

STATE OF UTAH



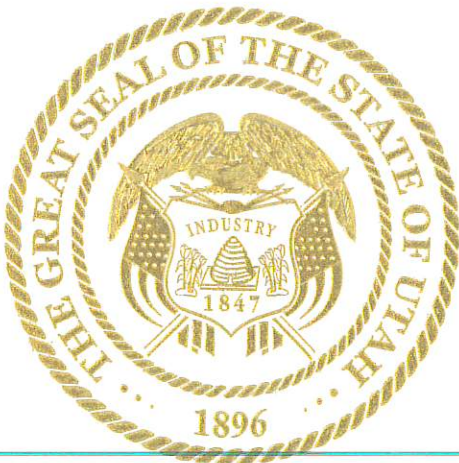
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the TJ MOAB ENTERPRISES ANNEXATION, located in the CITY OF MOAB, dated MAY 28, 2024, complying with §10-2-425, Utah Code Annotated, 1953, as amended.

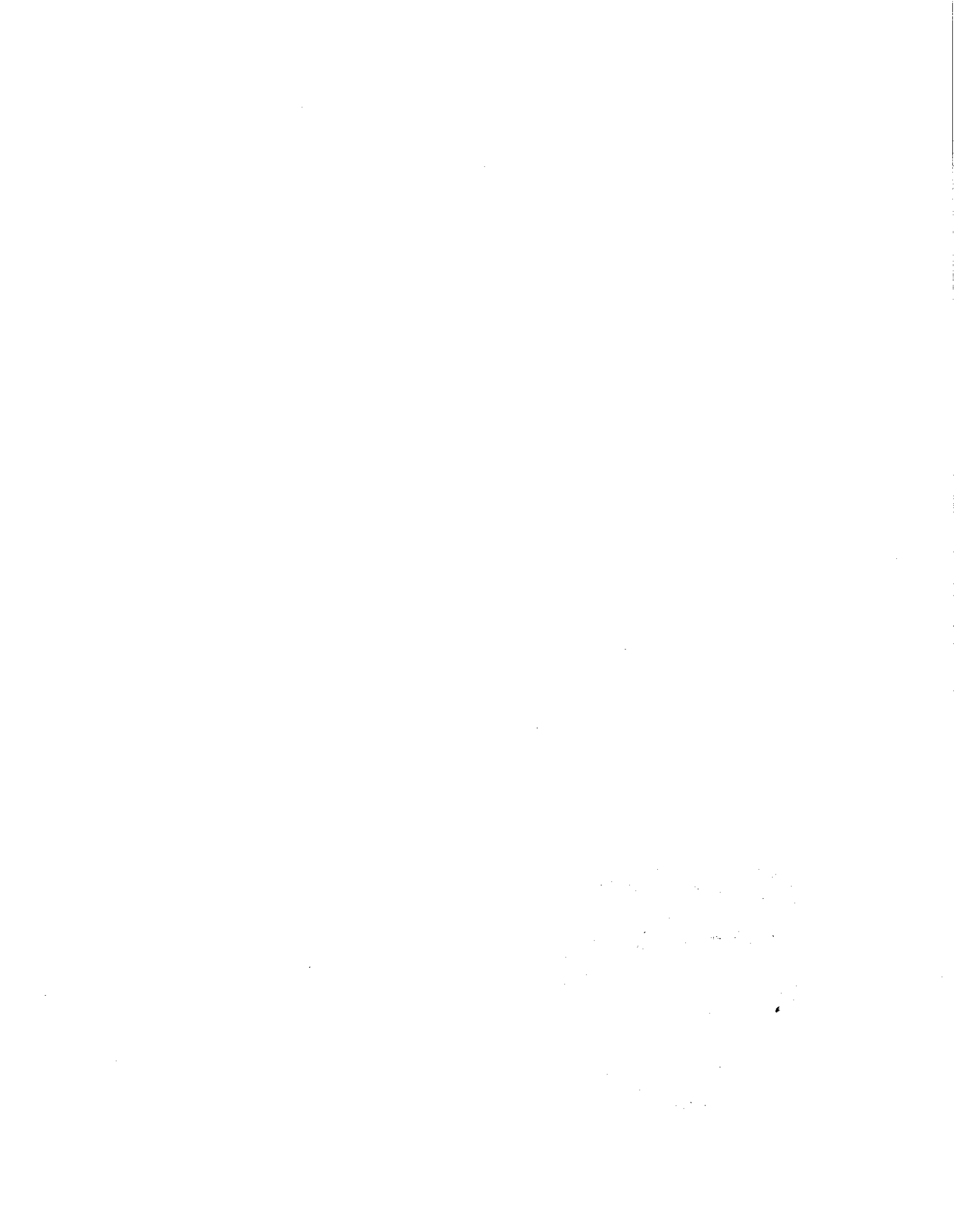
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TJ MOAB ENTERPRISES ANNEXATION, located in GRAND COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 2nd day of August, 2024 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



**CITY OF MOAB
NOTICE OF IMPENDING BOUNDARY ACTION**

The Honorable Deidre Henderson
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 14235
Salt Lake City, Utah 84114-2325

Pursuant to the provisions of Utah Code Ann. §10-2-425 the Moab City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of the City of Moab, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 0.52 acres of property into the corporate limits of the City of Moab. The property annexed is located in Grand County, State of Utah and is described as follows:

**Lot 5, Block "A", Plat "A", Westwood Acres Subdivision as recorded in the Office of the
Grand County Recorder**


Accompanying this Notice is a certified copy of the Ordinance that effectuated this annexation and boundary change, together with a plat prepared by a licensed surveyor which has been approved by the Moab City Council, together with evidence showing that this annexation plat has been recorded with the Grand County Recorder and filed with the Grand County Surveyor.

Pursuant to Utah Code Ann. §26-8a-414, the Moab City Council certifies that the City of Moab does not provide fire, ambulance or paramedic services within its corporate limits and therefore does not desire to provide such services to the property annexed into the City of Moab.

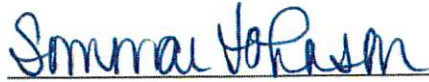
I hereby certify that the Moab City Council has completed all of the legal requirements necessary to effectuate this annexation and boundary change.

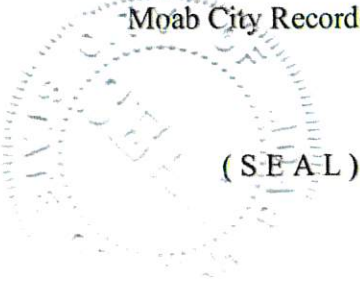
Dated this 28th day of May, 2024.

MOAB CITY COUNCIL


By Mayor Joette Langianese

ATTEST


Sommar Johnson
Moab City Recorder




SUMMARY OF
MOAB CITY
ORDINANCE NO. 2024-01

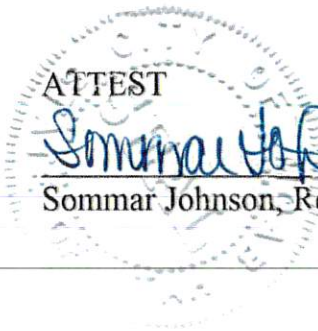
On May 14, 2024, the Moab City Council enacted Ordinance No. 2024-01, An Ordinance of the City Council of Moab Annexing the TJ Moab Enterprises Property at 1082 South Main Street to the City Of Moab and Assigning the Zone of C-4 General Commercial to the Parcel



By: Joette Langianese, Mayor

ATTEST


Sommar Johnson, Recorder



Voting:

Council Member Wojciechowski voting aye.
Council Member Topper voting aye.
Council Member Knuteson-Boyd voting aye.
Council Member Myers voting aye.
Council Member Taylor voting aye.

A complete copy of Ordinance No. 2024-01 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

CITY OF MOAB ORDINANCE #2024-01

AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE TJ MOAB ENTERPRISES PROPERTY AT 1082 SOUTH MAIN STREET TO THE CITY OF MOAB AND ASSIGNING THE ZONE OF C-4 GENERAL COMMERCIAL TO THE PARCEL

The following findings describe the intent and purpose of this ordinance:

- a. TJ Moab Enterprises filed a petition (the "Petition") with the Moab City Council (the "Council") seeking to annex certain property of approximately 0.52 acres in size as described in Exhibit "1" hereto; and,
- b. The property has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and,
- c. The City Council reviewed and approved a pre-annexation agreement in a regularly scheduled meeting held on September 12, 2023, setting forth minimum project development standards in Section 6 of the pre-annexation agreement; and,
- d. The Moab Planning Commission reviewed the Petition in a public meeting held on April 25, 2024, to review the annexation and the requested zoning for C4 (General Commercial) Zone and found that the zone is acceptable for the types of uses proposed for the area; and
- e. As required by law, the Council must consider comments from affected entities, if any, and no protests that complied with the requirements of U.C.A. 10-2-407 were filed after publication of notice of the Petition; and
- f. The Council has determined that the property meets the requirements of Moab City's annexation policy plan; and
- g. The Council has determined that the property meets the annexation requirements of Utah State Code, including but not limited to the Utah Annexation Act, U.C.A. 10-2-401, et. seq., as amended (the "Act"); and
- h. The Council endorses the intent of the Act and finds that the Petition meets the criteria for annexation of the property into the City because:
 1. The property must be contiguous to the boundaries of the City. The property is contiguous with City boundaries
 2. The property must lie within the area projected for the City's municipal expansion. The property is contiguous with the City boundaries.
 3. The property must not be included within the boundaries of another incorporated municipality. The property is not incorporated within the boundaries of another municipality.
 4. The annexation must not create unincorporated islands within the boundaries of the City. The annexation does not create unincorporated islands within the boundaries of the City.
 5. The property proposed to be annexed hereunder will not be annexed for the sole purpose

of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area.

6. The annexed area does not include rural real property or private real property located in a mining protection area; and

i. The Council has held the appropriate public hearings and given the appropriate public notice and received public input pursuant to U.C.A. 10-2-407(6) – (7).


NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Petition is approved and the property known as the TJ Moab Enterprises Annexation, as described in “Exhibit 1” and illustrated on the attached plat, “Exhibit 2”, and located at 1082 South Main Street, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, shall be C4 Zone.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102(1).

PASSED AND APPROVED this 28 day of MAY 2024, by a majority of the City of Moab City Council.

SIGNED:


Joette Langianese, Mayor

5/28/24
Date

ATTEST:


Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on

JUNE 7, 2024

Effective date of ordinance: JUNE 7, 2024

“Exhibit 1”

**Lot 5, Block “A”, Plat “A”, Westwood Acres Subdivision as recorded in the Office of the Grand
County Recorder**

City of Moab Official Zoning Map

APPROVAL

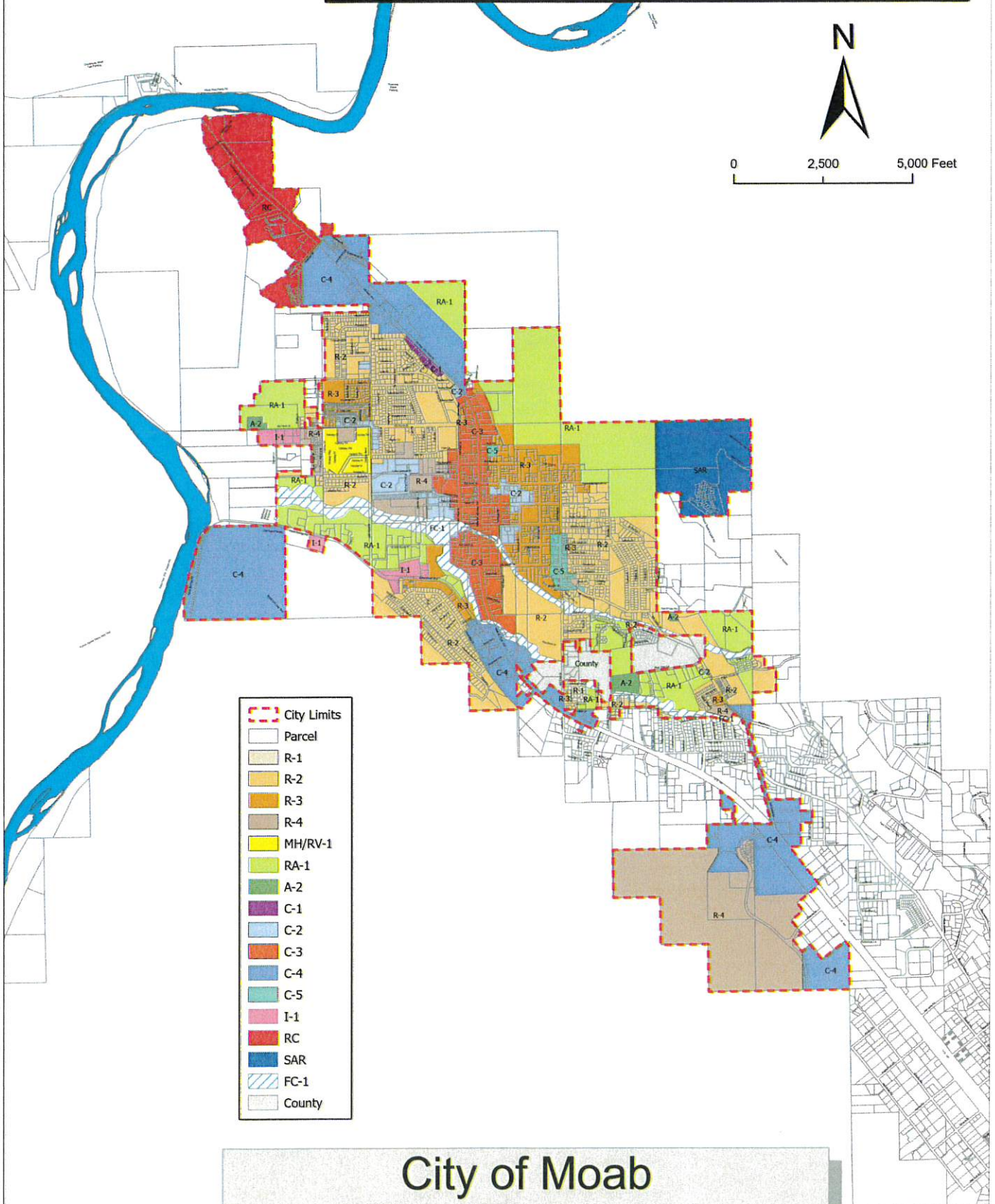
Approval by action of the Moab City Council on the 28th day of May, 2024, as Ordinance 2024-01.

By: _____ Attest: _____
Joette Langianese, Mayor Sommar Johnson, City Recorder

By: _____
Planning Commission

Map Notes:

1. This map edition incorporates all zone changes approved prior to May 28, 2024.
2. Parcel boundary lines shown hereon are based on record data and may not accurately reflect the location of actual parcel boundaries located by title research and a professional land survey.
3. The coordinate system used for this map is NAD 1983, UTM, Zone 12N



	City Limits
	Parcel
	R-1
	R-2
	R-3
	R-4
	MH/RV-1
	RA-1
	A-2
	C-1
	C-2
	C-3
	C-4
	C-5
	I-1
	RC
	SAR
	FC-1
	County

City of Moab Official Zoning Map

