

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

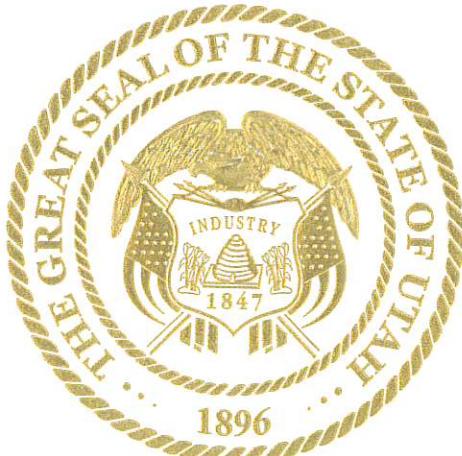
I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation for ONADO CEDAR CITY, July 26, 2021, complying with Section 10-2-425, Utah Code Annotated, 1953, as amended.

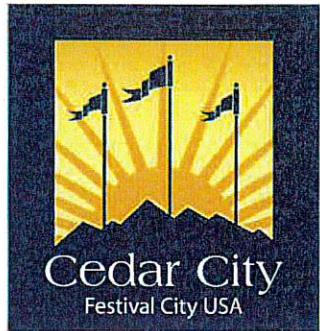
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to ONADO CEDAR CITY, located in Iron County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 26th day of July, 2021 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor





Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

Mayor
Maile Wilson-Edwards

Council Members
Ronald R. Adams
Terri W. Hartley
Craig E. Isom
W. Tyler Melling
R. Scott Phillips

City Manager
Paul Bittmenn

June 29, 2021

The Honorable Deidre M. Henderson
Utah Lieutenant Governor
Utah State Capital Complex
Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: Notice of Impending Boundary Action – Onado Annexation (2300 W. 3000 N.)

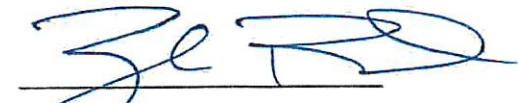
Dear Lt. Governor Henderson:

In accordance with the terms of UCA §10-2-425 and UCA §67-1a-6.5 please accept this notice that Cedar City has passed an ordinance annexing approximately 40.02 acres of land into its municipal boundaries. Included herewith are duly executed copies of Cedar City's annexation ordinance and a copy of the final plat map.

Please accept this signed and verified statement certifying that all requirements applicable to this annexation have been completed. Please issue to Cedar City the appropriate certificate regarding this annexation.

If you have any questions or need anything, please contact me.

Sincerely,



Tyler Romeril
Cedar City Attorney

CEDAR CITY ORDINANCE NO. 0623-21-1

**AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 40.02 ACRES OF PROPERTY
LOCATED IN THE VICINITY OF 2300 WEST 3000 NORTH INTO THE CORPORATE LIMITS OF CEDAR CITY,
UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF CEDAR CITY TO ZONE THE PROPERTY
ANNEX TRANSITION (AT)**

WHEREAS, on April 29, 2021, Kevin Booth, the Chief Financial Officer, and legal signee of WestCor Companies, petitioned the City Council for approval of an annexation into the Cedar City limits. The petition and plat map are attached as Exhibit A; and

WHEREAS, the Property is approximately 40.02 acres in size and is located in the vicinity of 2300 West 3000 North. The legal description of the property is attached as Exhibit B; and

WHEREAS, the Property is included within the Cedar City Annexation Expansion Area, and is not included within any other municipal jurisdiction; and

WHEREAS, the Planning Commission, after proper notice, conducted a public hearing, and voted to forward a positive recommendation for this proposed annexation to the City Council; and

WHEREAS, the annexation application and submit documents are deemed complete; and

WHEREAS, the Cedar City Council accepted the petition for annexation on May 12, 2021; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-403(2), (3), and (4) of the Utah Code, annotated 1953 as amended, and found the petition complied with all applicable criteria of the Utah Code; and

WHEREAS, the City Recorder had public notice posted in a newspaper of general circulation, giving notice that the petition had been certified and the required 30-day protest period had begun; and

WHEREAS, no protests were filed by an "affected entities" or other jurisdictions within the 30-day protest period and the petition was considered accepted on June 12, 2021; and

WHEREAS, an Annexation Memorandum of Understanding for the Availability and Providing of City Services, sets forth further terms and conditions of the Annexation, is herein included as Exhibit C; and

WHEREAS, the Council finds that the Property is zoned Annex Transition (AT); and

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the Property is hereby annexed into the corporate limits of Cedar City, Utah. The Property so annexed shall enjoy the privileges of Cedar City and shall be subject to all City levies and assessments. The Property shall be subject to all City laws, rules and regulations upon the effective date of this ordinance. The City staff is hereby directed to make the necessary changes to the City's zoning map, zoning the property Annex Transition (AT).

This ordinance, Cedar City Ordinance No. 0623-21-1, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Dated this 29th day of June, 2021.

[SEAL]

ATTEST:



Renon Savage
RENON SAVAGE, RECORDER

A handwritten signature in blue ink, appearing to read "Maile L. Wilson-Edwards".

MAILE L. WILSON-EDWARDS, MAYOR

Exhibit A

Cedar City Ordinance 0623-21-1.

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE
STATE OF UTAH:

The Petition of the undersigned owners of real property hereinafter more particularly described, do hereby present this Petition for Annexation of the said real property into the corporate limits of the City of Cedar City, Utah, and respectfully represent as follows:

1. That they are the owners of the real property in the territory lying contiguous to the present corporate limits of the city of Cedar City, in Iron County, State of Utah.
2. That the undersigned Petitioners constitute a majority of the owners of the said real property, and at least 1/3 of the value of all private real property within the area proposed for annexation, and that they desire to have such property annexed to the City of Cedar City, Utah and become a part thereof.
3. That attached hereto is an accurate plat or map of such territory to be so annexed, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of the city of Cedar City, Utah, and which plat or map has been prepared by Go Civil Engineering & Iron Ridge Land Surveying, competent and duly licensed engineers and surveyors.
4. That the territory to be so annexed is shown on the annexation plat attached hereto and is more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, T35S, R11W, SLB&M;
THENCE S0°09'47"E, 1326.73 FEET ALONG THE SECTION LINE TO THE 1/16TH CORNER; THENCE N89°28'19"W, 1313.64 FEET ALONG THE 1/16TH SECTION LINE TO THE 1/16TH CORNER; THENCE N0° 06'35"W, 1328.78 FEET ALONG THE 1/16TH SECTION LINE TO THE 1/16TH CORNER; THENCE S89° 22'55"E, 1312.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 40.02 ACRES.

5. The petitioner designated as the contact sponsor is Go Civil Engineering, at
590 North 800 West, Cedar City, Utah.

WHEREFORE, your Petitioners pray that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 29 day of APRIL, 2021.

—DocuSigned by:
Kevin Booth

(Please sign your name)
Kevin Booth Manager

(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

Exhibit B
Cedar City Ordinance 0623-21-1.

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, T35S, R11W, SLB&M; THENCE S0°09'47"E, 1326.73 FEET ALONG THE SECTION LINE TO THE 1/16TH CORNER; THENCE N89°28'19"W, 1313.64 FEET ALONG THE 1/16TH SECTION LINE TO THE 1/16TH CORNER; THENCE N0°06'35"W, 1328.78 FEET ALONG THE 1/16TH SECTION LINE TO THE 1/16TH CORNER; THENCE S89°22'55"E, 1312.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 40.02 ACRES.

Exhibit C
Cedar City Ordinance 0623-21-1.

ANNEXATION
MEMORANDUM OF UNDERSTANDING
FOR
THE AVAILABILITY AND PROVIDING OF CITY SERVICES

ANNEXATION NAME: ONADO INVESTMENTS, LLC

ANNEXATION AREA: 40.02 Acres

ANNEXATION LOCATION: Being the NE1/4 of the NE1/4 of Section 28, Township 35, Range 11 West, Salt Lake Base & Meridian, Iron County, Utah. (Approximate address is 2300 West and 3000 North)

This memorandum of understanding describes the availability and requirements to provide the basic City services to the Annexation Area. It is clearly understood that this is a general statement of the availability and requirements to provide services relative to this annexation area. Cedar City Corporation may require additional improvements in the process of the development and reserves the right to do so.

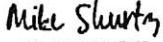
DESCRIPTION OF SERVICES

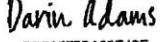
1. WATER: There is a 12-inch city water line stub located approximately 250 feet to the east that is located in 3000 North near the Northwest corner of Gemini Meadows Subdivision.
2. SEWER: There is an existing 24-inch sewer main located in 3000 North that runs west and connects the existing 27-inch sewer main located in 2300 West that runs north to the Cedar City Sewer Treatment Plant.
3. DRAINAGE: The existing terrain sheet flows in the northerly direction with an existing drainage channel located along the east boundary line. Any future development will need to be analyzed to determine if the existing channel can be utilized or additional infrastructure will be needed to handle future development.
4. ACCESS: The main access to the property will be from 3000 North and/or 2300 West.
5. FIRE: All development shall conform to the currently adopted International Fire Code. If the development included gated entrances they shall be approved by the fire code official. A water supply with at least 1500 gpm for a 2-hour duration at not less than 20 psi shall be provided and hydrants shall be spaced at a not to exceed 500 feet of vehicle travel distance according to the International Fire Code. Roadways grade maximum road grade of 10 % and in addition to the 12 feet of each lane of travel include a minimum unobstructed width of 20 feet. Roadways shall be constructed of a hard, all weather surface designed to support the heaviest piece of fire apparatus likely to operate on the roadway. Those areas that border on a wild land interface shall conform to the urban Wild Land Interface Code.

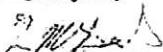
If a development falls outside of the five-mile radius imposed by ISO it will be classified as class 10 unprotected. While the fire department will still provide fire protection, the insurance rates for these areas will be greater than the ISO class 4 the areas within the 5-mile radius.

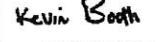
5. POLICE: The annexed property is within the area presently served by the Cedar City Police Department.

APPROVALS:

DocuSigned by:

C6AFA8ACE78F49B
CEDAR CITY FIRE DEPARTMENT

DocuSigned by:

DD28EF7B488E42E
CEDAR CITY POLICE DEPARTMENT

DocuSigned by:

3F7FA60E7B0F415
CEDAR CITY ENGINEERING DEPARTMENT

DocuSigned by:

12702B54ECE44CB
PROPERTY OWNER

Eng/forms/annexation MOU blank

