

STATE OF UTAH



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.



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: JT Valley 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. 07-01-2020-A and the JT Valley Annexation Plat are attached.

Dated this 10th day of August, 2020.

Kim E. Holindrake, MMC
City Recorder

Enclosures:
Ordinance No. 07-01-2020-A
JT Valley Annexation Plat

ORDINANCE NO. 07-01-2020 -A

AN ORDINANCE ANNEXING APPROXIMATELY 14.87 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE FOUR PARCELS INCLUDED IN THE JT VALLEY ANNEXATION, AND ZONING THE PROPERTY A-5-H, ANNEXATION HOLDING ZONE, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

WHEREAS, Payson City received an Application for Annexation of the JT Valley Annexation area on March 11, 2020. The proposed annexation encompasses Utah County Parcels 30:084:0095, 30:084:0115, 30:084:0116, and 30:084:0117 and includes 14.87 acres, as indicated in the JT Valley Annexation Legal Description referenced in Exhibit “A”; and,

WHEREAS, the Payson City Council accepted the petition for the JT Valley Annexation for further review on March 18, 2020, 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 March 26, 2020 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 July 1, 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 14.87 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 A-5-H, Annexation Holding Zone 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 JT Valley Annexation is hereby annexed into the corporate limits of Payson City, Utah according to the JT Valley 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 JT Valley 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 JT Valley 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 JT Valley Annexation, with the underlying A-5-H, Annexation Holding 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 A-5-H, Annexation Holding Zone is consistent with the Payson City General Plan.

CONDITIONS OF APPROVAL. The Official Zoning Map shall be amended to include the JT Valley Annexation property in the A-5-H, Annexation Holding 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” JT Valley Annexation Legal Description

Exhibit “B” JT Valley 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.

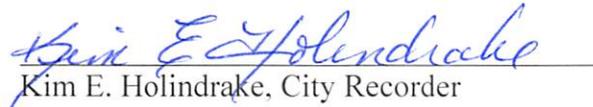
Signature Page to Follow

Passed and ordained by the Payson City Council this 1st day of July, 2020.



William R. Wright, Mayor

Attest:



Kim E. Holindrake, City Recorder



Exhibit "A"
JT Valley Annexation Legal Description

Beginning at a point on the Existing City Boundary Line, which point lies North 89°34'59" East 871.99 feet along the Section Line and South 466.21 feet from the Northwest Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence along the Existing City Boundary Line the following eight (8) courses to wit: (1) North 89°15'00" East 360.70 feet, (2) South 12°21'00" West 119.94 feet, (3) North 89°53'29" East 138.60 feet, (4) North 88°08'15" East 387.10 feet, (5) North 88°36'40" East 268.26 feet, (6) North 88°51'08" East 619.22 feet, (7) North 2°56'23" East 0.73 feet, (8) North 88°48'53" East 28.70 feet; thence South 324.58 feet; thence South 89°00'00" West 561.25 feet; thence South 0°39'53" East 10.81 feet; thence South 88°34'40" West 215.17 feet; thence North 1°14'21" West 1.73 feet; thence South 88°40'26" West 529.72 feet; thence South 0°24'16" East 0.70 feet; thence South 89°09'57" West 98.11 feet; thence South 89°12'15" West 477.86 feet; thence North 13°15'00" East 340.55 feet; thence South 89°47'10" West 2.44 feet; thence North 14°05'07" East 121.35 feet to the point of beginning.

Containing 14.87 acres.

PAYSON CITY
LEGAL NOTICE

Summary of Ordinance(s)

The Payson City Council passed the following ordinance(s) on July 1, 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: 07-01-2020-A: AN ORDINANCE ANNEXING APPROXIMATELY 14.87 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE FOUR PARCELS INCLUDED IN THE JT VALLEY ANNEXATION, AND ZONING THE PROPERTY A-5-H, ANNEXATION HOLDING ZONE, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

ORDINANCE NO: 07-01-2020-B: AN ORDINANCE AMENDING SECTION 10.6 OF THE PAYSON CITY WATER ORDINANCE UPDATING THE AMOUNT OF WATER AND THE TYPE OF WATER REQUIRED FOR DEVELOPMENT IN PAYSON CITY.

ORDINANCE NO: 07-01-2020-C: AN ORDINANCE AMENDING AND/OR ADDING VARIOUS SECTIONS OF TITLE 20, SUBDIVISION ORDINANCE, OF THE PAYSON CITY CODE AND PROVIDING AN EFFECTIVE DATE.

Published in the Payson Chronicle on July 15, 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

PAYSON CITY LEGAL NOTICE
Summary of Ordinances

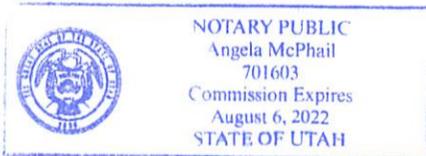
was published in said newspaper for 1 consecutive issues,
the first publication having been made on the 20 day of
May, 2020, and the last on the — day of
—, that said notice was published in the
regular and entire issue of every number of the paper during the
period and times of publication, and the same was published in the
newspaper proper and not in any supplement.

Michael Olson

Subscribed and sworn to before me this 20th day of
May, 2020

Angela McPhail
Notary Public

My commission expires: August 16, 2022



"I certify that the good or services indicated
on this invoice have been received by this
department and I hereby authorize payment of
\$ _____, on this day _____"
Signed _____
Acct # _____

10-4111-540

[Signature]

PAYSON CITY LEGAL NOTICE

Summary of Ordinance(s)

The Payson City Council passed the following ordinance(s) on May 6, 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: 05-06-2020-A: AN ORDINANCE AMENDING AND/OR ADDING VARIOUS SECTIONS OF TITLE 19, ZONING ORDINANCE, INCLUDING APPENDIX A, OF TITLE 19, ZONING ORDINANCE OF THE PAYSON CITY CODE AND PROVIDING AN EFFECTIVE DATE.

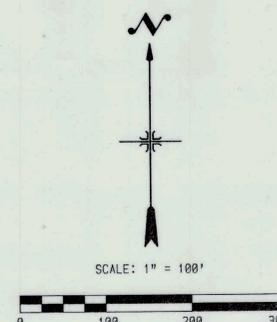
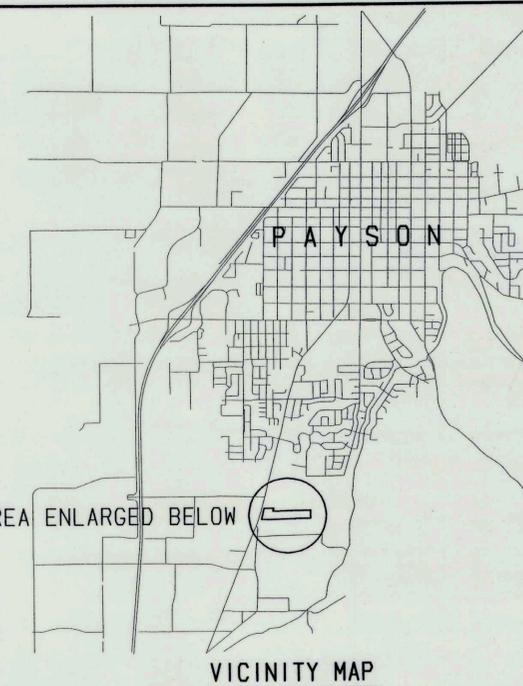
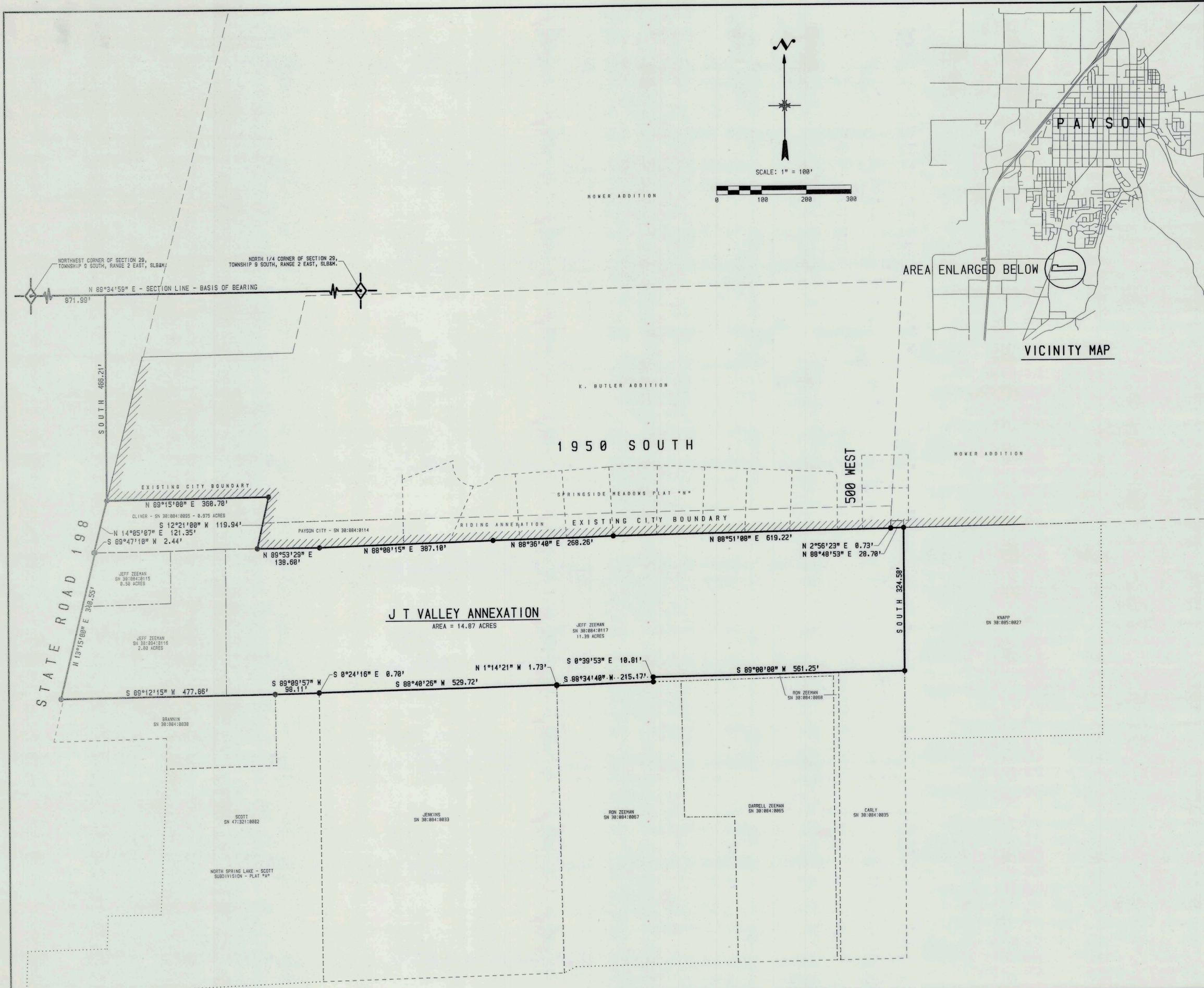
ORDINANCE NO: 05-06-2020-B: AN ORDINANCE SUPPLEMENTING THE PAYSON CITY DEVELOPMENT GUIDELINES BY ENACTING AND ADOPTING ADDITIONAL SEPARATE SUPPLEMENTAL OR AMENDED CONSTRUCTION SPECIFICATIONS, STANDARDS AND DRAWINGS.

ORDINANCE NO: 05-06-2020-C: AN ORDINANCE AMENDING THE PAYSON CITY STREETS MASTER PLAN MAP, AN ELEMENT OF THE PAYSON CITY GENERAL PLAN AND PROVIDING AN EFFECTIVE DATE.

/s/ Kim E. Holindrake

Kim E. Holindrake, City Recorder

Published in the Payson Chronicle on May 20, 2020.



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO PAYSON CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH LIES NORTH 89°34'59" EAST 871.99 FEET ALONG THE SECTION LINE AND SOUTH 466.21 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°15'00" E	360.70'	ALONG THE EXISTING CITY BOUNDARY LINE
S 12°21'00" W	119.94'	ALONG THE EXISTING CITY BOUNDARY LINE
N 89°53'29" E	138.60'	ALONG THE EXISTING CITY BOUNDARY LINE
N 88°08'15" E	387.10'	ALONG THE EXISTING CITY BOUNDARY LINE
N 88°36'40" E	268.26'	ALONG THE EXISTING CITY BOUNDARY LINE
N 88°51'08" E	619.22'	ALONG THE EXISTING CITY BOUNDARY LINE
N 2°56'23" E	0.73'	ALONG THE EXISTING CITY BOUNDARY LINE
N 88°48'53" E	28.70'	ALONG THE EXISTING CITY BOUNDARY LINE
S O U T H		
S 89°00'00" W	324.58'	
S 0°39'53" E	10.81'	
S 88°34'40" W	215.17'	
N 1°14'21" W	1.73'	
S 88°40'26" W	529.72'	
S 0°24'16" E	0.70'	
S 89°09'57" W	98.11'	
S 89°12'15" W	477.86'	
N 13°15'00" E	340.55'	
S 89°47'10" W	2.44'	
N 14°05'07" E	121.35'	TO THE POINT OF BEGINNING.
AREA = 14.87 ACRES		

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 89°34'59" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 29, T 9 S, R 2 E, S.L.B.&M.

Barry L. Prettyman
SURVEYOR

July 31, 2020
DATE

REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
#166406
STATE OF UTAH
ENGINEER/SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT I, MAYOR OF PAYSON CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HERON 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 J T VALLEY ANNEXATION.

DATED THIS 1st DAY OF July, 2020

William R. Wright
MAYOR

Eric E. Blundhake
RECORDER

PAYSON CITY SEAL
UTAH
RECORDER'S SEAL

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UAH CODE ANNOTATED 17-23-20 AS AMENDED.

Dany Ratelle
UTAH COUNTY SURVEYOR

Aug. 5, 2020
DATE

UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

COUNTY ATTORNEY _____ DATE _____

ANNEXATION PLAT

J T VALLEY

PAYSON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

This form approved by Utah County and the municipalities therein.
FOR RECORDERS OFFICE USE.