

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 BISCO PROPERTIES LLC ANNEXATION, located in MOAB CITY, dated JANUARY 27, 2026 complying with §10-2-813, 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 BISCO PROPERTIES LLC ANNEXATION, located in GRAND COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 10th day of MARCH, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

CITY OF MOAB
NOTICE OF IMPENDING BOUNDARY ACTION

The Honorable Deidre Henderson
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 14235
Salt Lake City, Utah 84114-2325

Pursuant to the provisions of Utah Code Ann. §10-2-813 the Moab City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of the City of Moab, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 1.464 acres of property into the corporate limits of the City of Moab. The property annexed is located in Grand County, State of Utah, and is described as follows:

Description of a parcel of land located in the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base, Grand County, Utah, more particularly described as follows: Beginning at a point on the existing boundary of Moab City, said point being South 89°54'00" West 1461.00 feet and North 00°06'00" West 374.0 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with said boundary, thence North 00°06'00" West 205.00 feet; thence North 08°32'00" East 272.22 feet; thence North 89°54'00" East 107.25 feet to a point on the existing boundary of Moab City; thence with said boundary South 00°24'00" West 4-74.14 feet; thence South 89°54'00" West 144.00 feet to the point of beginning, having an area of 63,763 square feet, 1.464 acres.

Accompanying this Notice is a certified copy of the Ordinance that effectuated this annexation and boundary change, together with a plat prepared by a licensed surveyor which has been approved by the Moab City Council.

Pursuant to Utah Code Ann. §53-2d-514, the Moab City Council certifies that the City of Moab does not provide fire, ambulance or paramedic services within its corporate limits and therefore does not desire to provide such services to the property annexed into the City of Moab.

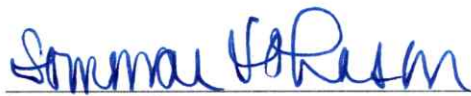
I hereby certify that the Moab City Council has completed all of the legal requirements necessary to effectuate this annexation and boundary change.

Dated this 27th day of January, 2026.

MOAB CITY COUNCIL


By Mayor Joette Langianese

ATTEST



Sommar Johnson
Moab City Recorder



SUMMARY OF MOAB CITY ORDINANCE NO. 2026-01

On January 27, 2026, the Moab City Council enacted Ordinance No. 2026-01, annexing the Bisco Properties, LLC property at 486 River Sands Road to the City of Moab and assigning the zone of C-4 General Commercial to the parcel.



By: Joette Langianese, Mayor

ATTEST



Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting	<u>AYE</u>
Council Member Myers voting	<u>AYE</u>
Council Member Taylor voting	<u>AYE</u>
Council Member Topper voting	<u>NAY</u>
Council Member Loftin voting	<u>AYE</u>

A complete copy of Ordinance No.2026-01 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

CITY OF MOAB ORDINANCE 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE BISCO PROPERTIES, LLC PROPERTY AT 486 RIVER SANDS ROAD TO THE CITY OF MOAB AND ASSIGNING THE C-2 COMMERCIAL-RESIDENTIAL ZONE AND R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE TO THE PARCEL

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

- a. Bisco Properties, LLC, owns approximately 1.464 acres in Grand County as described in Exhibit 1 (the "Property"); and
- b. On January 27, 2026, the Moab City Council (the "Council") held a regularly scheduled meeting during which time it reviewed and approved a pre-annexation agreement regarding the Property, Section 6 of which sets forth minimum project development standards for the Project that are contingent upon Bisco Properties, LLC filing an annexation petition and the Council approving the petition in accordance with the annexation procedures set forth in Utah Code, Title 10, Chapter 2, part 8 (the "Act"); and
- c. On October 27, 2025, Bisco Properties, LLC, filed a petition (the "Petition") with the Council seeking to annex the Property into the City; and
- d. The Property is unincorporated and has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and
- e. On November 12, 2025, the Council accepted the Petition for further consideration pursuant to U.C.A. 10-2-807; and
- f. In accordance with U.C.A. 10-2-808, the Moab City Recorder certified the Petition and published notice of the same on December 8, 2025, thereby notifying the public to file protests by January 7, 2026; and
- g. The Moab Planning Commission reviewed the Petition in a public meeting held on January XX, 2026, to review the annexation and the requested zoning for C2 (Commercial-Residential) and R3(Multi-Household Residential) Zones and found that the zone is acceptable for the types of uses proposed for the area; and
- h. No protests that complied with the requirements of U.C.A. 10-2-810 were filed after publication of notice of the Petition; and
- i. On January 27, 2026, the Council held a duly noticed public hearing on the Petition pursuant to U.C.A. 10-2-810(7); and
- j. After receiving and considering public comment on the Petition, the Council has determined that the Property meets the requirements of Moab City's annexation policy plan; and
- k. The Council has determined that the Property meets the annexation requirements of

Utah State Code, including but not limited to the annexation procedures set forth in the Act; and

l. The Council finds that the Petition meets the criteria for annexation of the Property into the City under the Act, including U.C.A. 10-2-804 and U.C.A. 10-2-811(10) because:

1. The Property is a contiguous area and is contiguous with City boundaries; and
2. The Property is located within the City's expansion area as specified in its annexation policy plan under Section 1.32.030 of the Moab Municipal Code; and
3. The Property is not incorporated within the boundaries of another municipality; and
4. The annexation will create an unincorporated island but complies with the requirements of U.C.A. 10-2-804 because it will reduce the size of an existing unincorporated peninsula and because: (i) Grand County and the City have agreed to the annexation; and (ii) the annexation is for the purpose of providing municipal services to the area; and
5. The Property will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area; and
6. The Property does not include rural real property or private real property located in a mining protection area as those terms are defined in U.C.A. 10-2-801; and
7. The Property is not within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality; and
8. The Property is not located within a "project area" as that term is defined in U.C.A. 63H-1-102(17).

m. The Council has held the appropriate public hearings, gave the appropriate public notice, and received public input pursuant to U.C.A. 10-2-810(7).

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:


1. The Petition is approved and the property known as the Bisco Properties LLC Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 486 River Sands Road, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, will be the C-2 Central Commercial Zone and R-3 Multi-Household Residential Zone.

2. This ordinance will take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102(1).

[execution on following page]


PASSED AND APPROVED this 27th day of January 2026, by a majority of the City of Moab City Council.

SIGNED:



Joette Langianese, Mayor

1/27/26
Date

ATTEST:


Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on

JANUARY 29, 2026

Effective date of ordinance: JANUARY 29, 2026

“Exhibit 1”

Description of a parcel of land located in the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base, Grand County, Utah, more particularly described as follows: Beginning at a point on the existing boundary of Moab City, said point being South 89°54'00" West 1461.00 feet and North 00°06'00" West 374.0 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with said boundary thence North 00°06'00" West 205.00 feet; thence North 08°32'00" East 272.22 feet; thence North 89°54'00" East 107.25 feet to a point on the existing boundary of Moab City; thence with said boundary South 00°24'00" West 474.14 feet; thence South 89°54'00" West 144.00 feet to the point of beginning, having an area of 63,763 square feet, 1.464 acres.

