

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF BOUNDARY ADJUSTMENT

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of a common boundary adjustment known as the POLE CANYON NO. 3 ADDITION TO EAGLE MOUNTAIN CITY, between TOWN OF CEDAR FORT and EAGLE MOUNTAIN CITY, dated, OCTOBER 7, 2024, and OCTOBER 15, 2024, complying with §10-2-419, 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 common boundary adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to the POLE CANYON NO. 3 ADDITION TO EAGLE MOUNTAIN 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 14th day of November, 2024 at Salt Lake City, Utah.



Deidre M. Henderson

DEIDRE M. HENDERSON
Lieutenant Governor





1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

RECORDER'S OFFICE

October 7, 2024

SENT VIA EMAIL TO ANNEXATIONS@UTAH.GOV

Utah State Lt Governor's Office
PO Box 140760
State Office Building, Room 1160
Salt Lake City, UT 84114

RE: Notice of Impending Boundary Action - Boundary Line Adjustment from the Town of Cedar Fort to Eagle Mountain City

Honorable Lt. Governor:

I, Fionnuala B. Kofoed, City Recorder for Eagle Mountain City, hereby certify that Eagle Mountain City, Utah, has adopted a boundary line adjustment ordinance and completed all actions legally required to annex the territory described on the attached plat.

If you have any questions concerning this boundary line adjustment, please contact my office.

Sincerely,

Fionnuala B. Kofoed, MMC
City Recorder
Phone: 801.789.6610
Email: fkofloed@emcity.org



NOTICE OF IMPENDING BOUNDARY ACTION
(Boundary Adjustment of Common Boundary – Utah Code Ann. § 10-2-419)

October 15, 2024

Lt. Governor Deidre M. Henderson
Utah State Capitol Complex
350 North State Street, Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

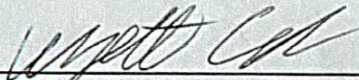
Re: *Boundary Adjustment of Common Boundary with Eagle Mountain City*

Please be informed that on or about September 17th, 2024, the Town Council of Cedar Fort adopted an ordinance approving a boundary adjustment between the Town of Cedar Fort and the City of Eagle Mountain. Because the boundary action described herein is a boundary adjustment of a common boundary, the City of Eagle Mountain was also required to adopt an ordinance approving the boundary adjustment. The City Council of Eagle Mountain adopted an Ordinance approving the boundary adjustment on October 1st, 2024.

As Mayor and Chair of the Cedar Fort Town Council, I hereby notify you that this impending boundary action is a "Boundary Adjustment" pursuant to Utah Code Ann § 10-2-419 and that the Town of Cedar Fort is the entity affected by this boundary action. The boundary adjustment is described on the attached approved final local entity plat. Also attached are copies of the ordinances from Cedar Fort and Eagle Mountain approving the boundary adjustment.

I respectfully request that you issue a Certificate of Boundary Adjustment for this boundary action as described in Utah Code Ann. § 67-1a-6.5. A letter pursuant to Utah Code Ann. § 67-1a-6.5(3)(d) from the Utah State Retirement Office is not required because this boundary action is not an incorporation or creation of a local entity that may result in the employment of personnel. The effective date of the boundary action will be the date on which you issue the requested Certificate. Pursuant to Utah Code Ann. § 67-1a-6.5(3)(e), I hereby certify all requirements applicable to this annexation have been met.


Respectfully Submitted,



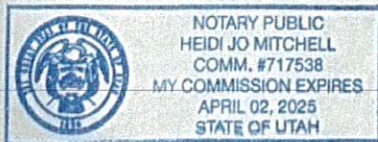
WYATT COOK, Mayor and Chair
Cedar Fort Town Council

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

Subscribed and sworn to before me on this 15th day of October 2024, by WYATT COOK Mayor and Chair of the Cedar Fort Town Council.



NOTARY PUBLIC





ORDINANCE NO. CFR-204-BA-2024

AN ORDINANCE ADJUSTING A COMMON BOUNDARY LINE
BETWEEN CEDAR FORT TOWN AND EAGLE MOUNTAIN CITY

WHEREAS, Cedar Fort Town shares a common boundary with Eagle Mountain City ("Eagle Mountain"); and

WHEREAS, on September 17, 2024, Oquirrh Wood Ranch, LLC ("Oquirrh Wood"), the owner of 100 percent of the interests in certain real property ("Adjustment Area") located within Cedar Fort Town ("Cedar Fort"), filed an Application for Boundary Line Adjustment ("Application") of the Adjustment Area from the geographical boundaries of Cedar Fort; and

WHEREAS, the boundary line adjustment is necessary because Eagle Mountain would be able to provide utility services for the Adjustment Area that the Town is presently unable to service and provide; and

WHEREAS, the Cedar Fort Town Council understands that Eagle Mountain is willing to adjust the boundary line to the Adjustment Area pursuant to Utah Code § 10-2-419; and

WHEREAS, on May 21, 2024, in accordance with Section 10-2-419 of the Utah Code, Cedar Fort Town held a Town Council meeting on the boundary line adjustment and passed the resolution; and

WHEREAS, at the public hearing held by Cedar Fort Town, support for the boundary adjustment was voided and objections were made to the point that residents did not want the boundary adjustment; and

WHEREAS, the Town Council of Cedar Fort believes it to be equitable and fair to grant the Application and allow the Adjustment Area to be removed from the geographical boundaries of Cedar Fort and adjust the common boundary line between Cedar Fort and Eagle Mountain.

**NOW, THEREFORE, THE CEDAR FORT TOWN COUNCIL ORDAINS
AS FOLLOWS:**

Section 1. BOUNDARY LINE ADJUSTMENT. The Cedar Fort Town Council adjusts the common boundary line for the Adjustment Area as more particularly described in the legal description and map in Exhibit A. The Adjustment Area is removed from Cedar Fort and incorporated into Eagle Mountain.

Section 2. EFFECTIVENESS. This Ordinance shall become effective and part of the Cedar Fort Municipal Code when Cedar Fort and Eagle Mountain have adopted an

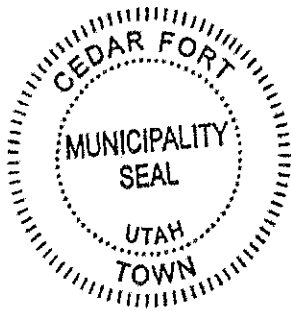
ordinance after holding the public hearing, and the Lieutenant Governor's Office issues a certificate of boundary adjustment.

PASSED, ADOPTED, AND APPROVED BY THE TOWN COUNCIL OF CEDAR FORT, STATE OF UTAH THIS 17TH DAY OF SEPTEMBER, 2024.

By: 
Mayor Wyatt Cook

Attest:

Town Clerk Ashleigh Mascaro



MOVED for this ordinance to be adopted:

Wyatt Cook


Town Council Member

SECONDED the foregoing motion: Alex Carter


Town Council Member

Roll Call Voting:

Mayor Wyatt Cook

Vote: yea 

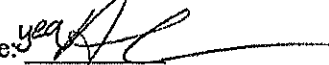
Councilmember: Jed Berry

Vote: yea 

Councilmember: Travis Giles

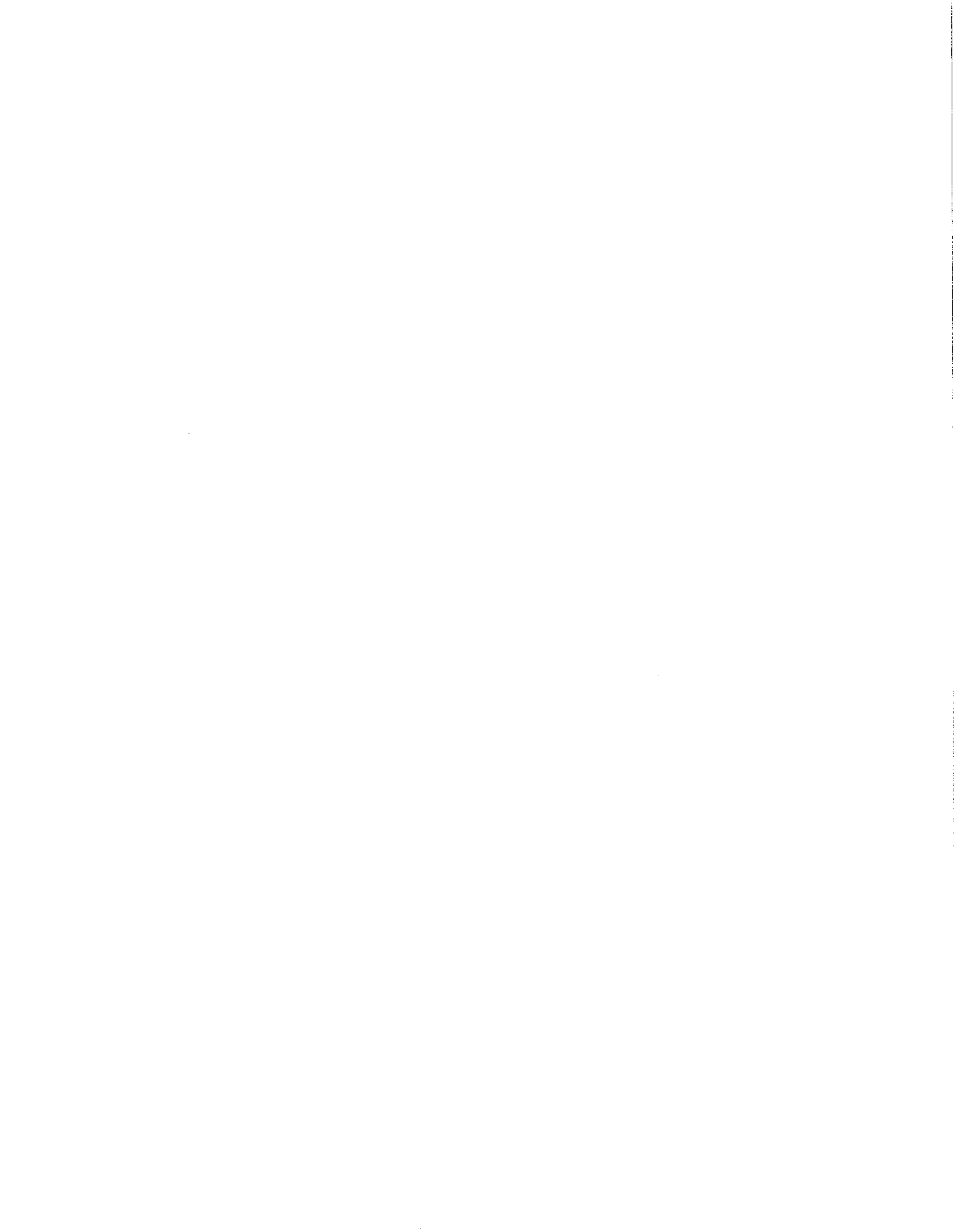
Vote: absent

Councilmember: Alex Carter

Vote: yea 

Councilmember: Vacant





ORDINANCE NO. 051 -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ADJUSTING A BOUNDARY LINE OF CERTAIN REAL PROPERTY FROM THE GEOGRAPHICAL BOUNDARIES OF THE TOWN OF CEDAR FORT TO THE GEOGRAPHICAL BOUNDARIES OF EAGLE MOUNTAIN CITY

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah met on October 1, 2024 to discuss, among other things, adjusting a common boundary line between Eagle Mountain City and the town of Cedar Fort, Utah; and

WHEREAS, on March 29, 2024, Oquirrh Wood Ranch, LLC ("OWR"), the owner of 100 percent of the interest in certain real property ("Adjustment Area") located within Cedar Fort, filed an Application for Boundary Line Adjustment ("Application") of the Adjustment Area from the geographical boundaries of Cedar Fort; and

WHEREAS, the Application is necessary because the City would be able to provide utility services for the Adjustment Area that Cedar Fort is presently unable to service and provide; and

WHEREAS, the City recognizes that Cedar Fort is willing to make the adjustments to the common municipal boundary as evidenced by Cedar Fort's adoption of Ordinance CFR-204-BA-2024 titled "AN ORDINANCE ADJUSTING A COMMON BOUNDARY LINE BETWEEN THE TOWN OF CEDAR FORT AND EAGLE MOUNTAIN CITY" wherein Cedar Fort approved its respective portion of the Application subject to Eagle Mountain City's approval of the same; and

WHEREAS, on July 16, 2024, Eagle Mountain City Council held a regularly scheduled public meeting and adopted Resolution RES-42-2024 wherein it signaled its intent to consider the Application and schedule a public hearing on the Application for not less than 60 days after the passage of Resolution RES-42-2024 and

WHEREAS, Eagle Mountain City provided requisite notice of the public hearing where the City Council was able to hear feedback on the Application; and

WHEREAS, no written protests were received by Eagle Mountain City regarding the Application; and

WHEREAS, the Eagle Mountain City Council finds that it is equitable and fair to approve the Application and allow the Adjustment Area to be included within the geographic

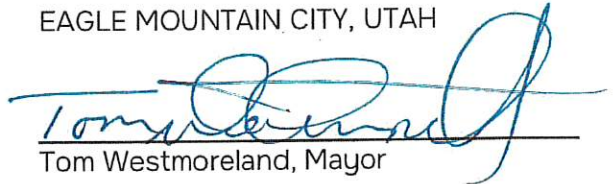
boundaries of Eagle Mountain City and adjust the common boundary line between the Town of Cedar Fort and Eagle Mountain City.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

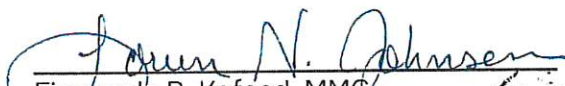
1. Findings. The City Council finds that all required noticed, public hearings, and other requirements have been satisfied for the City Council to consider and approve the Application.
2. Boundary Line Adjustment. Eagle Mountain City adjusts the common boundary line for the Adjustment Area as more particularly described in the legal description and map in the attached Exhibit A. The Adjustment Area is removed from the Town of Cedar Fort and incorporated into Eagle Mountain City.
3. Effectiveness. Pursuant to Utah Code Ann. § 10-2-419(7), this Ordinance shall take effect when each municipality involved in the boundary adjustment has adopted an ordinance” approving the adjustment of the common boundary line. Accordingly, because Cedar Fort previously adopted an ordinance approving the boundary adjustment, this Ordinance shall take effect once signed by the Mayor as provided below.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of October, 2024.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:

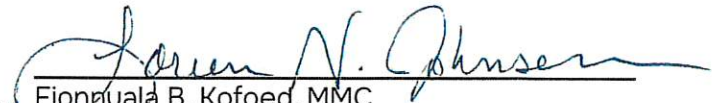
For: 
Fionnuala B. Kofoed, MMC
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 1st day of October, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input type="checkbox"/> Rich Wood	<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input type="checkbox"/> Brett Wright	<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright
<input checked="" type="checkbox"/> Tom Westmoreland	<input type="checkbox"/> Tom Westmoreland	<input type="checkbox"/> Tom Westmoreland	<input type="checkbox"/> Tom Westmoreland

For: 
Fionnuala B. Kofoed, MMC
City Recorder



Posted on 10.2.24 by lj.

Exhibit A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE WITHIN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, COUNTY OF UTAH, STATE OF UTAH SAID TRACT BEING A PORTION OF THE TOWN OF CEDAR FORT, DEPICTED AND DESCRIBED ON THE FINAL LOCAL ENTITY PLAT TITLED CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003, MAP NO.: 9869, OF OFFICIAL COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER ALSO BEING A CORNER IN COMMON TO THE TOWN OF CEDAR FORT, PER SAID CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003 (MAP NO.: 9869) AND EAGLE MOUNTAIN CITY, PER FINAL LOCAL ENTITY PLATS TITLED POLE CANYON NO.1 ADDITION, RECORDED AS ENTRY NO.: 2548:2001 (MAP NO.: 13376) AND POLE CANYON NO.2 ADDITION, RECORDED AS ENTRY NO.: 2549:2011 (MAP NO.: 13377); AND RUNNING THENCE NORTH 89°52'19" WEST, ALONG THE EXISTING COMMON BOUNDARY LINE BETWEEN THE TOWN OF CEDAR FORT AND EAGLE MOUNTAIN CITY AND THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 2651.86 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE DEPARTING SAID COMMON BOUNDARY LINE, BEARING NORTH 0°35'26" EAST, ALONG THE NORTH-SOUTH CENTER QUARTER OF SAID SECTION 17, A DISTANCE OF 1337.23 FEET, TO THE C-N 1/16TH CORNER; THENCE SOUTH 89°48'45" EAST, ALONG THE EAST-WEST 1/16TH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1323.71 FEET, TO THE NE 1/16TH; THENCE NORTH 0°29'45" EAST, ALONG THE NORTH-SOUTH 1/16TH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1335.86 FEET, TO THE E-1/16TH CORNER COMMON TO SAID SECTION 8 & 17; THENCE SOUTH 89°45'09" EAST, ALONG THE SECTION LINE COMMON TO SAID SECTION 8 & 17, A DISTANCE OF 1321.49 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, AND A CORNER IN COMMON TO AFORESAID CEDAR FORT AND EAGLE MOUNTAIN CITY MUNICIPAL BOUNDARIES; THENCE SOUTH 0°24'02" WEST, ALONG THE SECTION LINE AND CURRENT COMMON BOUNDARY LINE, A DISTANCE OF 2668.92 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 121.8 ACRES, MORE OR LESS, BEING ANNEXED INTO EAGLE MOUNTAIN CITY.

