



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 August 10, 2020, 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 24th day of
August 2020 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox", is written over a horizontal line.

SPENCER J. COX
Lieutenant Governor





Sent Via Email
annexations@utah.gov

NOTICE OF IMPENDING BOUNDARY ACTION
PAYSON CITY, UTAH

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

RE: Mount Loafer Meadows Annexation

Honorable Lt. Governor:

Pursuant to UCA 10-2-425, Payson City as the Local Entity hereby gives notice to the Lieutenant Governor of its intent to annex territory into the boundaries of Payson City.

I, Kim E. Holindrake, City Recorder for Payson City, hereby certify that Payson City, Utah complied with all requirements applicable for annexation of territory. Ordinance No. 06-17-2020-A and the Mount Loafer Meadows Annexation Plat are attached.

Dated this 10th day of August, 2020.

Kim E. Holindrake, MMC
City Recorder

Enclosures:
Ordinance No. 06-17-2020-A
Mount Loafer Meadows Annexation Plat

ORDINANCE NO. 06-17-2020 -A

AN ORDINANCE ANNEXING APPROXIMATELY 8.51 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE PARCEL INCLUDED IN THE MOUNT LOAFER MEADOWS ANNEXATION, AND ZONING THE PROPERTY GENERAL COMMERCIAL, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

WHEREAS, Payson City received an Application for Annexation of the Mount Loafer Meadows Annexation area on September 18, 2019. The proposed annexation encompasses Utah County Parcel 30:030:0056 and includes 8.51 acres, as indicated in the Mount Loafer Meadows Annexation Legal Description referenced in Exhibit “A”; and,

WHEREAS, the Payson City Council accepted the petition for the Mount Loafer Meadows Annexation for further review on October 2, 2019, 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 October 14, 2019 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 June 17, 2020 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 City Council has reviewed the proposed application and found it consistent with the General Plan to provide a planning framework for the future growth and development of the 8.51 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 the General Commercial zoning is consistent with the Payson City General Plan and Payson City planning principles; and,

WHEREAS, the City Council finds that requiring the annexation petitioners to enter into an Annexation Agreement 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 Mount Loafer Meadows Annexation is hereby annexed into the corporate limits of Payson City, Utah according to the Mount Loafer Meadows Annexation Plat executed in substantially the same form as is attached hereto as Exhibit “B” and according to the conditions that the annexation Applicants to enter into an Annexation Agreement specifying further the terms and conditions of the Mount Loafer Meadows Annexation, between the City and Applicants, to be recorded concurrently with the Annexation Plat.

ANNEXATION AGREEMENT. The Council hereby authorizes the Staff to specify further the terms and conditions of the Mount Loafer Meadows Annexation into an Annexation Agreement between the City and Applicants for approval by the City Council so it can thereafter 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 Mount Loafer Meadows Annexation, with the underlying General Commercial 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 General Commercial Zone is consistent with the Payson City General Plan.

CONDITIONS OF APPROVAL. The Official Zoning Map shall be amended to include the Mount Loafer Meadows Annexation property in the General Commercial Zone. 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” Mount Loafer Meadows Annexation Legal Description

Exhibit “B” Mount Loafer Meadows Annexation Plat

This Ordinance shall take effect upon publication, 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 by the Payson City Council this 17th day of June, 2020.


William R. Wright, Mayor

Attest:

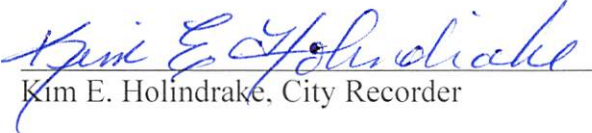

Kim E. Holindrake, City Recorder



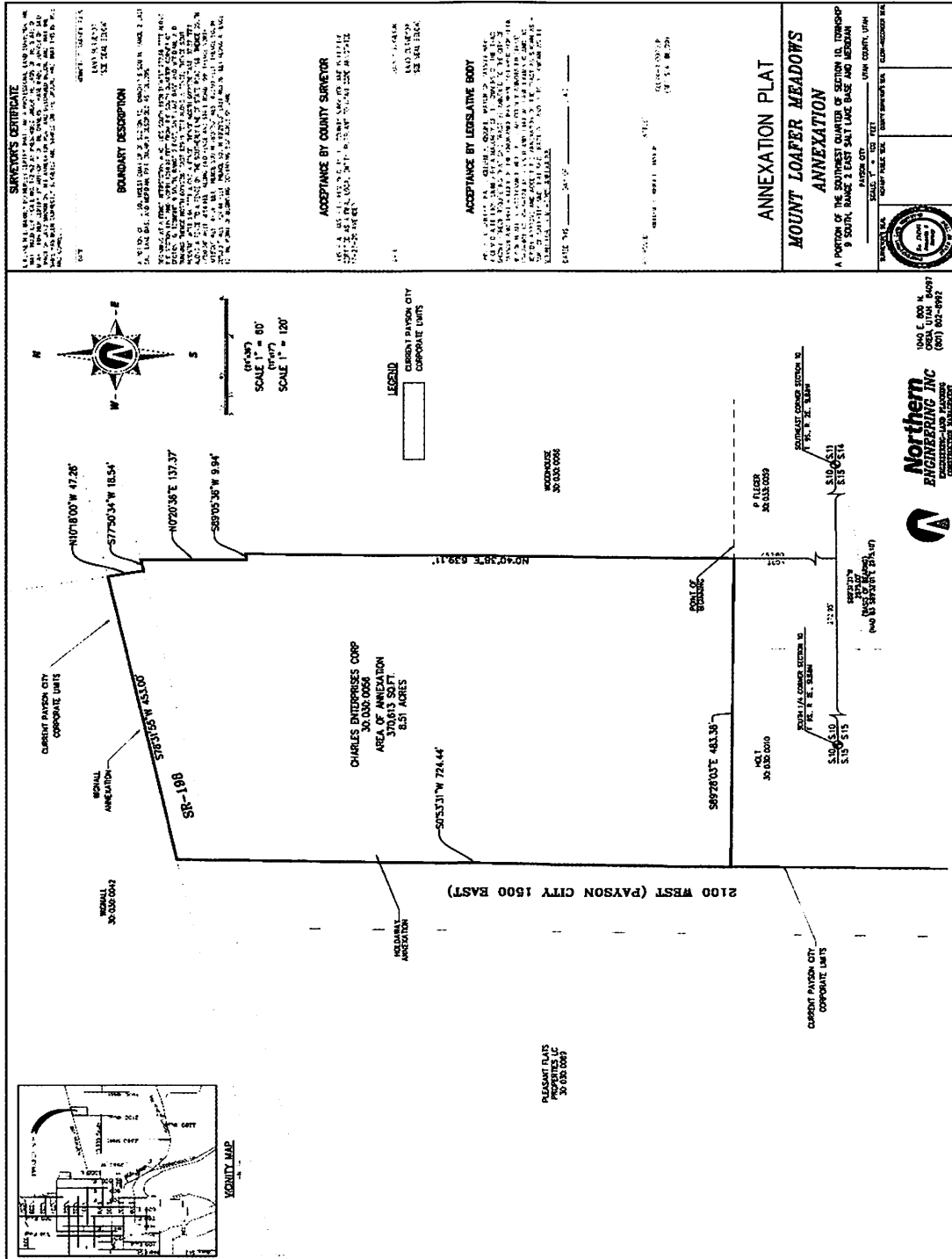
Exhibit "A"
Mount Loafer Meadows Annexation Legal Description

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 FENCE INTERSECTION WHICH LIES SOUTH 89°31'31" WEST 272.96 FEET ALONG THE SECTION LINE AND NORTH 1098.92 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°40'38" EAST 639.11 FEET ALONG A FENCE; THENCE SOUTH 89°05'36" WEST 9.94 FEET ALONG A FENCE; THENCE NORTH 00°20'36" EAST 137.37 FEET ALONG A FENCE TO A FENCE ON THE SOUTHERLY LINE OF STATE ROAD 198; THENCE SOUTH 77°50'34" WEST 18.54 FEET ALONG SAID FENCE AND STATE ROAD 198; THENCE NORTH 10°18'00" WEST 47.36 FEET; THENCE SOUTH 78°31'55" WEST 453.00 FEET; THENCE SOUTH 00°53'31" WEST 724.44 FEET; THENCE SOUTH 89°28'03" EAST 483.38 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

CONTAINING 8.51 ACRES OF LAND.

Exhibit "B" **Mount Loafer Meadows Annexation Plat**



PAYSON CITY
LEGAL NOTICE

Summary of Ordinance(s)

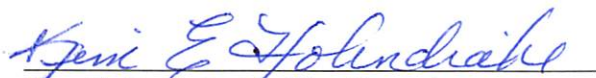
The Payson City Council passed the following ordinance(s) on June 17, 2020. A full and complete copy of the ordinance(s) are available at the office of the Payson City Recorder, 439 West Utah Avenue, Payson, Utah, during regular office hours, Monday through Thursday between the hours of 7:30 a.m. and 6:00 p.m. and at 801-465-5205.

ORDINANCE NO: 06-17-2020-A: AN ORDINANCE ANNEXING APPROXIMATELY 8.51 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE PARCEL INCLUDED IN THE MOUNT LOAFER MEADOWS ANNEXATION, AND ZONING THE PROPERTY GENERAL COMMERCIAL, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

ORDINANCE NO: 06-17-2020-B: AN ORDINANCE AMENDING AND/OR ADDING VARIOUS SECTIONS OF TITLE 19, ZONING ORDINANCE, OF THE PAYSON CITY CODE AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO: 06-17-2020-C: AN ORDINANCE SUPPLEMENTING THE PAYSON CITY DEVELOPMENT GUIDELINES BY ENACTING AND ADOPTING ADDITIONAL SEPARATE SUPPLEMENTAL OR AMENDED CONSTRUCTION SPECIFICATIONS, STANDARDS AND DRAWINGS.

Published in the Payson Chronicle on June 24, 2020.


Kim E. Holindrake, City Recorder

PROOF of PUBLICATION

STATE OF UTAH, }
COUNTY OF UTAH, }

I, Michael Olson
being first duly sworn, depose and say that I am the
Publisher of The Payson Chronicle, a weekly
newspaper of general circulation, published once each week at
Payson, Utah, that the notice attached hereto and which is a

Summary of Ordinances

was published in said newspaper for 1 consecutive issues,
the first publication having been made on the 24 day of
June, 2020, and the last on the — day of
—, —, that said notice was published in the
regular and entire issue of every number of the paper during the
period and times of publication, and the same was published in the
newspaper proper and not in any supplement.

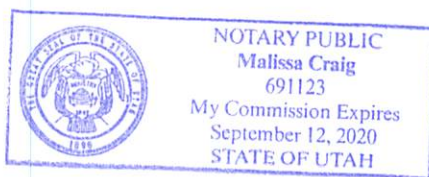
Michael Olson

Subscribed and sworn to before me this 24 day of
June, 2020

Malissa Craig

Notary Public

My commission expires: 9-12-2020



PAYSON CITY LEGAL NOTICE

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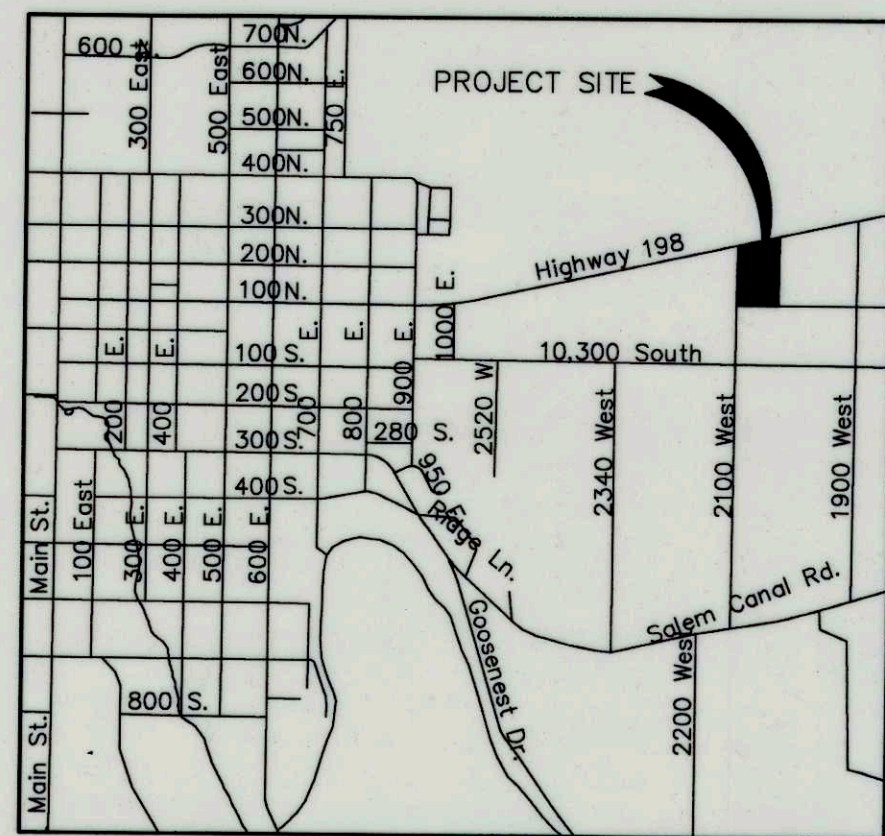
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/s/ Kim E. Holindrake

Kim E. Holindrake, City
Recorder

Published in the Payson
Chronicle on June 24, 2020.



VICINITY MAP
-NTS-



WIGNALL
30:030:0042

WIGNALL
ANNEXATION

CURRENT PAYSON CITY
CORPORATE LIMITS

N10°18'00"W 47.26'

S77°50'34"W 18.54'

S78°31'55"W 453.00'

N0°20'36"E 137.37'

S89°05'36"W 9.94'

SR-198

CHARLES ENTERPRISES CORP
30:030:0056
AREA OF ANNEXATION
370,613 SQ.FT.
8.51 ACRES

S0°53'31"W 724.44'

N0°40'38"E 639.11'

WOODHOUSE
30:030:0066

S89°28'03"E 483.38'

POINT OF
BEGINNING

HOLT
30:030:0010

P FLEGER
30:033:0059

SOUTHWEST CORNER SECTION 10
T. 9S., R. 2E., SLB&M

SOUTH 1/4 CORNER SECTION 10
T. 9S., R. 2E., SLB&M

S.9 S.10
S.16 S.15

S.10 S.10
S.15 S.15

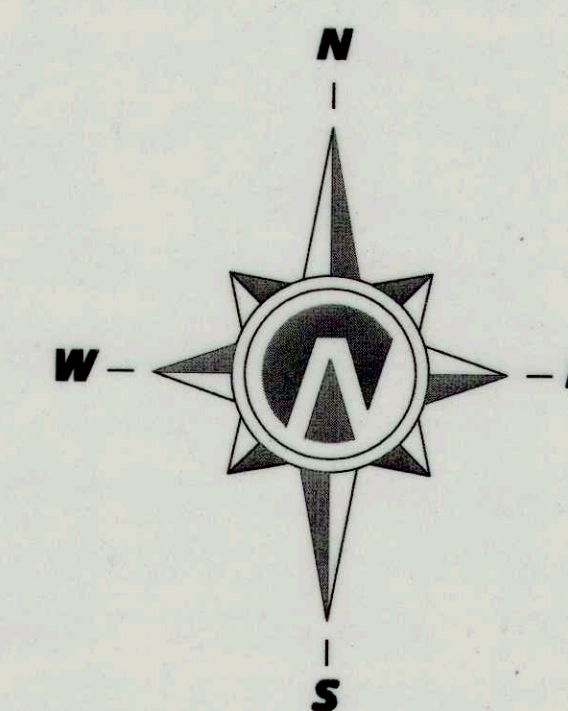
S89°31'31"W 2675.00'
(BASIS OF BEARING)
(NAD 83 S89°31'36"E 2697.08")

CURRENT PAYSON CITY
CORPORATE LIMITS

2100 WEST (PAYSON CITY 1500 EAST)

HOLDWAY
ANNEXATION

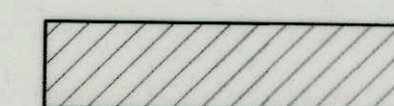
PLEASANT FLATS
PROPERTIES LC
30:030:0069



0 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

LEGEND



CURRENT PAYSON CITY
CORPORATE LIMITS

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 July 27, 2020

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 FENCE INTERSECTION WHICH LIES SOUTH 89°31'31" WEST 272.95 FEET ALONG THE SECTION LINE AND NORTH 1098.92 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°40'38" EAST 639.11 FEET ALONG A FENCE; THENCE SOUTH 89°05'36" WEST 9.94 FEET ALONG A FENCE; THENCE NORTH 00°20'36" EAST 137.37 FEET ALONG A FENCE TO A FENCE ON THE SOUTHERLY LINE OF STATE ROAD 198; THENCE SOUTH 77°50'34" WEST 18.54 FEET ALONG SAID FENCE AND STATE ROAD 198; THENCE NORTH 10°18'00" WEST 47.26 FEET MORE OR LESS TO THE CURRENT LINE OF PAYSON CITY LIMITS; THENCE ALONG SAID PAYSON CITY LIMITS THE FOLLOWING TWO (2) COURSES, 1) SOUTH 78°31'55" WEST 453.00 FEET; 2) THENCE SOUTH 00°53'31" WEST 724.44 FEET; THENCE SOUTH 89°28'03" EAST 483.38 FEET ALONG A FENCE TO THE POINT OF BEGINNING. CONTAINING 8.51 ACRES OF LAND

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 August 5, 2020

Gary 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 MOUNT LOAFER MEADOWS ANNEXATION.

DATED THIS 17th DAY OF June, A.D. 2020

APPROVED William R. Wright
WILLIAM R. WRIGHT, MAYOR

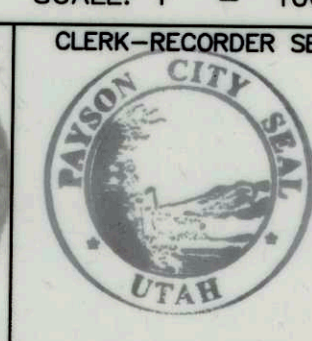
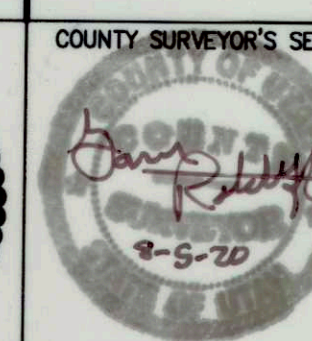
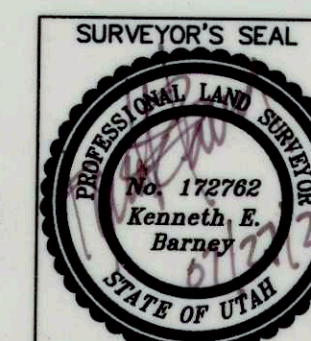
Gini E. Hildreth
CLERK-RECORDER
(SEE SEAL BELOW)

ANNEXATION PLAT

MOUNT LOAFER MEADOWS
ANNEXATION

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

PAYSON CITY
SCALE: 1" = 100 FEET UTAH COUNTY, UTAH



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992