

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, 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 June 26, 2019, 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 11th day of July 2019 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor



Sent Via Email
annexations@utah.gov

NOTICE OF IMPENDING BOUNDARY ACTION
PAYSON CITY, UTAH

June 26, 2019

Utah State Lt. Governor's Office
Utah State Capitol Complex #220
P O Box 142325
Salt Lake City UT 84114-2325

RE: HOLDAWAY-PLEASANT FLATS ADDITION ANNEXATION

Honorable Lt. Governor:

I, Kim E. Holindrake, Deputy City Recorder for Payson City, hereby certify that Payson City, Utah has approved a petition for annexation, adopted an annexation ordinance, and completed all actions legally required to annex the territory described on the attached plat for annexation known as "Holdaway-Pleasant Flats Addition Annexation."

If approved, please send the Certificate of Annexation to:

Payson City
Kim E. Holindrake, MMC
Deputy City Recorder
439 W Utah Avenue
Payson UT 84651

If you have any questions concerning this annexation, please contact me at 801-465-5204.

Sincerely,

Kim E. Holindrake, MMC
Deputy City Recorder

Enclosures:
Ordinance No. 06-19-2019A
Holdaway-Pleasant Flats Addition Annexation Plat

ORDINANCE NO. 06-19-2019 A

AN ORDINANCE ANNEXING APPROXIMATELY 43.61 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE PARCELS INCLUDED IN THE HOLDAWAY-PLEASANT FLATS ADDITION ANNEXATION, AND ZONING THE PROPERTY, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

WHEREAS, Payson City received an Application for Annexation of the Holdaway-Pleasant Flats Addition Annexation area property identified by the Utah County Parcel number and the associated acreage: Parcel #1: 30:030:0068, 3 acres, Parcel #2: 30:030:0069, 30.88 acres, and Parcel #3: 30:030:0085, with 5.50 acres on February 7, 2019; and,

WHEREAS, the Payson City Council accepted a petition for the Holdaway-Pleasant Flats Addition Annexation for further review on November 16, 2016, pursuant to Section 10-2-403, et seq. Utah Code Annotated, 1953, as amended, and the petition satisfied the requirements of the above-stated section; and,

WHEREAS, no qualified protests were filed with Payson City or Utah County pursuant to Section 10-2-407, Utah Code Annotated, 1953, as amended, and the petition was certified by the Payson City Recorder on December 1, 2016, and a notice was published and mailed pursuant to the requirements of Section 10-2-406, Utah Code Annotated, 1953, as amended; and,

WHEREAS, a public hearing was held on March 13, 2019, pursuant to Section 10-2-407(3)(b)(ii), Utah Code Annotated, 1953, as amended; and,

WHEREAS, the requested area for annexation is an unincorporated area that is contiguous to Payson City, and the applicable requirements of Utah state statutes in relation to annexation have been satisfied; and,

WHEREAS, the East Side Comprehensive Plan containing the Holdaway-Pleasant Flats Addition Annexation, (Exhibit "A"), has been prepared and represents a planning framework for the future growth and development of the approximate 214 acres in the Annexation Area; and,

WHEREAS, the City Council has reviewed the East Side Comprehensive Plan prepared to provide a planning framework for the future growth and development of the approximately 214 acres in the Annexation Area; and,

WHEREAS, the City Council determined that the annexation is a logical extension of the municipal boundaries and will further the goals of the Payson City General Plan;

WHEREAS, the City Council finds that proposed zoning is consistent with the Payson City General Plan, the East Side Comprehensive Plan, and Payson City planning principles. The zoning includes 7.69 acres in the PO-1 "Professional Office" zone, 11.08 in the GC-1 "General Commercial" zone, 10.59 acres in the RMF-20 "Residential Multi-Family zone, with a density not to exceed twenty (20) units per acre, 8.71 acres in the RMF-15 "Residential Multi-Family" zone with a density not to exceed twelve (12) units per acre, and three additional acres in the PO-1 "Professional Office" zone; and

WHEREAS, the City Council finds that requiring the annexation petitioners to enter into an Annexation Agreement (Exhibit "B") setting forth further terms and conditions of the Annexation will benefit and further the goals of Payson City.

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

ANNEXATION APPROVAL. The Property of the Holdaway-Pleasant Flats Addition Annexation is hereby annexed into the corporate limits of Payson City, Utah according to the Holdaway-Pleasant Flats Addition Annexation Plat executed in substantially the same form as is attached hereto as Exhibit “C” and according to the conditions that the annexation Applicants to enter into an Annexation Agreement executed in substantially the same form as is attached hereto as Exhibit “B” specifying further the terms and conditions of the Holdaway-Pleasant Flats Addition Annexation, between the City and Applicants, to be recorded concurrently with the Annexation Plat.

ANNEXATION AGREEMENT. The Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto as Exhibit “B” and it be recorded concurrently with the Annexation Plat.

OFFICIAL PAYSON CITY ZONING MAP AMENDMENT. The Official Payson City Zoning Map is hereby amended to include said Property contained in the Holdaway-Pleasant Flats Addition Annexation with the zoning that includes 7.69 acres in the PO-1 “Professional Office” zone, 11.08 in the GC-1 “General Commercial” zone, 10.59 acres in the RMF-20 “Residential Multi-Family zone, with a density not to exceed twenty (20) units per acre, 8.71 acres in the RMF-15 “Residential Multi-Family” zone with a density not to exceed twelve (12) units per acre, and three additional acres in the PO-1 “Professional Office” zone.

COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. The City Council finds this annexation meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code Annotated 1953 as amended, the Payson City General Plan, and The Payson City Annexation Policy Plan, and Chapter 19.12-1 et seq. Annexation, of the Payson City Code and that the underlying zoning is consistent with the Payson City General Plan.

CONDITIONS OF APPROVAL. The Official Zoning Map shall be amended to include the Holdaway-Pleasant Flats Addition Annexation property containing the zoning that includes 7.69 acres in the PO-1 “Professional Office” zone, 11.08 in the GC-1 “General Commercial” zone, 10.59 acres in the RMF-20 “Residential Multi-Family zone, with a density not to exceed twenty (20) units per acre, 8.71 acres in the RMF-15 “Residential Multi-Family” zone with a density not to exceed twelve (12) units per acre, and three additional acres in the PO-1 “Professional Office” Zoning Districts. The Annexation Agreement shall be fully executed and recorded with the Annexation Plat.

EXHIBITS. All Exhibits referenced in this Ordinance are incorporated into this Ordinance as if contained in the body of the ordinance.

Exhibit “A” the East Side Comprehensive Plan

Exhibit “B” The Holdaway-Pleasant Flats Addition Annexation Agreement

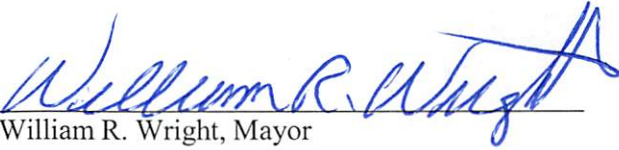
Exhibit “C” The Holdaway-Pleasant Flats Addition Annexation Plat

Exhibit “D” The Holdaway-Pleasant Flats Addition Annexation Legal Description

This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and compliance with Utah annexation filing requirements, pursuant to the Utah Code Annotated Section 10-2-425.

Signature Page to Follow

PASSED and ORDAINED this 19th day of June, 2019.


William R. Wright, Mayor

Attest:


Kim E. Holindrake, Deputy City Recorder



Exhibit "A"
The Arrowhead Ranch Specific Plan

Exhibit "B"
The Holdaway-Pleasant Flats Addition Annexation Agreement

Exhibit "D"

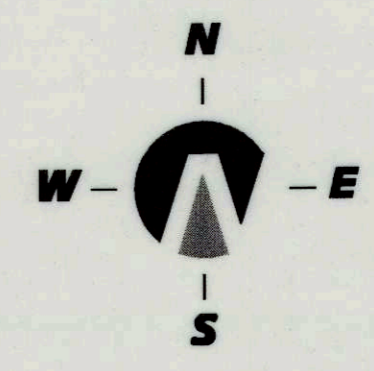
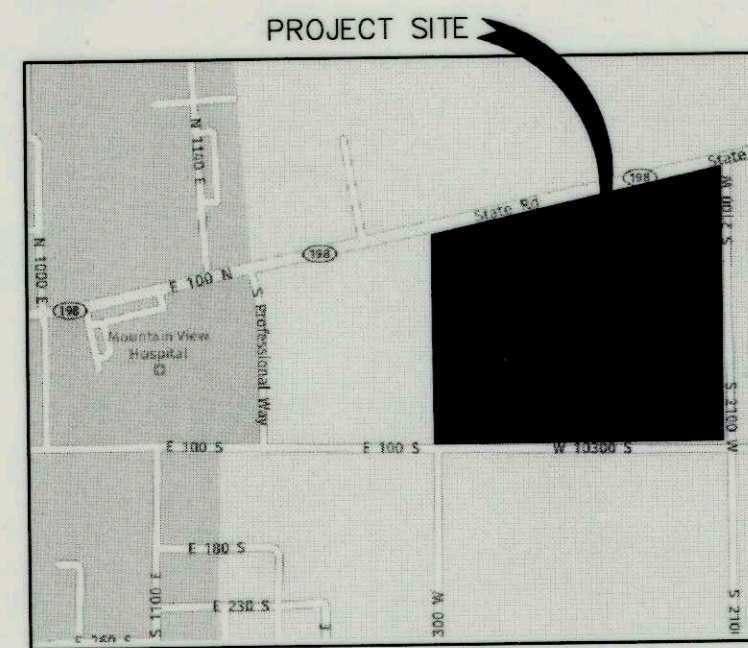
The Holdaway-Pleasant Flats Addition Annexation Legal Description

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS.

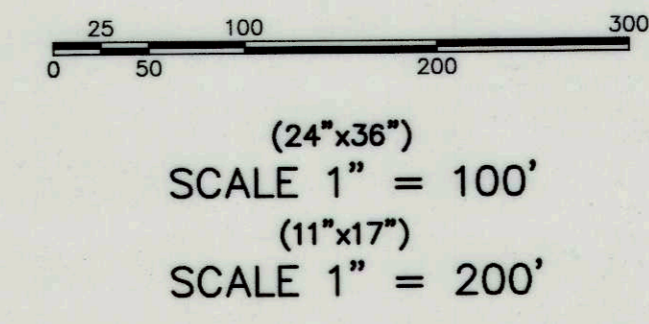
BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF PAYSON CITY LOCATED N.00°22'32"W. ALONG THE SECTION LINE A DISTANCE OF 453.23 FEET AND EAST A DISTANCE OF 404.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, T9S., R2E., S.L.B.& M; THENCE ALONG SAID CORPORATE LIMITS THE FOLLOWING 7 (SEVEN) COURSES AND DISTANCES; 1) N.00°17'13"E. A DISTANCE OF 1001.70 FEET; 2) THENCE N.13°02'57"W. A DISTANCE OF 47.41 FEET; 3) THENCE N.78°18'00"E. A DISTANCE OF 188.11 FEET; 4) THENCE 08°05'40"W. A DISTANCE OF 3.28 FEET; 5) THENCE N.77°40'13"E. A DISTANCE OF 767.40 FEET; 6) THENCE N.10°57'47"W. A DISTANCE OF 14.88 FEET; 7) THENCE N.78°32'00"E. A DISTANCE OF 638.26 FEET; THENCE S.00°53'31"W. A DISTANCE OF 724.43 FEET; THENCE S.89°28'03"E. A DISTANCE OF 0.39 FEET; THENCE S.00°41'45"W. A DISTANCE OF 693.39 FEET; THENCE N.89°13'29"W. A DISTANCE OF 1413.92 FEET TO A POINT ON SAID CORPORATE LIMITS; THENCE N.00°26'57"E ALONG SAID CORPORATE LIMITS 3.93 FEET; THENCE S.90°00'00"W. ALONG SAID CORPORATE LIMITS A DISTANCE OF 117.38 FEET TO THE POINT OF BEGINNING.

CONTAINING ±43.61 acres OF LAND MORE OR LESS.



SURVEYOR'S CERTIFICATE
 I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS ANNEXATION PLAT AND DESCRIBED BELOW, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.
 DATE June 17, 2019
 KENNETH E. BARNEY, P.L.S.
 LAND SURVEYOR
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS.
 BEGINNING AT A POINT ON THE CURRENT CORPORATE LIMITS OF PAYSON CITY LOCATED N.00°22'32"W. ALONG THE SECTION LINE A DISTANCE OF 453.23 FEET AND EAST A DISTANCE OF 404.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, T9S., R2E., S.L.B.& M; THENCE ALONG SAID CORPORATE LIMITS THE FOLLOWING 7 (SEVEN) COURSES AND DISTANCES: 1) N.00°17'13"E. A DISTANCE OF 1001.70 FEET; 2) THENCE N.13°02'57"W. A DISTANCE OF 47.41 FEET; 3) THENCE N.78°18'00"E. A DISTANCE OF 188.11 FEET; 4) THENCE 08°05'40"W. A DISTANCE OF 3.28 FEET; 5) THENCE N.77°40'13"E. A DISTANCE OF 767.40 FEET; 6) THENCE N.10°57'47"W. A DISTANCE OF 14.88 FEET; 7) THENCE N.78°32'00"E. A DISTANCE OF 638.26 FEET; THENCE S.00°53'31"W. A DISTANCE OF 724.43 FEET; THENCE S.89°28'03"E. A DISTANCE OF 0.39 FEET; THENCE S.00°41'45"W. A DISTANCE OF 693.39 FEET; THENCE N.89°13'29"W. A DISTANCE OF 1413.92 FEET TO A POINT ON SAID CORPORATE LIMITS; THENCE N.00°26'57"E ALONG SAID CORPORATE LIMITS 3.93 FEET; THENCE S.90°00'00"W. ALONG SAID CORPORATE LIMITS A DISTANCE OF 117.38 FEET TO THE POINT OF BEGINNING.
 CONTAINING ±43.61 ACRES OF LAND MORE OR LESS.



CHARLES ENTERPRISES CORP.
 30:030:0056
LEGEND
 CURRENT PAYSON CITY CORPORATE LIMITS

ACCEPTANCE BY COUNTY SURVEYOR
 THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY. PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.
 DATE June 25, 2019
 Dany Ratcliffe
 COUNTY SURVEYOR
 LAND SURVEYOR
 (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THIS IS TO CERTIFY THAT I, WILLIAM R. WRIGHT, MAYOR OF PAYSON HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF PAYSON AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE HOLDAWAY-PLEASANT FLATS ADDITION ANNEXATION.
 DATED THIS 19th DAY OF June, A.D. 2019.

APPROVED William R. Wright ATTEST Dany Ratcliffe
 WILLIAM R. WRIGHT, MAYOR DEPUTY CLERK-RECORDER
 (SEE SEAL BELOW)

ANNEXATION PLAT
HOLDAWAY-PLEASANT FLATS ADDITION ANNEXATION
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN
 PAYSON CITY UTAH COUNTY, UTAH
 SCALE: 1" = 100 FEET

