

STATE OF UTAH



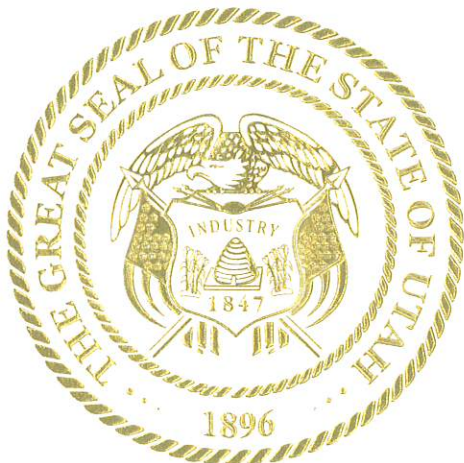
OFFICE OF THE LIEUTENANT GOVERNOR

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 PARCEL CD-258 ANNEXATION TO OAKLEY CITY located in OAKLEY CITY dated OCTOBER 23, 2025, 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 PARCEL CD-258 ANNEXATION TO OAKLEY CITY located in SUMMIT COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 4th day of MARCH, 2026 at Salt Lake City, Utah.



Deidre M. Henderson

DEIDRE M. HENDERSON
Lieutenant Governor



**NOTICE OF IMPENDING BOUNDARY ACTION
DEER MEADOWS ANNEXATION**

To The Lieutenant Governor, State of Utah:

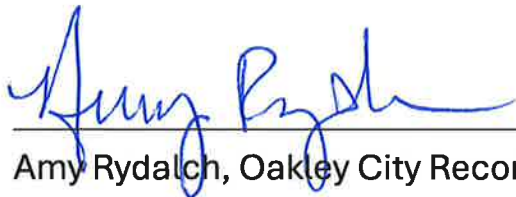
I am the City Recorder of Oakley City. I am submitting this Notice of Impending Boundary Action regarding the Deer Meadows Annexation. This annexation was accomplished by Ordinance No. 2025-02, which was passed by the Oakley City Council on October 22, 2025.

I hereby certify that all legal requirements applicable to this boundary action have been met.

Enclosed herewith are (1) a copy of the Ordinance 2025-02, and (2) a copy of the approved final local entity plat.

Please contact me with any questions at 435-783-5734.

Signed,



Amy Rydalch, Oakley City Recorder
960 W. Center Street
Oakley, UT 84055
amy@oakleyut.gov

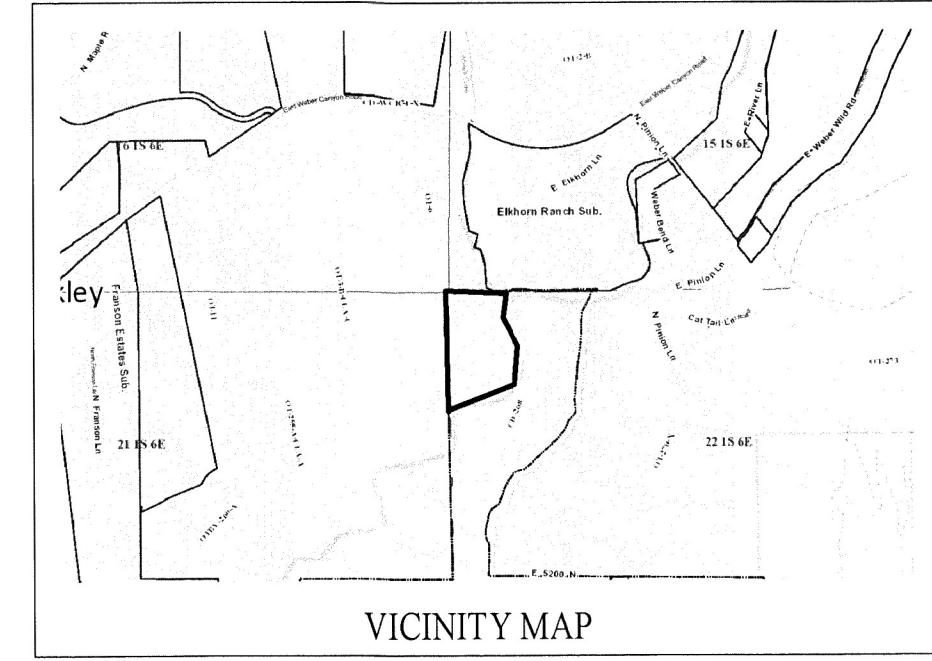


Date

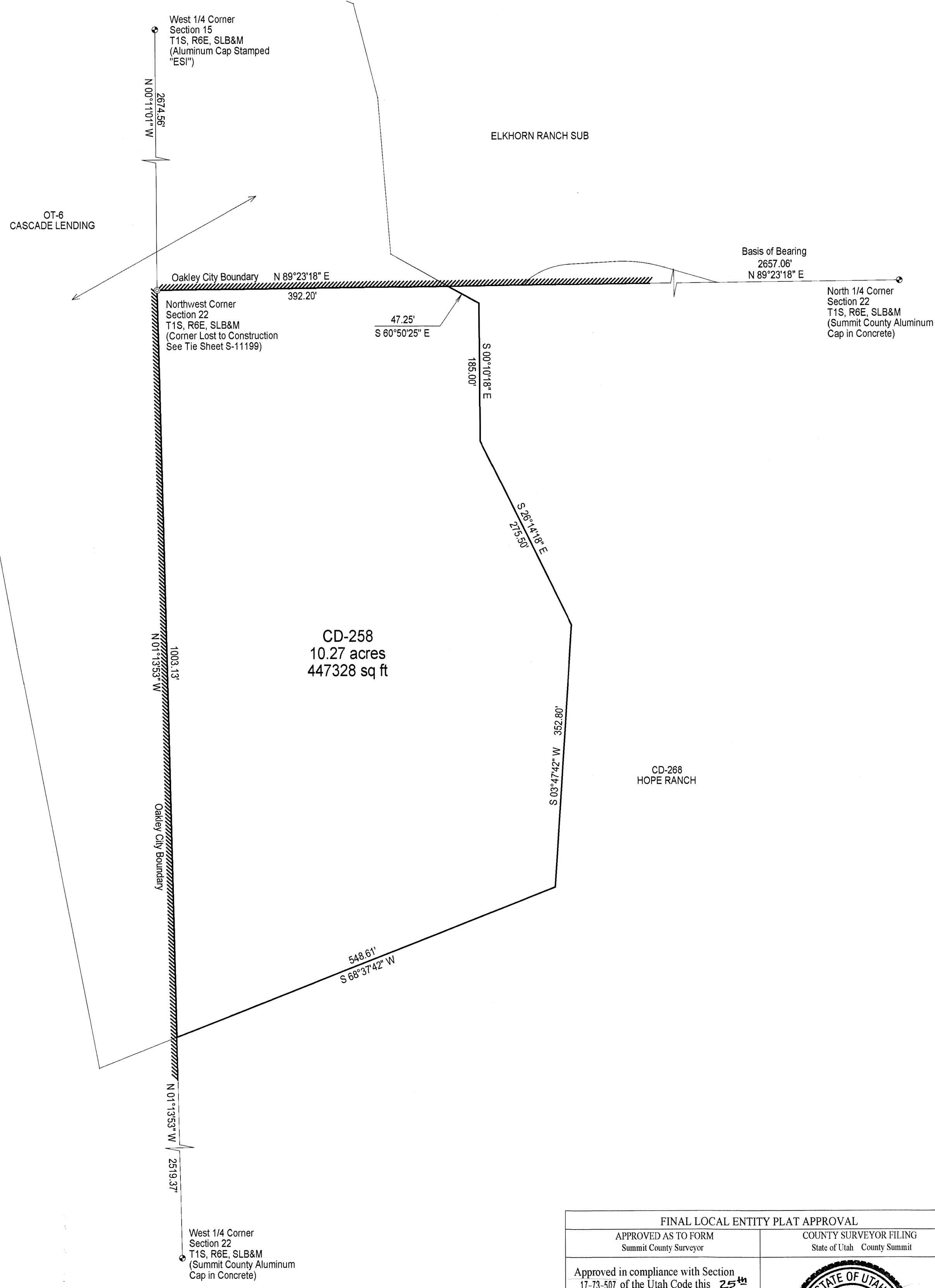
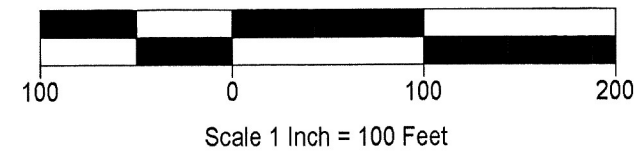


FINAL LOCAL ENTITY PLAT - PARCEL CD-258 ANNEXATION TO OAKLEY CITY

Located in the NW 1/4, Section 22, Township 1 South, Range 6 East, Salt Lake Base and Meridian
Oakley, Summit County, Utah



VICINITY MAP



LEGEND

- Missing Section Corner. (See Tie Sheet as labeled)
- Section Corner (As Labeled)
- ▬▬▬▬▬▬ oakley city Boundary

Note: No Monuments were set as part of this survey as the corners either fall in the Weber River or in the Footprint of a newly constructed house.

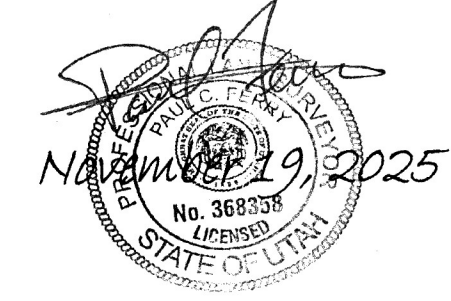
Annexation Description

A tract of Land being part the Northwest 1/4 of Section 22, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing being along the Section Line between the Northwest Corner and the North 1/4 Corner of said Section 22 having a bearing of North 89° 23' 18" East described as follows:

Beginning at the Northwest Corner of Section 22, T1S, R6E, SLB&M and running thence North 89°23'18" East 392.20 feet along the Section Line; thence South 60°50'25" East 47.25 feet to Parcel CD-268; the next (4) courses are along said Parcel CD-268, thence South 00°10'18" East 185.00 feet; thence South 26°14'18" East 275.50 feet; thence South 03°47'42" West 352.80 feet; thence South 68°37'42" West 548.61 feet to the Section Line; thence North 01°13'53" West 1003.13 feet along the Section Line to the POINT OF BEGINNING; said described tract containing 10.27 Acres, more or less.

Surveyor Certificate

I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah as referenced in Section 17-73-504 and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property and that the plat hereon is a true and correct representation of said survey.



FINAL LOCAL ENTITY PLAT APPROVAL	
APPROVED AS TO FORM Summit County Surveyor	COUNTY SURVEYOR FILING State of Utah County Summit
Approved in compliance with Section 17-73-507 of the Utah Code this <u>25th</u> day of <u>NOVEMBER</u> , 2025.	
Summit County Surveyor BY: <u>Gregory R. Wolbach</u> Summit County Surveyor	

OAKLEY CITY
Reviewed and Approved by the Oakley City Council this <u>25</u> day of <u>Nov</u> , 2025 Mayor

COUNTY RECORDER
NO. State of Utah, County of Summit, Recorded and filed at the request of Date: ___/___/20___ Time: ___:___ Book: ___ Page: ___ Fee \$ _____ County Recorder

HIGH MOUNTAIN SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
(435) 336-4210

COMMENTS:

SURVEYED BY: PCF	DRAWN BY: PCF
PROJECT NO:	DATE: October 28, 2025

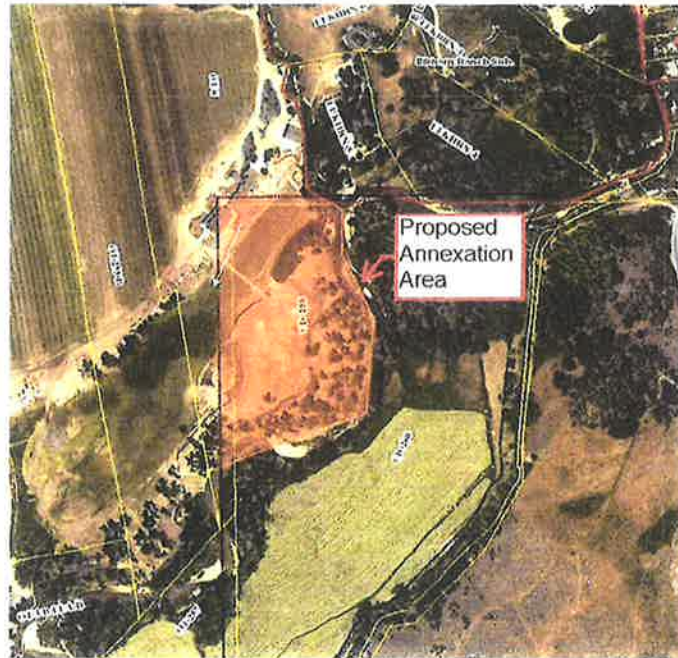
Oakley City Annexation Survey
Prepared For: Oakley City
Parcel CD-258
Part of the NW 1/4, Section 22, T1S, R6E, SLB&M
Oakley, Summit County, Utah

SHEET 1 OF 1



On September 10, 2025, the Oakley City Council of Oakley, Utah, adopted Resolution 2025-06 indicating its intent to annex the following described real property:

Deer Meadows Ranch
Summit County Parcel CD-258
Approximately 11.53 Acres



NOTICE IS HEREBY GIVEN that the Oakley City Council will hold a public hearing in conjunction with the regular session on October 22, 2025, at 7:00 PM at the Oakley City Hall, 960 West Center Street, Oakley Utah, for the purpose of receiving public comment regarding the proposed annexation.

The Oakley City Council will act to annex the above-described real property unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation, own real property that covers a majority of the total private land within the area proposed for annexation, and is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation in accordance with applicable provisions of UCA 10-2-812. All written protests must be filed with the Oakley City Recorder by 4:00 PM on October 22, 2025.

Dated and Posted this 23rd day of September 2025

Amy Rydalch, Oakley City Recorder



CERTIFICATE OF MAILING


I do hereby certify that I mailed a true and correct copy of the Oakley City Intent to Annex Notice to the following by first class mail on September 23, 2025:

Summit County Council
South Summit School District
Enbridge Gas
Rocky Mountain Power
Summit County Mosquito Abatement
South Summit Fire District

Real Property Owners within 1,000 Feet of proposed annexation area:

Steven Smith
Charles Rockwood Family Protection Trust
Deer Meadows Ranch LLC
Dan Hope Ranch LLC
Deer Meadows Ranch LLC
Hope Ranch LLC
Sherry A. Millburn Trust
Oakley City
Gary Heap
MHTRS Richmond Family Limited Partnership
LW Trust
Nylene O'Neal

Dated this 23rd day of September, 2025.


Amy Rydalch, Oakley City Recorder

Amy Rydalch

From: support@helpdesk.utah.gov
Sent: Tuesday, September 23, 2025 3:37 PM
To: Amy Rydalch
Subject: Public Notice for Oakley City Council

Utah Public Notice

[Oakley City Council](#)

[Notice of Intent to Annex](#)

Notice Date & Time: 10/22/25 7:00 PM -10/22/25 8:00 PM

Description/Agenda:

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Notice of Special Accommodations:

In compliance with the American with Disabilities Act, Individuals needing special accommodations for this meeting should notify Amy Rydalch at 435-783-5734 or 960 W. Center St. Oakley, Utah 84055, at least 24 hours before this meeting.

Notice of Electronic or telephone participation:

Zoom Meeting ID: Join Zoom Meeting <https://us02web.zoom.us/j/8202584629> Meeting ID: 820 258 4629

Other information:

Location:

960 West Center Street, Oakley, 84055

Contact information:

Amy Rydalch , amy@oakleyut.gov, (435)783-5734

**OAKLEY CITY ORDINANCE
No. 2025-02**

**AN ORDINANCE OF THE CITY COUNCIL OF OAKLEY ANNEXING
CERTAIN UNINCORPORATED PROPERTY IN SUMMIT COUNTY
IDENTIFIED AS COUNTY PARCEL CD-258 TO BE KNOWN AS
“DEER MEADOWS RANCH”**

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

WHEREAS, on May 7, 2025, the Oakley City Planning Commission (the “**Commission**”) held a public hearing for the Conditional Use Permit application for an Event and Reception Center located at 950 E. Weber Canyon Road, which traverses Oakley City (the “**City**”) and Summit County (the “**County**”) boundaries; and

WHEREAS, as a condition of approval of the Conditional Use Permit, the Commission required annexation of Parcel No. CD-258, to be known as Deep Meadows Ranch (“the **Property**”); and

WHEREAS, on August 14, 2025, the County notified the City that it was in receipt of a notice of intent to file an annexation petition for the Property, seeking to annex the Property of approximately 11.53 acres in size as described in “**Exhibit A**” hereto; and

WHEREAS, on September 10, 2025, the City Council (“the **Council**”) passed Resolution 2025-06 of its Intent to Annex the unincorporated Property pursuant to Utah Code Ann. § 10-2-812; and

WHEREAS, upon adoption of Resolution 2025-06, the City Recorder posted timely Notice of Intent to Annex; and

WHEREAS, as required by law, the Council must consider comments from affected entities, if any, in compliance with the requirements of Utah Code Ann. § 10-2-810; and

WHEREAS, the Council held the public hearing on October 22, 2025; and

WHEREAS, the Council has determined that the Property meets the requirements of the City’s annexation policy plan; and

WHEREAS, the Council has determined the Property meets the annexation requirements of Utah State Code, including but not limited to the annexation procedures set forth in Utah Code Ann., Title 10, Chapter 2, Part 8; and

WHEREAS, the council endorses the intent of Utah Code, Title 10, Chapter 2, Part 8; and finds that the Petition meets the criteria for annexation of the Property into the City pursuant to Utah Code Ann. Subsections 10-2-804 and 10-2-811(10) because:

1. the property to be annexed, the boundary of which is as legally described on Exhibit "A" constitutes an unincorporated peninsula, as that term is defined in Utah Code Ann. §10-2-801; and
2. the Property is a contiguous area and contiguous to the corporate limits of Oakley City and is identified within an expansion area in the City's annexation policy plan; and
3. annexation of the Property will shrink the unincorporated peninsula but will leave remaining an unincorporated peninsula; and
4. the Council finds that not annexing the entire unincorporated peninsula, and leaving such remaining unincorporated peninsula, is in the City's best interest; and
5. a majority of the Property consists of residential or commercial development with fewer than 800 residents; and
6. the City has provided Culinary Water service in excess of one year; and
7. the area to be annexed is no more than 50 acres; and

WHEREAS, the Council has determined that adopting this ordinance is in the City's best interest; and

WHEREAS, after closing the public hearing, the Council may proceed to annex the Property because written protests, as permitted pursuant to Utah Code Ann. Subsection 10-2-812(6)(a), have not been filed; and

WHEREAS, the Council has held the appropriate public hearings, given appropriate notice, and received public input pursuant to Utah Code Ann. Subsection 10-2-810(7).

NOW, THEREFORE, BE IT ORDAINED by the City Council of Oakley, Utah:

- Section 1. Annexation. The Property known as Parcel No. CD-258, Deer Meadows Ranch, as described in the attached Exhibit A, is hereby annexed into the City of Oakley.

Section 2. Amending the Zoning Map. The Oakley City zoning map, as adopted, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property shall be in the City's AR-40 Zone.

Section 3. Effective Date. This Ordinance shall take effect immediately upon its posting pursuant to Utah Code Ann. §§ 10-3-711 and 63G-30-102(1).

PASSED AND APPROVED by the majority of the City Council of Oakley Utah, this 22nd day of October 2025.

Joe Frazier
Mayor Pro Tem Joe Frazier

Attest and Countersign:

Amy Rydalch
Amy Rydalch
City Recorder



Roll Call Vote:

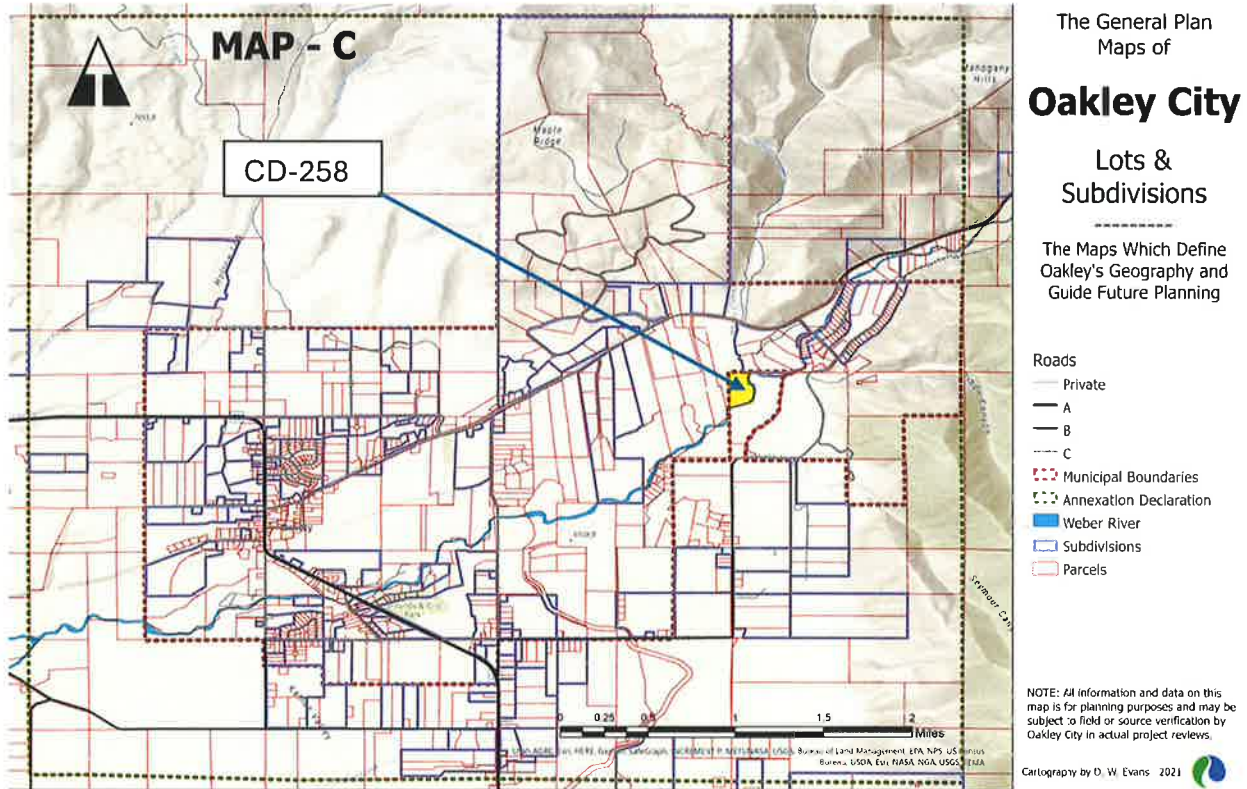
	Aye	Nay	(Not Present)
Councilmember J. Frazier	✓		
Councilmember K. Kimber	✓		
Councilmember D. Neff	✓		
Councilmember T. Smart	✓		
Councilmember S. Wilmoth	✓		

(Complete as Applicable)

Summary of ordinance posted to the Oakley City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to Utah Code Ann. §§ 10-3-711 and 63G-30-102 on October 23rd 2025.

Effective Date of ordinance: October 23, 2025

EXHIBIT A



LEGALLY DESCRIBED

Acres 11.53

Parcel Number CD-258

Legal THAT PORTION OF THE FOLLOWING 2 DESCRIBED PARCELS LYING IN THE NW 1/4 SEC 22,T1SR6E,SLBM; BEG AT THE W 1/4 COR OF SEC 15 T1SR6E,SLBM; TH S 1023.71 FT; TH W 351.59 FT TO THE PT OF BEG; TH S13*22'22" E 2643.22 FT TO THE WEBER RIVER; TH S 68*39'00" W ALG THE WEBER RIVER 334.89 FT; TH N 10*56'15" W 574.10 FT; TH N 10*10'40" W 151.16 FT; TH S 51*04'05" W 71.98 FT; TH N 10*19'47" W 401.87 FT; TH N 10*01'21" W 810.37 FT;TH N 09*41'07" W 541.52 FT; TH N 89*10'13" W 305.25 FT; TH N 0*11'50" E 366.08 FT TO THE S'LY BNDRY OF WEBER CANYON ROAD; TH ALG SD ROAD S 83*14'16" E 236.05 FT; TH ALG SD ROAD S 80*41'12" E 269.51 FT TO THE PT OF BEG CONT 3.51 AC IN SEC 22; ALSO: BEG AT THE W 1/4 COR OF SEC 15,T1SR6E,SLBM; TH S 1163.10

FT; TH E 191.12 FT TO THE PT OF BEG, SD PT BEG, SD PT BEING AT THE INT/SEC OF THE S'LY BNDRY OF WEBER CANYON ROAD, & THE C/T LINE OF WHITES CREEK; TH ALG SD CREEK THE FOLLOWING 11 DISTANCES; TH S 04*56'02" E 204.80 FT; TH S 07*16'07" W 89.10 FT; TH S 12*46'26" W 236.69 FT; TH S 02*42'33" E 183.52 FT; TH S 09*28'06" E 255.08 FT; TH S 64*40'03" E 80.66 FT; TH S 11*29'00" W 115.73 FT; TH S 68*16'44" E 55.76 FT; TH S 14*17'39" E 130.46 FT; TH S 04*21'51" E 210.45 FT; TH S 60*49'07" E 136.10 FT TO THE WEBER RIVER, & ALG THE WEBER RIVER THE FOLLOWING FOUR COURSES; TH S 0*09'00" E 185.00 FT; TH S 26*13'00" E 275.50 FT; TH S 03*49'00" W 352.80 FT; TH S 68*39'00" W 325.81 FT; TH N 13*22'22" W 2643.22 FT; TH S 80*41'12" E ALG THE S'LY BNDRY OF WEBER CANYON ROAD 259.75 FT TO THE BEG OF A CURVE; TH ALG THE ARC OF A 920.00 FT RAD CUR TO THE R 303.86 FT (CHORD BEARING & DISTANCE OF SD CUR BEING S 71*13'30" E 302.48 FT) TO THE PT OF BEG CONT 8.02ACRES IN SEC 22 BAL 11.53 ACRES IN SEC 22; M120-712 519-657 529-480 534-751 991-666 1881-200-2356-599 (2350-1288)
2364-222 2751-1490 2751-1490 2764-623 2802-1165

RESOLUTION 2025-06

A RESOLUTION INDICATING INTENT TO ANNEX PROPERTY KNOWN AS SUMMIT COUNTY PARCEL CD-258 "DEER MEADOWS RANCH"

WHEREAS, pursuant to Utah Code Ann. § 10-2-812, the Oakley City Council may annex an existing island or peninsula of unincorporated land by first adopting a resolution expressing its intent to annex an unincorporated island or peninsula;

WHEREAS, as required by Utah Code Ann. §10-2-812(1)(b)(iii), the area consists of an unincorporated peninsula contiguous to the municipality; and no more than 50 acres;

WHEREAS, pursuant to Utah Code Ann. §10-2-812(2)(a), the Oakley City Council determines that not annexing the entire unincorporated peninsula is in the City's best interest;

WHEREAS, after required public notice, the Oakley City Council shall hold a public hearing on the proposed annexation; and

WHEREAS, the Oakley City Council desires to express its intent to approve the proposed Summit County parcel CD-258 "Deer Meadows Ranch" annexation (attached as Exhibit);

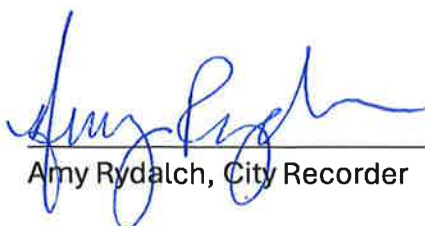
NOW, THEREFORE, be it resolved by the Oakley City Council as follows:

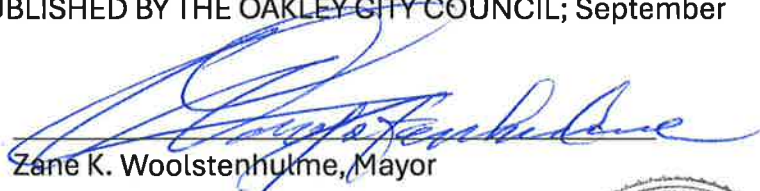
Section 1. Intent to Annex. The Oakley City Council hereby expresses its intent to annex the real property Summit County parcel CD-258 "Deer Meadows Ranch" (attached as Exhibit);

Section 2. Notice and Public Hearing. Before adoption of an ordinance approving the proposed annexation, the Oakley City Council directs City staff to prepare and publish the required public notices and schedule a public hearing where interested persons may comment on the proposed annexation.

Section 3. Effective Date. This resolution shall be effective immediately upon passage.

PASSED AND ORDERED PUBLISHED BY THE OAKLEY CITY COUNCIL; September 10, 2025.


Amy Rydalch, City Recorder


Zane K. Woolstenhulme, Mayor



ROLL CALL VOTE:

COUNCILMEMBER

YES

NO

NOT IN ATTENDANCE

Joe Frazier

—

—

X

Kelly Kimber

X

—

—

Dave Neff

—

—

X

Tom Smart

X

—

—

Steve Wilmoth

X

—

—