

STATE OF UTAH



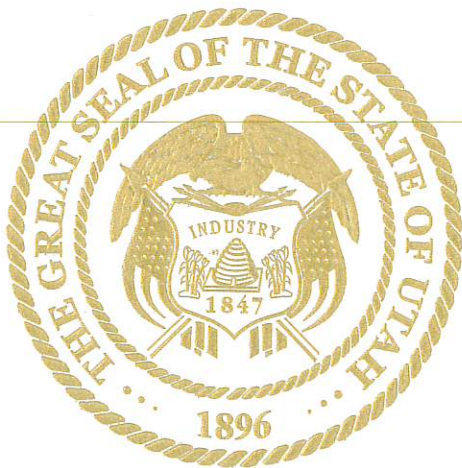
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF DISCONNECTION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice for the GRAYSON STORAGE, LLC, DISCONNECTION, located in BLANDING CITY, dated December 28, 2021, 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 disconnection, referred to above, on file with the Office of the Lieutenant Governor pertaining to the GRAYSON STORAGE, LLC, DISCONNECTION, located in San Juan County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 28<sup>th</sup> day of December, 2021 at Salt Lake City, Utah.



DEIDRE M. HENDERSON  
Lieutenant Governor



Deidre Henderson, Lieutenant Governor  
State of Utah  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325  
e-mailed to: [annexations@utah.gov](mailto:annexations@utah.gov)

RE: Grayson Storage, LLC Disconnection from Blanding City

Lt. Governor Henderson,

At the August 24, 2021 Blanding City Council Meeting, the City Council unanimously approved Ordinance #2021-5 approving the Grayson Storage, LLC disconnection.

Enclosed you will find the above referenced ordinance, along with the plat map of the property to be disconnected from Blanding City. This disconnection meets all the requirements of UCC 10-2-425.

Please send the Certificate of Disconnection to:  
David Johnson, City Recorder  
50 W. 100 S.  
Blanding, UT 84511

I can be reached at [djohnson@blanding-ut.gov](mailto:djohnson@blanding-ut.gov) or by calling (435) 678-2791 x 3485.

Sincerely,



David S. Johnson, MPA  
City Manager  
50 W 100 S  
Office | (435) 678-2791 x 3485  
Cell | (801) 696 - 8335



## CITY COUNCIL MEETING - STAFF REPORT

**Author:** Bret Hosler Community Development Director  
**Department:** Community Development  
**Subject:** David Laws disconnect - general location 500 South 300 East  
**Date:** July 7, 2021 Updated August 18, 2021  
**Type of Item:** Information

### Background

David Laws purchased property from Lorraine Laws, part of which was in Blanding City limits, as well as the County. It is right next to his existing storage units. He started to expand and build more storage units, including a portion inside city limits, without a permit from the City or proper zoning. It is currently zoned commercial.

After talking with the City Attorney, it was determined that he either needed to annex the project into the City and request a rezone or request a disconnect for the portion of the property in City limits. Due to the time it takes to rezone the property and annex the County portion into the City, Mr. Laws chose to pursue disconnection.

Much of the area east of Mr. Laws' property is within the City's annexation boundaries and growth plan. Blanding City was recently approached by an interested party exploring the possibility of annexing the adjacent property to the east of Mr. Laws' current storage units. By disconnecting Mr. Laws' property, it would likely need to be re-annexed back into the City again at a future date.

### Budget Impact

Loss of tax revenue

### Department Review

Administration  
Community Development  
Engineering  
City Attorney  
Planning Commission

### Recommendation

Staff recommends against disconnection from a long-range planning perspective. Blanding City clearly identified this whole area as part of our growth plan and annexation boundaries. Staff acknowledges that disconnection is the easiest and quickest solution to resolve Mr. Laws'



circumstance at this time. However, it is a temporary fix and does not fit within the long-range planning and growth of the City.

**Planning Commission recommendation for City Council**

On August 12th the Planning Commission met in their regular monthly meeting and one of their agenda items was the David Laws' request for disconnect. After a staff report and an in depth general group discussion with David Laws, the Planning Commission recommends approving the disconnect based on the following information:

1. Storage units already exist at this location
2. David Laws clearly understands that the City will consider annexation of all his property at some future time because this whole area is in our long range plan
3. Current loss of tax revenue is minor on the small plot he desires to disconnect

**Grayson Storage Holdings LLC**  
592 N 200 W  
Blanding, UT 84511  
435-459-0477  
graysonstorage1@gmail.com

4th August 2021

**Blanding City Council**  
50 W 100 S  
Blanding UT 84511

### **Request for Disconnection**

As designated agent for Grayson Storage Holdings LLC, I respectfully request the disconnection of the property referenced below from Blanding City.

The purpose for this request is to allow this property, and the adjacent property in San Juan County, also owned by Grayson Storage Holdings LLC, to merge into one property, allowing expansion of the established storage unit facility.

After completion of improvements, Grayson Storage would be inclined to annex the entire property into Blanding City. This would create tax revenue for the city and also allow other properties in the area to annex, if desired.

Property description and PLat are attached to this document for your review.

Sincerely,

James D. Laws

**Tract "Y"**

A tract of land within the NW<sup>1/4</sup> of Section 35, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows;  
Beginning at the NW<sup>1/16</sup> corner of said Section 35 located S00°06'49"W 1332.38 feet along the <sup>1/4</sup> section line and N89°44'05"W 1318.11 feet along the <sup>1/16</sup> line from the N<sup>1/4</sup> corner of said Section 35; thence N89°44'05"W 58.62 feet along the east-west <sup>1/16</sup> section line, thence N00°34'11"E 327.94 feet to the north line of Block 64 of the Blanding Townsite, thence N89°59'28"E 56.32 feet to the northeast corner of said Block 64, thence S00°10'03"W 328.20 feet along the north-south <sup>1/16</sup> section line and the east line of said Block 64, to the point of beginning, containing 0.43 acres more or less.

# Disconnection Survey

## Final Local Entity Plat

Grayson Storage Holdings, LLC  
 Within the NW $\frac{1}{4}$  of Section 35, T36S, R22E, SLB&M

### Narrative

The purpose of this survey was to identify the Grayson Storage Holdings, LLC. Tract in preparation for a disconnection from the Blanding City limits.

The basis of bearings for this survey is North, between a split in the intersection of 400 South and 300 East and a nail in the intersection of 100 South and 300 East. This is in accordance with SAC Record of Survey No. 1045, 1062 as well as other surveys performed in the area. This also corresponds to a bearing of N89°52'31"W for the north line of the NW $\frac{1}{4}$  of Section 35, Township 36 South, Range 22 East, SLB&M.

The disconnection survey approved December 20, 2014, by the City of Blanding establishes the most recent municipal boundary in this area. Although the information in this 1918 survey was not specifically clear, it appears the state was to run from the southeast corner of Block 64 of the Blanding Township Survey South 660.00 feet. This was interpreted as South along the north-south  $\frac{1}{2}$  section line.

Calls without a bearing are cardinal.

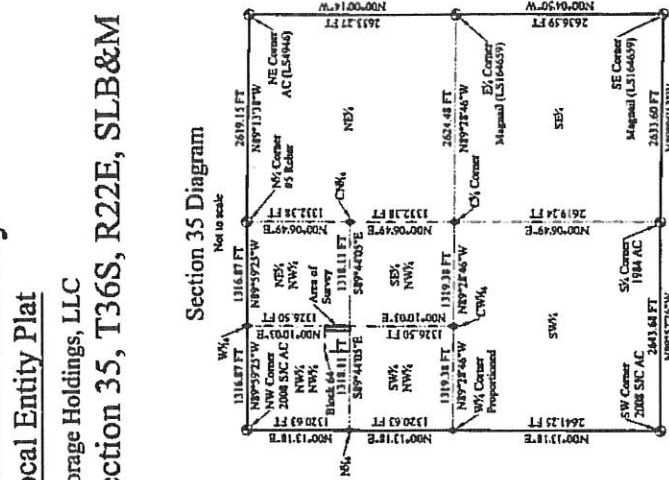
Additional information can be found on a Record of Survey prepared for David Leves minutes previous to this disconnection survey.

### Description

**Tract "A"**  
 A tract of land within the NW $\frac{1}{4}$  of Section 35, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of New Mexico, bounded by the NW $\frac{1}{4}$  corner of said Section 35 located S00°40'57"W 1318.31 feet along the  $\frac{1}{2}$  section line and S00°40'57"W 1318.31 feet along the  $\frac{1}{2}$  line from the NW corner east-meet  $\frac{1}{2}$  section line, thence N89°44'05"W 31.62 feet along the north line of Block 64 of the Blanding Township, thence N89°52'31"E 30.32 feet to the northeast corner of said Block 64, thence S00°40'57"W 1318.31 feet to the point of beginning, line and the east line of said Block 64 to the point of beginning, containing 0.43 acres more or less.

### Legend

- Fossil section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309) previous survey
- ★ Fossil monument as labeled
- ◆ Calculated corner location (not set)
- Fence
- - - Record line
- - - Block 64 Line
- AC Aluminum Cap
- BC Brass Cap
- SJC San Juan County
- POB Point of Beginning
- Area of Disconnection/Variation
- Area within City of Blanding Limits (See 1918 Alteration Survey)



### San Juan County Surveyor

Approved in accordance with information and records on file in this office.

Date: \_\_\_\_\_  
 San Juan County Surveyor

### Approved by The City of Blanding

I hereby certify that this disconnection survey has been reviewed and approved by the Mayor, Recorder, Engineer, City Engineer, and Planning Commission of Blanding City, State of Utah, on this day of \_\_\_\_\_, 20\_\_\_\_, in witness whereof we hereto set our hand and affix the corporate seal of Blanding City.

Joe B. Lyman, Mayor  
 City Recorder  
 Terry Elliot, City Engineer  
 Kenneth Laws, City Attorney  
 Robert Ogle, Planning Commission Chairman

### Surveyor's Certificate

I, David D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 51, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described herein in accordance with sections 17-23-1-17. I hereby certify that all proposed disconnections are in accordance with the applicable laws and regulations and I also certify that this record of survey has been prepared under my direction at the request of David Leves.



David D. Bunker Utah P.L.S. #4769309 8/4/2021

My commission expires: \_\_\_\_\_  
 Mayor of Blanding, UT \_\_\_\_\_  
 City Recorder of Blanding, UT \_\_\_\_\_  
 Recorder of the City of Blanding, who duly acknowledged and executed the same in accordance with authority vested in them by the City of Blanding, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Mayor and \_\_\_\_\_  
 This instrument first affects persons residing \_\_\_\_\_  
 All persons equal the person. The City of Blanding is a \_\_\_\_\_  
 Mayor certifies that the City of Blanding duly adopted Resolution \_\_\_\_\_ on \_\_\_\_\_  
 This instrument first affects persons residing \_\_\_\_\_  
 City Recorder of Blanding, UT \_\_\_\_\_  
 Recorder of the City of Blanding, who duly acknowledged and executed the same in accordance with authority vested in them by the City of Blanding, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Mayor and \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Mayor of Blanding, UT \_\_\_\_\_  
 City Recorder of Blanding, UT \_\_\_\_\_



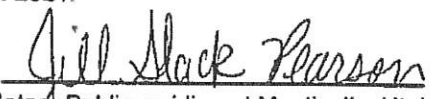
City of Blanding  
 Disconnection Survey  
 Within the NW $\frac{1}{4}$  of Section 35, T36S, R22E, SLB&M  
 Bunker Engineering  
 745 West 400 N, Blanding, UT 84503  
 (435) 638-1122  
 Drivers: Matt 2021, Scale: 1" = 50'  
 Drawing Title: Survey Reference Number: B12017

**AFFIDAVIT OF PUBLICATION**

I, William Webster Boyle, being duly sworn, depose and say that I am the publisher of **The San Juan Record**, a weekly newspaper of general circulation published at Monticello, Utah every Wednesday; that notice of public hearing, was published in the regular and entire issue of each number of said newspapers for three issues, August 4, 11, and 18, 2021. Said notice was also published on Utahlegals.com through the same timeframe.

  
\_\_\_\_\_  
Bill Boyle, Publisher

Subscribed and sworn to before me this 18 day of August A.D. 2021.

  
\_\_\_\_\_  
Notary Public residing at Monticello, Utah  
My commission expires January 21, 2023

**Public notice**

**Notice of Public Hearing**  
Notice is hereby given that on Tuesday, August 24, 2021 at 7:00 P.M. the Blanding City Council will hold the following public hearing:

- Disconnection of the Grayson Storage Holdings, LLC property, generally located on the south side of 500 South, east of 300 East, adjacent to the existing storage units and cell phone tower. For more specific information, contact David Laws, (435)

459-0477 or graysonstorage1@gmail.com.

Said hearings will be held in the Council Room at 50 West 100 South. Due to COVID-19 restrictions, public participation may be limited to digital or email communication. Email comments may be sent in advance to city-office@blanding-ut.gov.

Published August 4, 11, and 18, 2021 in the *San Juan Record*, Monticello, Utah.



Signed Kd Perkins  
Kd Perkins, Mayor Pro Tem

ATTEST:

[Signature]  
David Johnson, City Manager/Recorder

Cheryl Bowers  
Logan Monson  
Kellen Nielson  
KD Perkins  
Robert Turk

VOTE  
Not Present  
X AYE  
X AYE  
X AYE  
Not Present