

# 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 know as the VERNAL CITY - STRATA, HERITAGE ANNEXATION located in VERNAL CITY, dated SEPTEMBER 25, 2024, complying with §67-1a-6.5, 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 VERNAL CITY - STRATA, HERITAGE ANNEXATION located in UINTAH COUNTY, State of Utah.

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



DEIDRE M. HENDERSON  
Lieutenant Governor





**NOTICE OF ACCEPTANCE OF ANNEXATION  
PETITION IN VERNAL, UTAH**

NOTICE IS HEREBY GIVEN that a petition has been certified to annex the following properties:

Parcel 05:099:0034, address 1545 South Hwy 40, Weese Family Investments;

Parcels 05:077:0031 & 05:077:0035, 1420 South 2350 West & 2276 West Hwy 40, UBTA-UBET Communications;

Parcel 05:099:0024, 2346 West Hwy 40, Vernal City;

Parcels 05:099:0012, 05:099:0018, 05:099:0019, 05:099:0021, 05:099:0022, 05:099:0023,

2309 West Hwy 40, 2311 W Hwy 40, 2315 W Hwy 40, 2397 W Hwy 40, 2358 West 1500 South and 2362 West Hwy 40, Utah Department of Transportation;

These properties are within Uintah County, Utah and the petition has been filed with Vernal City. The Vernal City Council has accepted the annexation petition for further consideration and received a notice of certification as required by Utah Code 10-2-405 (2)(a-c)(i) on August 13, 2024.

Utah Code 10-2-407 allows the following persons and entities who are not in favor of this annexation petition to file a written protest:

- a. The legislative body or governing board of an affected entity;
- b. An owner of rural real property located within the area proposed for annexation;
- c. An owner of private real property located in a mining protection area.

Protests must be filed by **September 16, 2024** and must state a reason for the protest of the annexation petition along with the name and address of a contact person filing the protest.

The protest must be sent to:

Uintah County Boundary Commission	and	Vernal City Recorder
C/O Uintah County Planning & Development		374 East Main
152 East 100 North		Vernal, Utah 84078
Vernal, Utah 84078		

If no protests are received, the Vernal City Council will hold a public hearing on **September 18, 2024 at 6:15 pm** in the Vernal City Council chambers, 374 East Main, Vernal, Utah to consider granting the annexation for this property. If a protest is received, the Uintah County Boundary Commission will schedule a public hearing. Any persons having interest in the complete annexation petition may contact the Vernal City Recorder, Roxanne Behunin, at (435) 789-2255 or 374 East Main, Vernal, Utah 84078 to view or copy the petition.

Posted on the Utah Public Notice Website; Vernal City Website; in conspicuous places within Vernal City; and sent to unincorporated property owners within a ½ mile resident of the property; and sent to affected entities on August 13, 2024.





September 25, 2024

Deidre Henderson  
Utah Lieutenant Governor  
350 State Street #220  
Salt Lake City, UT 84103

**RE: Boundary Action.**

Dear Lt. Governor Henderson,

I am writing to request a certificate for a boundary action for an annexation of property from Uintah County into Vernal City, Utah. The parcel of property for which this annexation pertains is:

- Parcel #1: 1420 South 2350 West UBTA-UBET Communications; Serial #05:077:0031
- Parcel #2: 2276 West Hwy 40, UBTA-UBET Communications; Serial #05:077:0035
- Parcel #3: 2346 West Hwy 40, Vernal City; Serial #05:099:0024,
- Parcel #4: 2309 W Hwy 40, Utah Department of Transportation, Serial #05:099:0018;
- Parcel #5: 2311 W Hwy 40, Utah Department of Transportation, Serial #05:099:0019;
- Parcel #6: 2315 West Hwy 40, Utah Department of Transportation, Serial #05:099:0021;
- Parcel #7: 1545 South Hwy 40, Weese Family Investments LLC; Serial # 05:099:0034;
- Parcel #8: 2397 W Hwy 40, Utah Department of Transportation, Serial #05:099:0012;
- Parcel #9: 2358 West 1500 South , Utah Department of Transportation, Serial #05:099:0023; and
- Parcel #10: 2362 West Hwy 40, Utah Department of Transportation, Serial #05:099:0022.

The petition was accepted by Vernal City as required by Utah Code 10-2-405 (1)(a)(i)(B) on August 13, 2024 and the time to protest the annexation has expired.

We have followed the prescribed annexation procedures outlined in Utah Code to ensure transparency and adherence to due process, and all of the requirements for this action have now been met.





The City respectfully requests that your office review the documentation and issue the necessary certificate for the completion of this annexation.

Thank you for your attention to this matter. Should you require any further information or documentation, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, reading "Roxanne Behunin". The signature is written in black ink and is positioned above the typed name.

Roxanne Behunin,  
Vernal City Recorder / HR





**ORDINANCE NO. 2024-27**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL ANNEXING AND EXTENDING THE CORPORATE LIMITS OF VERNAL CITY, UTAH TO INCLUDE THE AREA DESCRIBED IN EXHIBIT "A", AND AMENDING THE VERNAL CITY ZONING MAP TO DESIGNATE AND ZONE THE ANNEXED AREA AS "CP-2", COMMERCIAL PLANNED UNIT DEVELOPMENT, UPON ITS ANNEXATION IN THE CITY OF VERNAL.**

**WHEREAS**, Utah Code Ann. § 10-2-403 authorizes the City to annex contiguous unincorporated property upon receiving a petition from the property owners; and

**WHEREAS**, on July 16, 2024, Weese Family Investments, LLC, UBTA-UBET Communications, Inc. dba Strata Networks, and Vernal City petitioned for the annexation of their real property (as well as property owned by the Utah Department of Transportation) identified by the following physical addresses and parcel numbers within the records of the Uintah County Recorder's Office:

1545 S Hwy 40, Vernal, Utah; 05:099:0034 (Weese Family Investments, LLC)

1420 S 2350 West, Vernal, Utah; 05:077:0031 (UBTA-UBET COMMUNICATIONS INC)

2276 W Hwy 40, Vernal, Utah; 05:077:0035 (UBTA-UBET COMMUNICATIONS INC)

2346 W Hwy 40, Vernal, Utah; 05:099:0024 (Vernal City)

2397 W Hwy 40, Vernal, Utah; 05:099:0012 (Utah Dept of Transportation)

2309 W Hwy 40, Vernal, Utah; 05:099:0018 (Utah Dept of Transportation)

2311 W Hwy 40, Vernal, Utah; 05:099:0019 (Utah Dept of Transportation)

2315 W Hwy 40, Vernal, Utah; 05:099:0021 (Utah Dept of Transportation)



2362 W Hwy 40 Vernal, Utah; 05:099:0022 (Utah Dept of Transportation)

2358 W 1500 South Vernal, Utah; 05:099:0023 (Utah Dept of Transportation)

**WHEREAS**, the Utah Department of Transportation (UDOT) has indicated its cooperation and approval of the petition, though its internal policy does not allow for UDOT to be a sponsor and signatory party to the petition; and \_\_\_\_\_

**WHEREAS**, Vernal City Council has thoroughly reviewed the petition and all relevant documents concerning the annexation; and

**WHEREAS**, the Vernal City Council finds that the Petition satisfies all the requirements of Utah Law.

**WHEREAS**, proper notices were sent and there were no responsive protests; and

**WHEREAS**, the Vernal City Council held a public hearing concerning the Petition on September 18, 2024; and

**WHEREAS**, all legal requirements for annexation as per Utah Code Ann. § 10-2-401 et seq., including proper filing, notice, and public hearings, have been duly met.

**NOW, THEREFORE, BE IT ORDAINED** by the Vernal City Council as follows:

1. **Acknowledgment of Petition:** The City Council acknowledges the receipt and sufficiency of the annexation petition by Weese Family Investments, LLC, UBTA-UBET Communications, Inc. dba Strata Networks, and Vernal City.
2. **Agent:** The City Council recognizes Jonathon Michael Weese as the appointed agent for Weese Family Investments, Bruce H. Todd as the appointed agent for UBTA-UBET Communications Inc.; and Douglas B. Hammond as the Vernal City Mayor in matters related to this annexation.

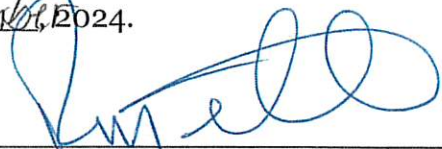


3. **Compliance with Legal Requirements:** The City Council confirms that the annexation process has complied with all legal requirements.
4. **Finding of Best Interests:** The Vernal City Council hereby determines that the annexation is in the best interests of the City and its residents.
5. **Description of the Annexed Property:** The properties as described in Exhibit A attached hereto.
6. **Approval of Annexation:** The City Council hereby approves the annexation of the property owned by Weese Family Investments, LLC, located at the above listed addresses and parcel numbers, and as described in Exhibit A, into Vernal City, and does hereby annex the Annexed Property into the City of Vernal.
7. **Final Plat:** The Vernal City Council approves the Final Plat as attached in Exhibit A and directs that it be filed as required by law.
8. **Zoning:** The Annexed Property is zoned "CP-2" (Commercial Planned Unit Development), and the Vernal City zoning map is hereby amended.
9. **Annexation Date:** The City confirms that, pursuant to Utah Code Ann. § 10-2-425, this Annexation is completed and takes effect upon the date of the Lieutenant Governor's issuance of a Certification of Annexation.
10. **Authorization to Execute:** The Mayor and City Recorder are authorized to execute this Ordinance.
11. **Effective Date:** This Ordinance shall become effective immediately upon publication as required by law.
12. **Instructions for City Recorder:**
  - a) Following the annexation, the City Recorder is hereby directed to notify the office of the Lieutenant Governor of the State about the annexation of the property described above into Vernal City.



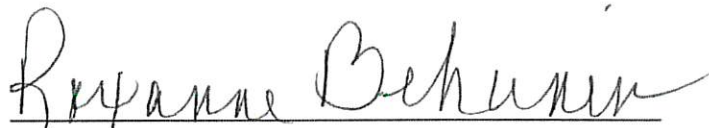
- b) The City Recorder shall submit all necessary documents as required by the office of the Lieutenant Governor. This includes a certified copy of the ordinance, maps of the annexed area, and any other relevant documentation.
- c) The City Recorder shall work with the City Attorney to ensure that all procedures are in compliance with state laws and regulations regarding the annexation process.
- d) The City Recorder shall maintain a record of all communications and submissions made to the Lieutenant Governor's office in relation to this annexation.
- e) The City Recorder shall finally provide a report to the City Council upon completion of all actions related to the office of the Lieutenant Governor, confirming the fulfillment of these duties.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of September, 2024.



\_\_\_\_\_  
Mayor Pro Tempore Randel Mills

ATTEST:



\_\_\_\_\_  
Roxanne Behunin, City Recorder

