

00693272 Bk 1376 Pg 2270
 RUSSELL SHIRTS * WASHINGTON CO RECORDER
 2000 AUG 10 15:48 PM FEE \$1.00 BY BJ
 FOR: WASHINGTON CITY

Washington, Utah
 June 14, 2000

A regular meeting of the City Council of Washington City, Utah (the "City"), was held on Wednesday, the 14th day of June, 2000, at the hour of 5:00 p.m., at the regular meeting place of said Council, at which meeting there were present and answering roll call the following members who constituted a quorum:

Terrill B. Clove	Mayor
Roger Bundy	Councilmember
Mike Heaton	Councilmember
Kent Heideman	Councilmember
Lorel Wynn Turek	Councilmember
Max L. Turner	Councilmember

Also present:

Ralph McClure	City Manager/City Recorder
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Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the City Council a Certificate of Compliance with Open Meeting Law with respect to this June 14, 2000 meeting, a copy of which is attached hereto as Exhibit "A"

The City Recorder then stated that no additional protests had been received in her office during the fifteen-day protest period following the May 24, 2000 protest hearing, that less than 50% of the qualified voters of the territory proposed to be included within the proposed special district and the owners of less than 50% of the assessed value (or taxable value) of the taxable property included within the proposed special service district have filed written protests against the establishment of said district or against the specified type of service, within said district, proposed to be furnished and that according to proceedings adopted at the April 26, 2000 meeting, the City Council should now consider a resolution creating the District.

The following resolution was then introduced in written form, and after full discussion of the matter, pursuant to motion made by Councilmember Bundy and seconded by Councilmember Heaton, was adopted by the following vote:

AYE:

Council Member Bundy
Council Member Tusk
Council Member Heaton

NAY:

Council Member Turner
Council Member Heideman

RESOLUTION NO. 2000-14

A RESOLUTION ESTABLISHING THE CORAL CANYON SPECIAL SERVICE DISTRICT, AUTHORIZING THE IMPROVEMENTS, PURPOSES AND SERVICES OF THE DISTRICT AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT; AND RELATED MATTERS.

BE IT RESOLVED by the City Council of Washington City, Utah:

Section 1. The City Council of Washington City, Utah (the "City Council") has been presented with a petition requesting the provision of water, sewerage, drainage, flood control, garbage, health care, transportation, recreation, fire protection, street lighting and snow removal services described in the Notice of Intention concerning the establishment of the Coral Canyon Special Service District (the "District").

Section 2. The City Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or the construction of any of the improvements therein, or on any other matter pertinent to the District.

Section 3. The City Council hereby finds that less than 50% of the qualified voters of the territory proposed to be included within the proposed District and the owners of less than 50% of the assessed value (or taxable value) of taxable property included within the proposed District have filed written protests against the establishment of said District or against the specified type of service, within said District, proposed to be furnished.

Section 4. The improvements, purposes and services proposed and described in the Notice of Intention to create the District are hereby authorized, and the District is hereby created.

Section 5. The City Council of Washington City, Utah, shall control and have supervisory authority over all activities of the District, but may, in its discretion, delegate certain of its powers to an administrative control board as permitted by the Utah Special Service District, Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated 1953, as amended.

PASSED AND APPROVED this 14th day of June, 2000.

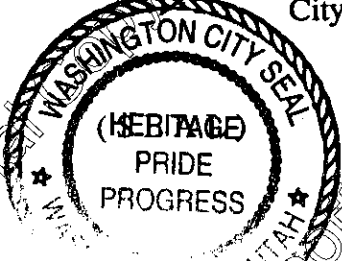
Will C. Love

Mayor

ATTEST

[Signature]

City Recorder



(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting adjourned.

Severill

Mayor

ATTEST:

[Signature]

City Recorder



STATE OF UTAH)
) : ss.
COUNTY OF WASHINGTON)

00693272 Bk 1376 Pg 2275

I, Ralph McClure, the duly appointed and qualified City Recorder of Washington City, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the record of proceedings of the City Council of Washington City, Utah held on June 14, 2000, insofar as said proceedings relate to the establishment of the Coral Canyon Special Service District as the same appears of record in my office. I personally attended said meeting, and the proceedings were in fact as specified in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Council this 14th day of June, 2000.




City Recorder

EXHIBIT "A"

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Ralph McClure, the undersigned City Recorder of Washington City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the June 14, 2000 public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule "A", to be posted at the City's principal offices on June 12, 2000, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule "A", to be delivered to The Spectrum on June 9, 2000, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this day of June, 2000.



Ralph McClure

City Recorder

State of Utah)

County of Washington)

00693272 Ek 1376 Ps 2277

On this 14 day of June, 2000, before me Christina L. Loui, a notary public, personally appeared Terrill B. Clove and Ralph McClure, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.

S
E
L



Christina L. Loui
Notary Public

8-26-2002
My Commission Expires

SCHEDULE "A"

NOTICE OF MEETING

PUBLIC NOTICE

00693272 Pk 1376 Pg 2279

PUBLIC NOTICE is hereby given that the Washington City Council will hold a PUBLIC MEETING on Wednesday, June 14, 2000 at 5:30 P.M. at 111 North 100 East, Washington, Utah.

ITEMS FROM THE AUDIENCE THAT ARE TO BE ADDRESSED AT THIS MEETING SHOULD BE NOTICED AT THE TIME THE AGENDA IS APPROVED.

Prayer
Pledge of Allegiance

*1 APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

A. Consideration of approving the minutes from the May 17 Budget Workshop Session and the May 24 City Council Meeting.

3. ANNOUNCEMENTS

4. PUBLIC HEARINGS

A. Public Hearing on the adoption of the Washington City 2000/2001 Fiscal Year Budget - City Manager Ralph McClure.

B. Public Hearing on Zone Change request Z-00-04 to re-zone from Industrial to R1-8 south of the Rio Virgin Industrial Park located at approx. 1525 South 1500 East; Applicant - J. Klungervick/A.K. Cottom.

C. Public Hearing on Zone Change request Z-00-05 to re-zone from P.U.D. to R1-12 located at approx. 785 E. Washington Dam Road; Applicant - M. Blake/Southern Utah Federal Credit Union

D. Public Hearing on adopting the Washington City Construction Design Standards.

5. APPROVALS

A. Consideration of approval of Zone Change request Z-00-04 to re-zone from Industrial to R1-8 south of the Rio Virgin Industrial Park located at approx. 1525 South 1500 East.

B. Consideration of approval of Zone Change request Z-00-05 to re-zone from P.U.D. to R1-12 located at approx. 785 E. Washington Dam Road.

6. ORDINANCES

A. Consideration of approval of Ordinance 2000-9 adopting the Washington City Construction Design Standards.

7. RESOLUTIONS

A. Consideration of approval of Resolution 2000-13 adopting the 2000/2001 Budgets for the Funds of Washington City.

B. Consideration of approval of Resolution 2000-14 establishing the Coral Canyon Special Service District, authorizing the improvements, purposes and services of the District as set forth in the Notice of Intention to create the District; and related matters.

Consideration of approval of Resolution 2000-15 approving the form of a Revised Exhibit C to the Transmission Service Agreement between the City and Utah Associated Municipal Power Systems in connection with the Central - St. George 138 kV Transmission Project; Authorizing the issuance of additional bonds by UAMPS to finance the cost of such project additions; and related matters

8. NEW BUSINESS

- A. Consideration of approval of waiving the street light requirements for Coral Canyon PCD - Bart Gillespie, Coral Canyon.
- B. Consideration of approval of a Lot Line Adjustment for Lot #288 Coral Canyons located at 3327 E. Hidden Springs Drive; Applicant - SunCor Development.
- C. Update on MP13 Interchange - Robert Dowell, U.D.V.O.T.
- D. Consideration of approval of the Development Agreement between Washington City and Wal-Mart Real Estate Business Trust - City Manager McClure.
- E. Consideration of approval of participating in the Washington County Economic Development Council - City Manager McClure.
- F. Consideration of approval of a road dedication for extending Vista View located at approx. 1240 West 600 North; Applicant - J. Morby.

9. FINAL PLAT APPROVALS

- A. Final Plat approval for Heaton Minor Subdivision located in Section 12, T43S, R15W at approx. 4875 S. Washington Fields Road; Applicant - J. Heaton.
- B. Final Plat approval for Canyon Cove Estates Phase V located at 1050 W. Middleton Drive - Applicant, R. Barlow.

10. ITEMS FROM THE AUDIENCE

11. OTHER ITEMS

12. STAFF

- A. Equipment Purchase - City Manager McClure.
- B. Discussion of hiring an independent auditor.

13. SET PUBLIC HEARING DATES

- A. Set a Public Hearing date for an amendment of the Zoning Ordinance for Commercial Zone C-1 (22-5) (22-6), C-2 (23-6), C-3 (24-5) (24-6) Modifying Side and Rear Yard Setbacks, Applicant - Washington City.
- B. Set a Public Hearing date for an amendment of the Zoning Ordinance for Industrial Zone Chapter 25, Applicant - Washington City.

14. EXECUTIVE SESSION

POSTED THIS 12 DAY OF JUNE 2000

Tina Loui
Tina Loui, Deputy Recorder

**NOTICE TO THE UTAH STATE TAX COMMISSION
CONCERNING THE CREATION OF
THE WASHINGTON CITY, CORAL CANYON
SPECIAL SERVICE DISTRICT**

NOTICE IS HEREBY GIVEN THAT on June 14, 2000, the City Council of Washington City, Utah (the "City"), created a special service district to be called "Coral Canyon Special Service District" (the "District") for the purposes of providing water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services. Pursuant to the provisions of the Utah Special Service District Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated, 1953, as amended, and Article XIV, Section 8 of the Constitution of Utah, the District may annually impose fees and charges to pay for all or a part of the services to be provided by the District. It may also annually levy taxes upon all taxable property within the District to provide the proposed services, and may issue bonds for the acquisition and/or construction of facilities or systems to provide said services, provided, however, that said levy to provide said services or to repay said bonds, must be authorized and approved by a majority of the qualified electors of the District at an election for that purpose.

Pursuant to Title 17A, Chapter 1, Section 102, Utah Code Annotated, 1953, as amended, the following information is provided for the Utah State Tax Commission:

1. The City adopted Resolution No. 2000-14 on June 14, 2000 creating the District, a copy of said Resolution is attached hereto as Exhibit "A".
2. The District shall have the boundaries described in Exhibit "B" attached hereto, including evidence of the District having been recorded by the County Recorder.

THE CITY HEREBY CERTIFIES that all necessary legal requirements relating to the creation of the District have been completed.

IN WITNESS WHEREOF, Washington City, Washington County, Utah has caused this Notice to the Utah State Tax Commission Concerning the Creation of The Washington City, Coral Canyon, Special Service District to be given this 14 day of June, 2000.

WASHINGTON CITY, UTAH

By *Sherrill Colver*
Mayor, on behalf of the City Council

EXHIBIT "A"

CREATION RESOLUTION

Washington, Utah
April 26, 2000

A regular meeting of the City Council of Washington City, Utah (the "City"), was held on Wednesday, the 26th day of April, 2000, at the hour of 5:30 p.m., at the regular meeting place of said Council, at which meeting there were present and answering roll call the following members who constituted a quorum:

Terrill B. Clove	Mayor
Roger Bundy	Councilmember
Mike Heaton	Councilmember
Kent Heideman	Councilmember
Lorel Wynn Turek	Councilmember
Max L. Turner	Councilmember

Also present:

Ralph McClure	City Manager/City Recorder
Christina L. Loui	Deputy Recorder

Absent:

After the meeting had been duly called to order, and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the City Council a Certificate of Compliance With Open Meeting Law with respect to this April 26, 2000 meeting, a copy of which is attached hereto as Exhibit "A".

The City Manager then explained that because of an inadvertent oversight on the part of The Spectrum, the Notice of Intention to establish the Coral Canyon Special Service District was not published in accordance with the requirements of the Utah Special Service District Act, Title 17A, Chapter 2, part 13, Utah Code Annotated 1953, as amended. The City Manager then advised the City Council that upon recommendation of bond counsel, the City Council should re-advertize the Notice of Intention and should set a new protest date.

The following resolution was then introduced in written form, and after full discussion of the matter, pursuant to motion made by Councilmember Turner and seconded by Councilmember Bundy, was adopted by the following vote:

AYE:

AN

00693272 Bk 1376 Pg 2284

NAY:

None

RESOLUTION NO. 2000-11

A RESOLUTION RESCINDING THE RESOLUTION 2000-8 ADOPTED ON MARCH 22, 2000, PROPOSING THE CREATION OF A SPECIAL SERVICE DISTRICT, DEFINING THE BOUNDARIES OF SAID SPECIAL SERVICE DISTRICT AND THE SERVICES TO BE PROVIDED THEREIN, PROVIDING FOR A HEARING ON THE CREATION OF SAID SPECIAL SERVICE DISTRICT, PROVIDING FOR NOTICE OF SAID HEARING AND RELATED MATTERS.

WHEREAS, the City Council of Washington City, Utah (the "City"), believes that the public health, convenience and necessity require the establishment of a special service district pursuant to the provisions of the Utah Special Service District Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated, 1953, as amended, (the "Act") and Article XIV, Section 8 of the Constitution of Utah for the purposes of providing water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services within a specified area of the City; and

WHEREAS, all property included within the boundaries of said proposed special service district will be benefitted by the creation thereof; and

WHEREAS, none of the area to be contained within the boundaries of said proposed special service district is also within the boundaries of any other special service district established by the City to provide water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services, nor is the area within any other district presently providing similar services; and

WHEREAS, on March 22, 2000, the City Council adopted Resolution No. 2000-8 proposing the creation of a special service district; and

WHEREAS, because of an inadvertent oversight, the Notice of Intention was not published in the manner required by the Act; and

WHEREAS, now the City Council desires to rescind Resolution No. 2000-8 and to adopt this resolution proposing the creation of a special service district and establishing a new protest hearing date:

NOW, THEREFORE, Be It Resolved by the City Council of Washington City, Utah, as follows:

Section 1. Resolution No. 2000-8 is hereby rescinded.

Section 2. The public health, convenience and necessity require the creation within Washington City, Utah, of a special service district and the City Council of the City has determined to adopt this resolution proposing the establishment of the Coral Canyon Special Service District (the "District") pursuant to the provisions of the Utah Special Service District Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated, 1953, as amended, and Article XIV, Section 8 of the Constitution of Utah.

Section 3. The boundaries of the District to be so established shall be as set forth in the Notice of Hearing in Section 7 hereof.

Section 4. The District is to be created for the purpose of providing water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services within its boundaries through the construction, purchase, gift, condemnation or any combination thereof of the facilities or systems necessary to provide said services.

Section 5. The District so created shall be known as "Coral Canyon Special Service District."

Section 6. A public hearing on the question of the creation of the District shall be held by the City Council in Washington City, Utah, at 5:30 p.m. on the 24th day of May, 2000, at which time and place all interested parties may appear and be heard either in support of or in opposition to the creation of the District as more fully described in the Notice of Intention set forth in Section 7 hereof.

Section 7. A Notice of the Intention to create the District shall be published at least 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 before the hearing, in The Spectrum, a newspaper having general circulation in Washington City.

Section 8. The Notice of Intention to be published shall be in substantially the following form:

**NOTICE OF INTENTION TO ESTABLISH
CORAL CANYON SPECIAL SERVICE DISTRICT**

NOTICE IS HEREBY GIVEN THAT on April 26, 2000, the City Council of Washington City, Utah (the "City"), adopted a Resolution, declaring that the public health, convenience and necessity require the establishment of a special service district, to initiate the establishment of a special service district to be called "Coral Canyon Special Service District" (the "District") for the purposes of providing water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services. The Resolution also provides for a public hearing on the establishment of the District in the City, to be held at the City offices at 111 North 100 East, Washington, Utah, at 5:30 p.m. on May 24, 2000.

DESCRIPTION OF THE PROPOSED DISTRICT

The District shall have the following boundaries:

See Exhibit "A" attached hereto and hereby incorporated by reference.

PROPOSED SERVICES

The District will be authorized to provide water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services located within the District, together with necessary appurtenances and equipment therefor.

METHOD OF FINANCING

Pursuant to the provisions of the Utah Special Service District Act, Title 17A, Chapter 2, Part 13, Utah Code Annotated, 1953, as amended, and Article XIV, Section 8 of the Constitution of Utah, the District may annually impose fees and charges to pay for all or a part of the services to be provided by the District. It may also annually levy taxes upon all taxable property within the District to provide the proposed services, and may issue bonds for the acquisition and/or construction of facilities or systems to provide said services, provided, however, that said levy to provide said services or to repay said bonds, must be authorized and approved by a majority of the qualified electors of the District at an election for that purpose.

PUBLIC HEARING ON PROPOSED ESTABLISHMENT OF
SPECIAL SERVICE DISTRICT

The City Council will hold a public hearing on the establishment of the District and the furnishing of water, sewerage, drainage, flood control, health care, transportation, recreation, fire protection, street lighting and snow removal services therein at 5:30 p.m. on Wednesday, the 24th day of May, 2000. Any interested person may protest the establishment of the District or the furnishing of services therein either orally at the hearing or in writing, at or at any time prior to the hearing, or within 15 days of the conclusion of the hearing. Written protests must be filed with the City Recorder, and may be withdrawn by the protestant within 30 days after the conclusion of the hearing.

Any protest signed on behalf of a corporation owning property in the District shall be sufficient if it is signed by the president, vice president, or any duly authorized agent of the corporation. Where title to any property is held in the name of more than one person, all of the persons holding title to the property must join in the signing of the protest.

At said public hearing, the City 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. The City Council may continue the hearing to another date and time if necessary. After conclusion of the hearing, and after the time for filing protests has expired, the City Council shall adopt a resolution either establishing the Coral Canyon Special Service District or determining that the establishment of the District should be abandoned. A resolution establishing the District may contain changes from the initial resolution or notice of intention including reduction of the boundaries of the District or elimination of one or more of the types of services proposed.

If, within fifteen (15) days after the conclusion of the hearing (unless said fifteen (15) day period has been waived by all property owners, in which case the City Council may take action to either create or abandon the proposed District on the date of the public hearing), over fifty percent (50%) of the qualified voters of the territory proposed to be included within the District or the owners of over 50% of the assessed value (taxable market value) of the taxable property included within the proposed District file written protest against the establishment of the proposed District or against the specified type of service to be provided within the District with the City Recorder, the City Council is required by law, in the former instance, to abandon the proposed establishment of the District and, in the latter instance, to eliminate the type of service objected to from the resolution finally establishing the District.

Any person who (i) filed a written protest and (ii) is a qualified voter residing within the proposed district or a qualified voter whose property has been included within the proposed District, may, within thirty (30) days after the adoption of the Resolution

establishing the District, apply to the District Court of the Fifth Judicial District for a writ of review of the actions of the City in establishing the District, only upon the grounds, however, that his property will not be benefitted by one or more of the services authorized to be furnished by the District or that the proceedings taken in the establishment of the District have not been in compliance with the law

A FAILURE TO APPLY FOR SUCH WRIT OF REVIEW WITHIN THE PRESCRIBED TIME SHALL FORECLOSE ALL OWNERS OF PROPERTY WITHIN THE DISTRICT SO ESTABLISHED FROM THE RIGHT FURTHER TO OBJECT THERETO.

GIVEN by order of the City Council of Washington City, this 26th day of April, 2000.



Mayor

ATTEST:

City Recorder

Published in The Spectrum on April 29, May 6, May 13 and May 20, 2000

Exhibit "A"

Description of the Proposed District

EXHIBIT A-1 - LEGAL DESCRIPTION

Beginning at the North Quarter (N 1/4) Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence South 00°28'35" West 1896.88 feet along the Center Section Line to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry Number 489341, Book 879, Page 76, Washington County Records; Thence along the Boundary Line of said Knollwood Townhomes Phase 1-Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet; Thence North 00°27'38" East 8.79 feet; Thence North 89°32'22" West 218.40 feet; Thence South 60°39'29" West 193.33 feet; Thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; Thence South 19°18'31" East 156.71 feet; Thence North 70°41'29" East 22.39 feet; Thence South 19°18'31" East 178.00 feet to the Northerly Right-of-Way Line of Highway 91 realignment, Entry Number 579572, Book 1141, Page 84, Washington County Records; Thence leaving Knollwood Townhomes Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses: South 70°41'29" West 69.58 feet to the point of curvature of a 650.00 foot radius curve concave to the Southeast; Thence Southwesterly 568.18 feet along the arc of said curve through a central angle of 50°05'01" to the Northeast Corner of that certain Hurricane Associates Property at Entry Number 552744, Book 1062, Page 306 of the Washington County Records; Thence leaving said Northerly Right-of-Way Line and along Boundary Line of said Hurricane Associates property in the following six (6) courses: North 73°35'59" West 226.48 feet; Thence South 16°24'01" West 139.00 feet; Thence South 30°30'26" West 99.86 feet; Thence South 00°52'12" West 205.77 feet to the Northerly Right-of-Way Line of S.R. 9 Highway, and a point on the arc of a 1709.86 foot radius curve concave to the North, from which point the radius bears North 07°36'34" West; Thence Northeasterly 111.01 feet along the arc of said curve through a central angle of 03°43'11" to the point of tangency; Thence North 78°40'15" East 155.74 feet to the Westarly Right-of-Way Line of said Highway 91 Realignment; Thence South 03°40'34" West 511.87 feet along said Westarly Right-of-Way Line to the point of curvature of an 1150.00 foot radius curve concave to the Northwest; Thence continuing along said Right-of-Way Line Southwesterly 1544.75 feet along the arc of said curve through a central angle of 76°57'47" to the point of tangency; Thence South 80°36'21" West 207.84 feet to the point of curvature of a 1250.00 foot radius curve concave to the Southeast; Thence Southwesterly 37.88 feet along the arc of said curve through a central angle of 01°44'11" from which point the radius bears South 11°05'50" East; Thence leaving said Right-of-Way Line South 10°56'26" East 100.00 feet; Thence South 01°05'53" West 174.20 feet to the Northeast Corner of Section 8, Township 42 South, Range 14 West; Thence South 213.85 feet; Thence North 40°28'45" West 327.21 feet; Thence North 46°25'46" West 171.31 feet; Thence North 04°14'38" West 576.08 feet; Thence North 13°25'06" West 477.18 feet; Thence North 13°27'52" West 860.98 feet to the North Line of Section 7, Township 42 South, Range 14 West;

LEGAL DESCRIPTION (CONTINUED)

Thence leaving the toe of the slope South 89°00'45" East 527.59 feet along the Section Line to the North Quarter (N 1/4) Corner of Section 7, said Township and Range; Thence North 01°19'03" West 1316.26 feet along the Center Section Line of Section 6 to the Center-South Sixteenth the Corner; Thence North 88°51'17" West 1339.43 feet, more or less, to the Southeastly Right-of-Way Line of Interstate 15 Freeway; Thence along said Southeastly Right-of-Way Line in the following Nineteen (19) courses; North 73°33'14" East 242.95 feet; Thence North 78°30'53" East 308.84 feet; Thence North 73°32'06" East 1099.66 feet; Thence North 72°44'58" East 626.70 feet; Thence North 71°21'19" East 504.55 feet; Thence North 70°07'02" East 504.15 feet; Thence North 68°13'28" East 1011.22 feet; Thence North 65°41'48" East 1005.76 feet; Thence North 63°55'32" East 509.45 feet; Thence North 63°13'10" East 494.79 feet; Thence North 63°13'03" East 675.86 feet; Thence North 63°13'03" East 908.00 feet; Thence North 63°13'08" East 921.82 feet; Thence North 63°12'10" East 494.35 feet; Thence North 63°13'46" East 499.47 feet; Thence North 63°10'30" East 499.98 feet; Thence North 63°13'22" East 49.95 feet; Thence North 63°14'11" East 1049.81 feet; Thence North 64°26'50" East 1500.79 feet to the Northwest corner of the Wal-Mart Stores Inc. property, Entry No. 425232, Book 705, Page 786, Washington County Records; Thence leaving said Interstate 15 Freeway Right-of-Way Line South 24°12'06" East 1771.61 feet along an existing fence line to a point on the North Line of Section 4, Township 42 South, Range 14 West; Thence North 89°09'38" West 791.16 feet along the Section line to the North Quarter (N 1/4) Corner of said Section 4 and the point of beginning.

Contains 1838.741 Acres.

Less and Excepting the following areas:

1. The area lying within the S.R. 9 Highway Right-of-Way. Approx. area = 45 acres
2. The area lying within the old Highway 91 and the new realigned Highway 91. Approx. area = 24 acres
3. The area that lies within the southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 6, Township 42 South, Range 14 West, Salt Lake Base and Meridian. Approx. area = 40 acres

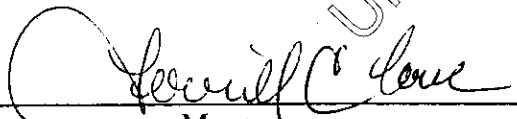
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Section 9. The officers of Washington City, Utah, are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 10. If any one or more sections, sentences, clauses or parts of this resolution shall, for any reason, be questioned or held invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this resolution, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this resolution so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this resolution in any other instances.

Section 11. All resolutions, by-laws and regulations of Washington City, Utah, in conflict with this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, by-law or regulation, or part thereof, heretofore repealed.



Mayor

ATTEST



(Other business not pertinent to the above appears in the minutes of the meeting.)

Pursuant to motion duly made and carried, the meeting was adjourned.

Severell C. Love

Mayor

ATTEST:

[Signature]


City Recorder



STATE OF UTAH)
)
) :ss.
COUNTY OF WASHINGTON)

I, Ralph McClure, the duly qualified and acting City Recorder of Washington City, Utah, do hereby certify that the foregoing constitutes a true and correct copy of excerpts from the minutes of a meeting of the duly qualified and acting members of the City Council of Washington City, Utah, held on the 26th day of April, 2000, including a Resolution adopted at said meeting, as said minutes and Resolution are of record in my official possession.

IN WITNESS WHEREOF, I have this 26th day of April, 2000, subscribed my official signature and impressed hereon the official seal of said City.



City Recorder

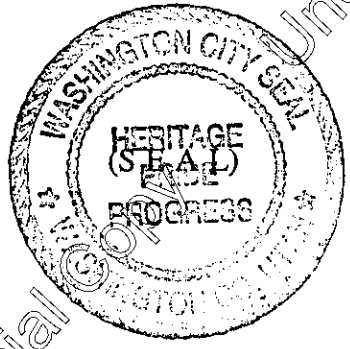


EXHIBIT "A"

00693272 Ek 1376 Pg 2295

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Ralph McClure, the undersigned City Recorder of Washington City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the April 26, 2000, public hearing held by the City as follows:

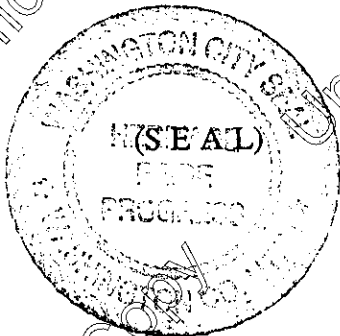
(a) By causing a Notice, in the form attached hereto as Schedule "A", to be posted at the City's principal offices on April 25, 2000, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule "A", to be delivered to The Spectrum on April 25, 2000, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF I have hereunto subscribed my official signature this 26th day of April, 2000.



City Recorder



SCHEDULE "A"

NOTICE OF MEETING

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Washington City Council will hold a PUBLIC MEETING on Wednesday, April 26, 2000 at 5:00 P.M. at 111 North 100 East, Washington, Utah.

Prayer
Pledge of Allegiance

1. PUBLIC HEARING

- A. Public Hearing to hear and consider protests regarding the creation of a Special Service District (SSD) in the Coral Canyon Development.

Recess from City Council Meeting

2. WORKSHOP SESSION

- A. Discussion of the Wal-Mart Project.

Re-convene City Council Meeting

* ITEMS FROM THE AUDIENCE THAT ARE TO BE ADDRESSED AT THIS MEETING SHOULD BE NOTICED AT THE TIME THE AGENDA IS APPROVED.

*3. APPROVAL OF AGENDA4. APPROVAL OF MINUTES

- A. Consideration of approval of the minutes from the April 12th City Council Meeting.

5. ANNOUNCEMENTS6. PUBLIC HEARINGS

- A. Public Hearing considering the amendment of Ordinance 98-22 as it relates to Sewer Inspection Fees.

- B. Public Hearing considering adopting by reference various criminal laws of the State of Utah.

ORDINANCES

- A. Consideration of approval of Ordinance 2000-5 amending Ordinance 98-22 as it relates to Sewer Inspection Fees.
- B. Consideration of approval of Ordinance 2000-6 adopting by reference various criminal laws of the State of Utah.

8. NEW BUSINESS

- A. Consideration of approval to make application for Parkway Trail System Grant - Barry Blake, Leisure Services Director.

- B. Consideration of authorizing the Mayor to sign a Proclamation for Letter Carriers Food Drive Day - Terry Allen.
- C. Consideration of approval of an agreement with Wal-Mart concerning the development of their property.
- D. Discussion and consideration of a request that impact fees not exceed 10% of the building costs of a manufactured office to be located at a business at 420 West Buena Vista Blvd - Kim Andrus.
- E. Consideration of approval to enter into a Lease Agreement with the Washington City Historical Society for use of the Old School Building.
- F. Consideration of approval of a contract with The Sear-Brown Group to update the Washington City Transportation Master Plan - Mike Shaw, Public Works Director.
- G. Consideration of setting a date for the Workshop Session for the 2000/2001 Fiscal Year Budget - Ralph McClure, City Manager

9. ITEMS FROM THE AUDIENCE

10. OTHER ITEMS

11. SET PUBLIC HEARING DATE

- A. Set a Public Hearing date for consideration of amending the Water Acquisition Impact Fee Ordinance.

EXECUTIVE SESSION

POSTED THIS 25 DAY OF APRIL 2000.

Tina Loui
 Tina Loui, Deputy Recorder

EXHIBIT "B"

00693272 Bk 1376 Pg 2299

RECORDED PROPERTY DESCRIPTION OF DISTRICT

LEGAL DESCRIPTION

Beginning at the North Quarter (N 1/4) Corner of S4, T42S, R14W, SLB&M and running thence South 00°28'35" West 1896.88 feet along the Center Section Line to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry Number 489341, Book 879, Page 76, Washington County Records, Thence along the Boundary Line of said Knollwood Townhomes Phase 1-Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet, Thence North 00°27'38" East 8.79 feet; Thence North 89°32'22" West 218.40 feet; Thence south 60°39'29" West 193.33 feet; Thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; Thence South 19°18'31" East 156.71 feet; Thence North 70°41'29" East 22.39 feet; Thence south 19°18'31" East 178.00 feet to the Northerly Right-of-Way Line of Highway 91 realignment, Entry Number 579572, Book 1141, Page 84, Washington County Records; Thence leaving Knollwood Townhome Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses; South 70°41'29" West 69.58 feet to the point of curvature of a 650.00 feet radius curve concave to the Southeast; Thence Southwesterly 568.18 feet along the arc of said curve through a central angle of 50°05'01" to the Northeast Corner of that certain Hurricane Associates Property at Entry Number 552744, Book 1062, Page 306 of the Washington County Records; Thence leaving said Northerly Right-of-Way Line and along Boundary Line of said Hurricane Associates property in the following six (6) courses; North 73°35'59" West 226.48 feet; Thence South 16°24'01" West 139.00 feet; Thence South 30°30'26" West 99.86 feet; Thence South 00°52'12" West 205.77 feet to the Northerly Right-of-Way Line of S.R. 9 Highway, and a point on the arc of a 1709.86 foot radius curve concave to the North, from which point the radius bears North 07°36'34" West; Thence Northeasterly 111.01 feet along the arc of said curve through a central angle of 03°43'11" to the point of tangency; Thence North 78°40'15" East 155.74 feet to the Westerly Right-of-Way Line of said Highway 91 Realignment; Thence South 03°40'34" West 513.87 feet along said Westerly Right-of-Way Line to the point of curvature of an 1150.00 foot radius curve concave to the Northwest; Thence continuing along said Right-of-Way Line Southwesterly 1544.75 feet along the arc of said curve through a central angle of 76°57'47" to the point of tangency; Thence South 80°38'21" West 207.84 feet to the point of curvature of a 1250.00 foot radius curve concave to the Southeast; Thence Southwesterly 37.88 feet along the arc of said curve through a central angle of 01°44'11" from which point the radius bears South 11°05'50" East; Thence leaving said Right-of-Way Line South 10°56'26" East 100.00 feet; Thence South 01°05'53" West 174.20 feet to the Northeast Corner of S8, T42S, R14W; Thence South 213.85 feet; Thence North 40°28'45" West 327.21 feet; Thence North 46°25'46" West 171.31 feet; Thence North 04°14'38" West 576.08 feet; Thence North 13°25'06" West 477.18 feet; Thence North 13°27'52" West 860.98 feet to the North Line of S7, T42S, R14W; Thence leaving the toe of the slope South 89°00'45" East 527.59 feet along the Section Line to the North Quarter (N 1/4) Corner of Section 7, said Township and Range; Thence North 01°19'03" West 1316.26 feet along the Center Section Line of Section 6 to the Center-South Sixteenth Corner; Thence North 88°51'17" West 1339.43 feet, more or less, to the southeasterly Right-of-Way Line of Interstate 15 Freeway; Thence along said Southeasterly Right-of-Way Line in the following Nineteen (19) courses; North 73°33'14" East 242.95 feet; Thence North 78°30'53" East 308.84 feet; Thence North 73°32'06" East 1099.66 feet; Thence North 72°44'58" East 626.70 feet; Thence North 71°21'19" East 504.55 feet; Thence North 70°07'02" East 504.15 feet; Thence North 68°13'28" East 1011.22 feet; Thence North 65°41'48" East 1005.76 feet; Thence North

63°55'32" East 509.45 feet; Thence North 63°13'10" East 494.79 feet; Thence North 63°13'03" East 675.86 feet; Thence North 63°13'03" East 908.00 feet; Thence North 63°13'08" East 921.82 feet; Thence North 63°12'10" East 494.35 feet; Thence North 63°13'46" East 499.47 feet; Thence North 63°10'30" East 499.98 feet; Thence North 63°13'22" East 449.95 feet; Thence North 63°14'11" East 1049.81 feet; Thence North 64°26'50" East 1500.79 feet to the Northwest corner of the Wal-Mart Stores Inc. property, Entry No. 425232, Book 705, Page 786, Washington County Records; Thence leaving said Interstate 15 Freeway Right-of-Way Line South 24°12'06" East 1771.61 feet along an existing fence line to a point on the North Line of S4, T42S, R14W; Thence North 89°09'38" West 791.16 feet along the Section line to the North Quarter (N 1/4) Corner of said Section 4 and the point of beginning.

Contains 1838.741 Acres,

Less and Excepting the following areas:

1. The area lying within the S.R. 9 Highway Right-of-Way.
Approx. area = 45 acres
2. The area lying within the Old Highway 91 and the new realigned Highway 91. Approx. area = 24 acres.
3. The area that lies within the southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of S6, T42S, R14W, SLB&M. Approx. area = 40 acres.

EXHIBIT "C"

SPECIAL SERVICE DISTRICT BOUNDARY MAP

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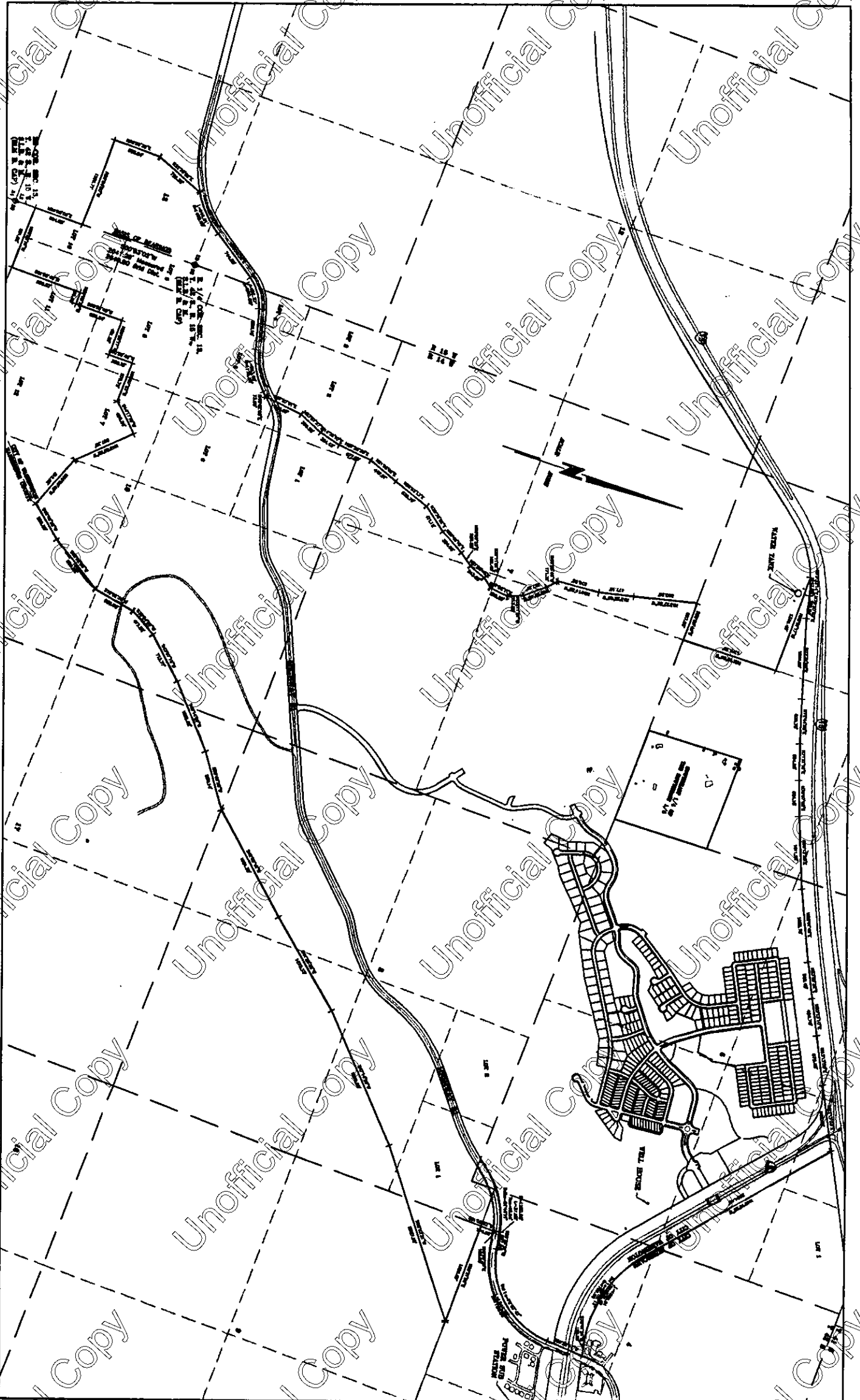
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<p>OF 1 SHEET 1</p>	<p>SPECIAL SERVICE DISTRICT MAP for CORAL CANYON DEVELOPMENT S 32 & 33, T41S, R14W, S 4-9, & 18, T42S, R14W, & S 13, T42S, R15W, SLB&M CITY OF WASHINGTON, WASH. COUNTY, UTAH</p>	<p>ROSENBERG ASSOCIATES CONSULTING ENGINEERS AND LAND SURVEYORS 358 East Riverside Drive, Suite 107 St. George, Utah 84790 (435) 673-8508</p>	<p>BY: M.W.B. DATE: 3-21-00 JOB #: 2403</p>
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