the Bamberger Ranch East Addition into the City; and

WHEREAS, such Petition was filed by CPB at the request of the City, in connection with (i) the donation by CPB of a portion of property being annexed concurrently herewith, and known as the Bamberger Ranch West Addition, to the State of Utah, for use by the Department of Veterans Affairs, and (ii) the City's long range planning efforts to accommodate future urban growth, all as described in that certain Written Statement and Conditions of Submittal, dated July 28, 2011, and submitted by CPB as a part of the Petition; and

WHEREAS, such request was necessarily made by the City, and the Petition was filed by CPB, because the City lacks the statutory authority to initiate the annexation process; and

WHEREAS, the Bamberger Ranch East Addition is situated within the portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City in November 2002; and

WHEREAS, on August 3, 2011, the City Council adopted Resolution No. 08-03-11-A, accepting the Petition for further consideration; and

WHEREAS, on August 4, 2011, which date is less than thirty (30) days after the date of adoption of Resolution 08-03-11-A accepting the Petition, the City Recorder (i) certified the Petition, and (ii) mailed or delivered written notification of such certification to the City Council, CPB and the Utah County Commission, in satisfaction of Section 10-2-405(2)(c) of the Utah Code, a copy of which certification and notification is attached hereto as Exhibit B; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a copy of the Petition to be delivered to City staff, for review and recommendation; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a notice of the proposed annexation to be published (a) on August 10, 2011, August 17, 2011 and August 24, 2011, in *The Payson Chronicle*, a newspaper of general circulation within (i) the area circumscribed by the Bamberger Ranch East Addition, and (ii) the unincorporated area within ½ mile of the Bamberger Ranch East Addition, and (b) for three weeks, beginning on August 10, 2011, on the website established pursuant to Section 45-1-101 of the Utah Code, which notices, together with affidavits of publication thereof, are attached hereto as Exhibit C; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a notice thereof to be mailed on August 4, 2011, to:

- (a) Utah County;
- (b) Salem City;
- (c) Nebo School District;
- (d) Central Utah Water Conservancy District; and
- (e) Such other public and private entities as determined appropriate by the City Recorder,

copies of which notices are attached hereto as Exhibit D; and

WHEREAS, the notices attached as Exhibits C and D identified the deadline of September 6, 2011 (the "Protest Deadline"), for the filing of protests under Section 10-2-407 of the Utah Code; and

WHEREAS, there were no qualified protests to the proposed annexation filed prior to the Protest Deadline; and

WHEREAS, after receipt from the City Council of a copy of the Petition, City staff reviewed the Petition, together with all information requested by or deemed relevant by City staff, and prepared and delivered to the City Council a report (the "Report"), a copy of which Report is attached hereto as Exhibit E; and

WHEREAS, on September 7, 2011, there was published in *The Payson Chronicle* a Notice of Public Hearing relating to the proposed annexation, in satisfaction of the requirements of Section 10-2-407(3)(b)(ii)(A) of the Utah Code, a copy of which Notice, together with an affidavit of the publication thereof, are attached as Exhibit F hereto; and

WHEREAS, on September 21, 2011, not less than seven (7) days after publication of the notice identified in Exhibit E, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed the Report prepared by City staff; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by CPB in connection therewith and in support thereof; and

WHEREAS; in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters,

NOW THEREFORE, be it and it is hereby ordained by the City Council of Payson City, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the annexation of the Bamberger Ranch East Addition as proposed in the Petition is in the best interests of the City and its residents. The Payson City Council has adopted the Resolution, in which it determined that it was in the best interests of the City to consider annexing such tract of land, consisting of a portion of an existing unincorporated island, without currently annexing the entire unincorporated island, and in which it reaffirmed its intention to annex the entire unincorporated island at a future date.

SECTION 2. Approval of Annexation: Effective Date. The City Council approves the Petition, approves the annexation of the Bamberger Ranch East Addition as described in the Petition, and does hereby annex the Bamberger Ranch East Addition into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Section 10-2-425 of the Utah Code.

SECTION 3. Zoning. The Bamberger Ranch East Addition shall be subject to such zoning designations as shall be established by separate ordinance adopted contemporaneously with this Ordinance.

SECTION 4. Vesting of Development Rights. CPB shall be entitled to such vested development rights with respect to the Bamberger Ranch East Addition and certain other property owned by CPB within the City as are described in a separate ordinance adopted contemporaneously with this Ordinance.

SECTION 5. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-408 and 10-2-425 of the Utah Code.

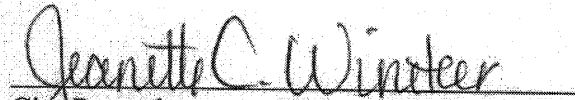
SECTION 6. Effective Date. In the interest of public welfare, and for the preservation of property values and rights, this Ordinance shall become effective upon publication or posting, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 21st day of September, 2011.

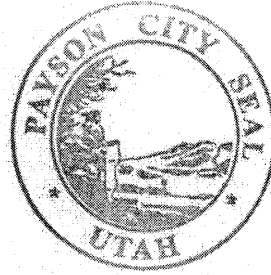


Mayor

ATTEST:



City Recorder



ORDINANCE NO. 09-21-11-C

AN ORDINANCE ADOPTED PURSUANT TO SECTION 10-2-407(3)(b) OF THE UTAH CODE, APPROVING A PETITION FOR ANNEXATION OF THE BAMBERGER RANCH WEST ADDITION OF APPROXIMATELY 184 ACRES OF LAND; ANNEXING SUCH LAND INTO THE CITY; AND RELATED MATTERS.

WHEREAS, Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole ("CPB"), owns approximately 184 acres of undeveloped land situated outside of the current boundaries of Payson City, Utah (the "City") within portions of unincorporated Utah County, which property is contiguous to the boundaries of the City, which land is more particularly described on Exhibit A attached hereto (the "CPB Property"), and which land, together with the UAMPS Property described below and additional rights of way, is referred to herein collectively as the "Bamberger Ranch West Addition;" and

WHEREAS, CPB has submitted to the City Recorder a Petition for Annexation (such Petition for Annexation, together with all attached and related materials, being referred to herein as the "Petition"), requesting that the City annex the Bamberger Ranch West Addition into the City; and

WHEREAS, such Petition was filed by CPB at the request of the City, in connection with (i) the donation by CPB of a portion of the Bamberger Ranch West Addition to the State of Utah, for use by the Department of Veterans Affairs, and (ii) the City's long range planning efforts to accommodate future urban growth, all as described in that certain Written Statement and Conditions of Submittal, dated July 28, 2011, and submitted by CPB as a part of the Petition; and

WHEREAS, such request was necessarily made by the City, and the Petition was filed by CPB, because the City lacks the statutory authority to initiate the annexation process; and

WHEREAS, to satisfy the requirements of applicable law, and at the request and requirement of the City, CPB included in the Petition a parcel of property owned by Utah Associated Municipal Power Systems (the "UAMPS Property") which is also situated outside of the current boundaries of the City within portions of unincorporated Utah County, which parcel, but for such inclusion, would constitute an "island" of unincorporated land within the City, and which UAMPS Property is more particularly described on Exhibit A attached hereto; and

WHEREAS, the Bamberger Ranch West Addition, including the UAMPS Property, is situated within the portion of unincorporated Utah County included in the Annexation Policy Plan Map adopted by the City Council of the City in November, 2002; and

WHEREAS, on August 3, 2011, the City Council adopted Resolution No. 08-03-11-A, accepting the Petition for further consideration; and

WHEREAS, on August 4, 2011, which date is less than thirty (30) days after the date of adoption of Resolution No. 08-03-11-A accepting the Petition, the City Recorder (i) certified the Petition, and (ii) mailed or delivered written notification of such certification to the City Council, CPB and the Utah County Commission, in satisfaction of Section 10-2-405(2)(c) of the Utah Code, a copy of which certification and notification is attached hereto as Exhibit B; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a copy of the Petition to be delivered to City staff, for review and recommendation; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a notice of the proposed annexation to be published (a) on August 10, 2011, August 17, 2011 and August 24, 2011, in *The Payson Chronicle*, a newspaper of general circulation within (i) the area circumscribed by the Bamberger Ranch West Addition, and (ii) the unincorporated area within ½ mile of the Bamberger Ranch West Addition, and (b) for three weeks, beginning on August 10, 2011, on the website established pursuant to Section 45-1-101 of the Utah Code, which notices, together with affidavits of publication thereof, are attached hereto as Exhibit C; and

WHEREAS, following receipt of notice of such certification from the City Recorder on August 4, 2011, the City Council caused a notice thereof to be mailed on August 4, 2011, to:

- (a) Utah County;
- (b) Salem City;
- (c) Nebo School District;
- (d) Central Utah Water Conservancy District; and
- (e) Such other public and private entities as determined appropriate by the City Recorder,

copies of which notices are attached hereto as Exhibit D; and

WHEREAS, the notices attached as Exhibits C and D identified the deadline of September 6, 2011 (the "Protest Deadline"), for the filing of protests under Section 10-2-407 of the Utah Code; and

WHEREAS, there were no qualified protests to the proposed annexation filed with the City Recorder prior to the Protest Deadline; and

WHEREAS, after receipt from the City Council of a copy of the Petition, City staff reviewed the Petition, together with all information requested by or deemed relevant by City staff, and prepared and delivered to the City Council a report (the "Report"), a copy of which Report is attached hereto as Exhibit E; and

WHEREAS, on September 7, 2011, there was published in *The Payson Chronicle* a Notice of Public Hearing relating to the proposed annexation, in satisfaction of the requirements of Section 10-2-407(3)(b)(ii)(A) of the Utah Code, a copy of which Notice, together with an affidavit of the publication thereof, are attached as Exhibit F hereto; and

WHEREAS, on September 21, 2011, not less than seven (7) days after publication of the notice identified in Exhibit F, the City Council held a public hearing relating to the proposed annexation, at which public hearing all individuals desiring to express their views relating to the proposed annexation were given the opportunity to be heard on the matter; and

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the public hearing; and

WHEREAS, the City Council has carefully reviewed the Report prepared by City staff; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all materials submitted by CPB in connection therewith and in support thereof; and

WHEREAS; in light of the foregoing, and after due deliberation, the City Council desires to approve the Petition and proceed with the proposed annexation and other related matters,

NOW THEREFORE, be it and it is hereby ordained by the City Council of Payson City, Utah, as follows:

SECTION 1. Findings. The City Council does hereby find and determine that the annexation of the Bamberger Ranch West Addition as proposed in the Petition is in the best interests of the City and its residents.

SECTION 2. Approval of Annexation; Effective Date. The City Council approves the Petition, approves the annexation of the Bamberger Ranch West Addition as described in the Petition, and does hereby annex the Bamberger Ranch West Addition into the City. The effective date of such annexation shall be the date of issuance by the Utah Lieutenant Governor of the Certificate of Annexation, under Section 10-2-425 of the Utah Code.

SECTION 3. Zoning. The Bamberger Ranch West Addition shall be subject to such zoning designations as shall be established by separate ordinance adopted contemporaneously with this Ordinance.

SECTION 4. Vesting of Development Rights. CPB shall be entitled to such vested development rights with respect to the CPB Property, and certain other property owned by CPB within the City and annexed to the City concurrently herewith, as are described in a separate ordinance adopted contemporaneously with this Ordinance.

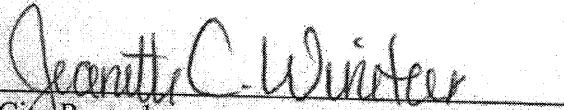
SECTION 5. Authorized Actions. The Mayor, the City Recorder, the City Manager, and all other officers and employees of the City are hereby authorized and directed to take, in a timely manner, any and all actions required or advisable to be taken to give effect to the annexation hereby approved; including, without limitation, the giving of all notices and the filing of all items required pursuant to Sections 10-2-408 and 10-2-425 of the Utah Code.

SECTION 6. Effective Date. In the interest of public welfare, and for the preservation of property values and rights, this Ordinance shall become effective upon publication or posting, whichever occurs first.

IN WITNESS WHEREOF, the Mayor and City Recorder have subscribed their respective signatures hereto this 21st day of September, 2011.


Mayor

ATTEST:


City Recorder



