

January 10, 2025

The Office of the Utah Lieutenant Governor, Diedre Henderson
350 North State Street, Suite 220
Salt Lake City, Utah 84114-2325

JAN 10 25 AM 10:02
RCVD MC

RE: River View Amended Request for Feasibility Study

Lt. Governor Henderson,

We formally and respectfully request that The Office of the Lieutenant Governor commission a study to determine the feasibility of incorporating the area of River View, Utah as a municipality. We, the undersigned, (Contact Sponsor, Co-Sponsors and the Signers of the attached Amended Feasibility Petition) represent that we are real property owners within the boundaries of the unincorporated area in Wasatch County, Utah which is described in the attached boundary map and legal description.

Please find included in this request packet the following, in accordance with the requirements of Utah Code 10-2a-202:

- 1) Exhibit 1 – Feasibility Petition. Signatures of owners in the area of River View that:
 - a. are located within the area proposed to be incorporated; and
 - b. cover at least 10% of the total private land area within the area; and
 - c. are equal in value to at least 7% of the value of all private real property within the area; and
 - d. include the typed or printed name and current residence address of each owner signing the request.

Landowners who signed have a cumulative land value of \$59,938,974.00 with a total of 549.01 acres (+/-) out of the 3,444.2001 acres in the proposed area as outlined in the exhibit and supplemental documents (supplemental table and exhibits A-L).

- 2) Exhibit 2 – A designation of up to five signers of the request as sponsors, one of whom is designated as the contact sponsor, with the mailing address and telephone number of each.
- 3) Exhibit 3 – Legal Description of the contiguous area proposed to be incorporated as a municipality.
- 4) Exhibit 4 - A map or plat, prepared by a licensed surveyor, showing the same legal description of the boundaries of the proposed municipality.
- 5) Exhibit 5 – A copy of the Utah Population Committee's written determination per Utah Code 10-2a-202(2)(d).

Please let us know if you have any questions.

Thank you,



Mark Wilson (Contact Sponsor)
2595 River Road
Midway, UT 84049
markwilsonshelby@gmail.com
801-358-2640

Exhibit 1

(with corresponding supplemental Exhibits A-L)

Table 1: Proposed Town of River View Area Breakdowns of Petitioners' Value and Acreage

No.	Parcel/Owner	Parcel	2024 Value	Acres +/-	Total Values for Each Owner	Value	Acreage +/-	
1	BMW Farms LLC	00-0007-4091	5,727,286	53.81				
1	BMW Farms LLC	00-0020-4920	709,200	11.82	Totals	\$ 6,436,486.00	65.63	
2	The Mark and Jorgene Wilson Family Trust, dated 5-20-2014	00-0012-3377	1,013,923	1	Totals	\$ 1,013,923.00	1	
3	GH Squared Properties, LLC	00-0007-9496	1,818,000	20.2				
3	GH Squared Properties, LLC	00-0007-9504	919,800	10.22				
3	GH Squared Properties, LLC	00-0007-9512	831,600	9.24				
3	GH Squared Properties, LLC	00-0007-9769	900,000	10				
3	GH Squared Properties, LLC	00-0008-0080	275,400	3.06				
3	GH Squared Properties, LLC	00-0008-0098	225,000	2.5				
3	GH Squared Properties, LLC	00-0008-0106	315,000	3.5				
3	GH Squared Properties, LLC	00-0008-0148	890,100	9.89	Totals	\$ 6,174,900.00	68.61	
3	CVNF, LLC	00-0007-8928	632,700	7.03				
3	CVNF, LLC	00-0007-8985	329,400	3.66				
3	CVNF, LLC	00-0007-9710	191,700	2.13				
3	CVNF, LLC	00-0007-9728	939,600	10.44				
3	CVNF, LLC	00-0007-9751	1,204,200	13.38	Totals	\$ 3,297,600.00	36.64	
4	Wilson Beagley Family, LLC	00-0007-4083	2,290,000	6	Totals	\$ 2,290,000.00	6	
5	Barbara Wilson	00-0012-3369	660,800	1	Totals	\$ 660,800.00	1	
6	The Doyle & Barbara Wilson Family, LLC	00-0020-5713	1,674,000	16.74	Totals	\$ 1,674,000.00	16.74	
7	Doyle & Mark Wilson Farm, LP	00-0020-4916	1,176,000	5.88	Totals	\$ 1,410,600.00	9.79	
8	Jared and Kurt Wilson Farm, LLC	00-0020-4917	1,433,800	20.73	Totals	\$ 3,295,400.00	37.97	
8	Jared and Kurt Wilson Farm, LLC	00-0007-8399	1,861,600	17.24	Totals	\$ 4,344,700.00	15.62	
9	Kurt Wilson and Brooke Wilson	00-0020-4919	4,344,700	15.62	Totals	\$ 950,400.00	10.56	
10	The Brandner Family Trust, dated November 4, 2013	00-0007-9546	950,400	10.56	Totals	\$ 529,230.00	1.1	
11	Steven North and Tamara North	00-0007-9108	48,750	0.85	Totals	\$ 4,397,160.00	41.73	
11	Steven North and Tamara North	00-0007-9124	480,480	0.45	Totals	\$ 529,230.00	1.1	
12	Laurel H. North Living Trust, dated September 22, 2014	00-0021-2300	1,995,525	21.52	Totals	\$ 529,230.00	1.1	
12	Laurel H. North Living Trust, dated September 22, 2014	00-0021-2299	2,401,635	20.21	Totals	\$ 4,397,160.00	41.73	
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-9520	1,593,900	17.71				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-9538	2,808,000	31.2				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-9553	923,400	10.26				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-9611	1,962,900	21.81				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-9637	1,189,800	13.22				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0000-5889	192,600	2.14				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0008-0270	93,600	1.04				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0008-0056	1,786,000	16.4				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-6443	1,440,000	16				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-6435	617,400	6.86				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-6427	515,700	5.73				
13	Laren Gertsch, Joshua Gertsch and Clint Gertsch	00-0007-6468	473,400	5.26	Totals	\$ 13,596,700.00	147.63	
14	Elma L. Clyde Living Trust Dated July 14, 2005	00-0007-9652	910,800	10.12	Totals	\$ 1,100,700.00	12.23	
14	Elma L. Clyde Living Trust Dated July 14, 2005	00-0007-9777	189,900	2.11	Totals	\$ 1,100,700.00	12.23	
15	Laren Gertsch	00-0008-0072	1,002,600	11.4				
15	Laren Gertsch	00-0007-6542	2,643,300	29.37				
15	Laren Gertsch	00-0007-6245	945,000	10.5				
15	Laren Gertsch	00-0007-6484	942,300	10.47	Totals	\$ 5,533,200.00	61.74	
16	Triple V Ranch, LLC	00-0007-4414	3,233,175	15.02	Totals	\$ 3,233,175.00	15.02	
Totals for Proposed Town of River View Request								
Value							\$ 59,938,974.00	
Acreage +/-								549.01

SUPPORTING DOCUMENTS CLARIFYING SIGNATURES ON EXHIBIT 1 – TOWN OF RIVER VIEW AMENDED REQUEST FOR FEASIBILITY STUDY

This following document supports and clarifies ownership of the signatures provided in the January 10, 2025 Amended Request for Feasibility Study submitted to Wasatch County.

The landowners who signed this Amended Request for Feasibility Study cover a total of the following acreage and value in the proposed area for the Town of River View.

Total Acreage: 549.01 acres (+/-)
 Total Value: \$59,938,974.00

The breakdown for parcels, acreages, value and ownership are as follows.

Numbers have been applied to each line of the landowners on the signature pages submitted as Exhibit 1 of the Amended Request for Feasibility study that will correspond to the numbered explanation in this document below.

Supporting Explanation with Documents

1. Mark Wilson and Jorgene Wilson are signing on behalf of BMW Farms, LLC for the following parcels. Please see attached Certificate of Organization that lists them as Members and Managers of BMW Farms, LLC and copy of a company resolution authorizing them to sign the petition on behalf of BMW Farms, LLC. Please see Exhibit A.

Parcels owned by BMW Farms, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acreage (approx.)
00-0007-4091	5,727,286	53.81
00-0020-4920	709,200	11.82
Totals	6,436,486	65.63

2. Mark Wilson and Jorgene Wilson are signing in their capacities as Trustees of The Mark and Jorgene Wilson Family Trust, dated 5-20-2014 for the following parcel. Please see the current vesting deed entry 405965 in Exhibit B that identify their trust and them as trustees as the owner of following parcel.

Parcel owned by The Mark and Jorgene Wilson Family Trust, dated 5-20-2014 in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acreage (approx.)
00-0012-3377	1,013,923	1
Total	1,013,923	1

3. George Holmes, Glen Holmes, Malia Young, Colby Holmes, Emily Rodriguez, Hilary Richards, Julie Holmes, Jonathan Holmes, Brett Holmes, and Shawntelle Gale (All Managers for GH Squared, LLC) and George Holmes and Christine Fawson (All Managers for CVNF, LLC) are signing on behalf of GH Squared Properties, LLC and CVNF, LLC for the following parcels. All Managers of GH Squared Properties, LLC and CVNF, LLC signed the petition itself. Please see attached Certificates of Organization and copy of two company resolutions authorizing George Holmes to sign the petition on behalf of GH Squared Properties, LLC and CVNF, LLC. Please see Exhibit C for documents related to GH Squared Properties, LLC and Exhibit D for documents related to CVNF, LLC.

Parcels owned by GH Squared Properties, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-9496	1,818,000	20.2
00-0007-9504	919,800	10.22
00-0007-9512	831,600	9.24
00-0007-9769	900,000	10
00-0008-0080	275,400	3.06
00-0008-0098	225,000	2.5
00-0008-0106	315,000	3.5
00-0008-0148	890,100	9.89
Totals	6,174,900	68.61

Parcels owned by CVNF, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-8928	632,700	7.03
00-0007-8985	329,400	3.66
00-0007-9710	191,700	2.13
00-0007-9728	939,600	10.44
00-0007-9751	1,204,200	13.38
Totals	3,297,600	36.64

4. Todd Beagley, Jenaca Beagley, and Barbara Wilson are signing on behalf of Wilson Beagley Family, LLC for the following parcels. Please see attached Certificate of Organization that lists and identifies each of them as the complete list of Members and Managers of Wilson Beagley Family, LLC. Please see Exhibit E.

Parcel owned by Wilson Beagley Family, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-4083	2,290,000	6
Total	2,290,000	6

5. Barbara Wilson is signing in her individual capacity for Wasatch County Parcel No. 00-0012-3369.

Parcel owned by Barbara Wilson in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0012-3369	660,800	1
Total	660,800	1

6. Kurt Wilson, Jared Wilson, and Barbara Wilson signing on behalf of The Doyle & Barbara Wilson Family, LLC for the following parcels. Please see attached Certificate of Organization + Amended List of Members that lists and identifies each of them as the complete list of Members and Managers of the Doyle & Barbara Wilson Family, LLC. Please see Exhibit F.

Parcel owned by The Doyle & Barbara Wilson Family, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0020-5713	1,674,000	16.74
Total	1,674,000	16.74

7. Mark Wilson, Jorgene Wilson, and Barbara Wilson are signing on behalf of the Doyle & Mark Wilson Farm, LP for the following parcels. Please see attached Certificate of Organization that lists each of them as all the living Members of the Doyle & Mark Wilson Farm, LP. Doyle Wilson has passed away per his death certificate on record at the Wasatch County Recorder's Office Entry 518993. Please see Exhibit G.

Parcels owned by Doyle & Mark Wilson Farm, LP in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0020-4916	1,176,000	5.88
00-0020-5721	234,600	3.91
Totals	1,410,600	9.79

8. Jared Wilson, Rebecca Wilson, Kurt Wilson, and Brooke Wilson are signing on behalf of Jared and Kurt Wilson Farm, LLC for the following parcels. Please see attached Certificate of Organization that lists each of them as all of the Members of Jared and Kurt Wilson Farm, LLC. Please see Exhibit H.

Parcels owned by Jared and Kurt Wilson Farm, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0020-4917	1,433,800	20.73
00-0007-8399	1,861,600	17.24
Totals	3,295,400	37.97

9. Kurt Wilson and Brooke Wilson are signing in their individual capacities on the following parcel.

Parcel owned by Kurt Wilson and Brooke Wilson in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0020-4919	4,344,700	15.62
Total	4,344,700	15.62

10. Thomas Brandner and Betty Brander as signing in their capacities as Trustees of The Brandner Family Trust, dated November 4, 2013 for the following parcels. Please see the current vesting deed entries 396020 and 396021 that identify their trust and them as trustees as the owner of following parcels. Please see Exhibit I.

Parcel owned by The Brandner Family Trust, dated November 4, 2013 in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-9546	950,400	10.56
Total	950,400	10.56

11. Steven North and Tamara North are signing in their individual capacities on the following parcels.

Parcels owned by Steven North and Tamara North in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-9108	48,750	.65
00-0007-9124	480,480	.45
Totals	529,230	1.1

12. Laurel North is signing in her capacity as the Trustee of the Laurel H. North Living Trust under agreement dated September 22, 2014. Please see the current vesting deed that identifies her trust with Laurel North herself as trustee for the following parcels in Exhibit J.

Parcels owned by Laurel H. North Living Trust under agreement dated September 22, 2014 in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0021-2300	1,995,525	21.52
00-0021-2299	2,401,635	20.21
Totals	4,397,160	41.73

13. Laren Gertsch and Joshua Gertsch are signing in their individual capacities as the majority owners for the following parcels.

Parcels owned by Laren Gertsch, Joshua Gertsch and Clint Gertsch in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-9520	1,593,900	17.71
00-0007-9538	2,808,000	31.2
00-0007-9553	923,400	10.26
00-0007-9611	1,962,900	21.81
00-0007-9637	1,189,800	13.22
00-0000-5889	192,600	2.14
00-0008-0270	93,600	1.04
00-0008-0056	1,786,000	16.4
00-0007-6443	1,440,000	16
00-0007-6435	617,400	6.86
00-0007-6427	515,700	5.73
00-0007-6468	473,400	5.26
Totals	13,596,700	147.63

14. Marvis Ed Clyde is the Successor Trustee of the Elma L. Clyde Living Trust Dated July 14, 2005 for the following parcels. Please see the current vesting deeds (Deed Entries 463148, 463147, 552672 & 552673) that identifies the trust with Marvis Ed Clyde as Successor Trustee for the following parcels in Exhibit K.

Parcels owned by the Elma L. Clyde Living Trust Dated July 14, 2005 in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-9652	910,800	10.12
00-0007-9777	189,900	2.11
Totals	1,100,700	12.23

15. Laren Gertsch is signing in his individual capacity as the sole owner for the following parcels.

Parcels owned by Laren Gertsch in Town of River View Proposed Area.

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0008-0072	1,002,600	11.4
00-0007-6542	2,643,300	29.37
00-0007-6245	945,000	10.5
00-0007-6484	942,300	10.47
Totals	5,533,200	61.74

16. Dennis Van Leeuwen is signing in his capacity as the Manager for Triple V Ranch, LLC for the following parcel. Please see attached Certificate of Organization and 2021 and 2023 Annual Reports that lists him as the sole Manager of Triple V Ranch, LLC. Jill Van Leeuwen is Dennis' spouse and lives with him at the parcel listed below. Please see Exhibit L.

Parcel owned by Triple V Ranch, LLC in Town of River View Proposed Area

Parcel No.	2024 Tax Value (from County)	Acres (approx.)
00-0007-4414	3,233,175	15.02
Totals	3,233,175	15.02

River View

* See supporting documentation

Exhibit 1 - Signatures of Owners of Private Real Property within the

Area

	Printed Name	Signature	Current Residence Address
1, 2, 7	Mark Wilson	[REDACTED]	2595 River Road Midway, Utah 84049
1, 2, 7	Jorgene Wilson	[REDACTED]	2595 River Road Midway, Utah 84049
4	TODD BEAGLEY	[REDACTED]	1995 RIVER RD MIDWAY UT 84049
4	Jenaca Beagley	[REDACTED]	1995 River Rd Midway, UT 84049
4, 5, 6, 7	Barbara Wilson	[REDACTED]	2000 N River Rd Midway Utah 84049
6, 8	Jared Wilson	[REDACTED]	1980 RIVER RD MIDWAY UT 84049
8	Rebecca Wilson	[REDACTED]	1980 River Rd Midway, UT 84049
6, 8, 9	Kurt Wilson	[REDACTED]	1970 River Rd Midway UT 84049
8, 9	Brooke Wilson	[REDACTED]	1970 River Road Midway, UT 84049
3	GEORGE HOLMES	[REDACTED]	155 SOUTH 2100 EAST HEBER, UT 84032
14	Marcus Ewing Hyde	[REDACTED]	1765 S Hwy 40 Heber City, Utah 84032

Exhibit 1 – Signatures of Owners of Private Real Property within the River View Area


Printed Name	Signature	Current Residence Address
3 Malia Young		916 W Taboos Ct. Ivins, UT 84738
3 Colby Holmes		706 E 590 N Smith Creek UT 84335
3 GEORGE P HOLMES		155 SOUTH 2100 EAST HEBER, UT 84032
3 <i>[Signature]</i>		3181 E Lindsay Springs RD Heber UT 84032
3 Glen Holmes		P.O. Box 722 Heber UT 84032
3 Shawntelle Gale		4600 E 500 N Heber City, UT 84082
3 Brett Holmes		2444 S. Huckleberry Ct. Heber City, UT. 84032
3 Julie C. Holmes		P.O. Box 722 Heber City, UT 84032
3 Emily H. Rodriguez		351 Timber Lakes Est Heber UT 84032
3 Hilary Richards		4910 Champagne Dr. Co Spgs. CO 80919

Exhibit A