

CITY OF MOAB
PUBLIC HEARING
PROPOSED ORDINANCE 2020-08

The City of Moab will hold a Public Hearing on Tuesday, June 9, 2020 at approximately 7:30 p.m. The purpose of this hearing is to solicit public input on Proposed Ordinance 2020-08 – An Ordinance of the Governing Body of Moab Approving the Annexation of 3.12 Acres of land located at 938 and 940 South Highway 191.

Per Governor Gary R. Herbert's Executive Order 2020-5 issued on March 18, 2020, this public hearing will be held electronically. To register to speak during the public hearing please send an email to ccph@moabcity.org or call the Recorder's Office at (435)259-2683 by 5:00 pm on June 8, 2020. Participation instructions will be provided upon registration.

To submit written comments prior to the meeting, please email the City Council at city-council@moabcity.org.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
City Recorder

Published in the Times Independent, May 28, 2020 and June 4, 2020.

City of Moab
217 East Center Street
Moab, Utah 84532
Main Number (435) 259-5121
Fax Number (435) 259-4135



FYMT REC'D
CITY OF MOAB
FEB 5 2020
AMT 10000 *PS*



PETITION FOR ANNEXATION

Petition date: January 29, 2020

Petition Description (Approximate Address): 938 & 940 S Main

Contact Sponsor Name: Paul W. Jones for Lions Back Holdings, LLC

Contact Sponsor Mailing Address: 4766 S Holladay Blvd, Salt Lake City, UT 84117

Contact Sponsor Phone Number: 801-930-5101

We, the undersigned, being a majority of the owners of real property in territory lying contiguous to the corporate limits of Moab City, a municipal corporation in Grand County, State of Utah, and being also the owners of more than one-third (1/3) in value of the property in said territory as shown by the last assessment rolls in Grand County, hereby respectfully petition the Honorable Mayor and City Council of Moab City that such territory be annexed to and become part of said Moab City and that the corporate city limits of Moab City be extended so as to include the territory herein below listed.

My signature on this petition may be considered as a separate petition or as part of a multiple-petitioner petition.

Printed Name	Mailing Address	Signature
1. Jeremy C. Pope, PO Box 1415, Midway, Utah 84049		
2. Aaron Mueller, PO Box 150072, Ogden, UT 84415		
3. Paul W. Jones, 4766 S. Holladay Blvd, Salt Lake City, Utah 84117		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

The territory referred to herein is comprised of the following described real property in Grand County, State of Utah, to wit:

***Please attach a legal description of the proposed annexation
and an accurate recordable map prepared by a
licensed surveyor of the area proposed for annexation.***

Those properties described and set forth upon the attached pages i through ii , which pages are incorporated by reference and expressly made a part of this petition.

List of Annexation Petition Attachments:

- X Individual Legal descriptions for each property proposed for annexation; or
A legal description that is inclusive of all properties proposed for annexation;
- An accurate, recordable map prepared by a licensed surveyor of the area(s) proposed for annexation;

Please return this form with attachments to the Moab City Offices with an annexation petition fee of \$600.00 - as per Moab Municipal Ordinance #2019-24.

Please contact the City Recorder's Office at (435) 259-5121 if you have any questions regarding this form or this process.

UCA 10-2-403(7) - On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to the clerk of the county in which the area proposed for annexation is located.

LEGAL DESCRIPTIONS

Grand County, Utah (APNs 02-0012-0037 and 02-0012-0011):

Parcel 1:

A PARCEL OF LAND IN THE SE1/4NE1/4 SECTION 12, T26S, R21E SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a chain link fence corner post, said post bears North 17°48' West 3035.8 feet from the Southeast corner Section 12, T26S, R21E, SLM, and proceeding thence with a chain link fence South 44° 31' West 367.0 feet to a chain link fence corner post, thence with a chain link fence North 65°49' West 31.0 feet, thence North 45°14' East 377.7 feet to a chain link fence; thence with said chain link fence South 45°45' East 24.3 feet to the point of beginning. (Parcel No. 02-0012-0037)

Parcel 2:

ALSO A DESCRIPTION OF A PARCEL OF LAND IN THE EAST Y2 SECTION 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears North 0°05' East 83.0 feet from the Center East 1/16 of Section 12, T26S, R21E, SLM, and proceeding thence with the 1/16 line North 0°05' East 294.5 feet, thence North 48°33' East 216.6 feet; thence South 44°14' East 298.9 feet, thence South 45°14' West 365.9 feet, thence North 73°05' West 116.2 feet to the point of beginning. (Parcel of 02-0012-0037)

EXCEPTING therefrom all oil, gas and minerals.

Parcel 3:

TOGETHER WITH an access easement described as follows:

Beginning at a point which bears North 3048.3 feet, thence West 790.9 feet from the Southeast Corner Section 12, T26S, R21E, SLM, and proceeding thence South 47°45' West 208.73 feet, thence North 44° 14' West 8.71 feet, thence North 47°45' East 208.5 feet, thence with the Highway R-0-W Southeast 8.71 feet to the point of beginning.

Parcel 4:

ALSO TOGETHER WITH an access and utility easement in the NE1/4 Section 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears North 3048.3 feet thence West 790.9 feet from the Southeast Corner Section 12, T26S, R21E, SLM, and proceeding thence South 47°45' West 208.73 feet, thence South 44° 14' East 11.29 feet, thence North 47°45' East 209.3 feet to the West Right-of-Way of U.S. Highway 191; thence Northwest with said Right-of-Way, along the arc of a curve 11.29 feet to the point of beginning.

Parcel 5:

DESCRIPTION OF A PARCEL OF LAND IN THE SE1/4NE1/4, SECTION 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Heath Property, said corner by record bears North 3048.3 feet and West 790. feet from the Southeast corner of Section 12, Township 26 South, Range 21 East, SLM, and proceeding thence South 4 7° 45' West 208. 73 feet to the Southeast corner of the Heath property; thence with the Southwest line of Heath North 44°14' West 100.0 feet; thence North 47°45' East 205.4 feet to the Southwesterly Right of Way of U.S. Highway 191; thence with said Right of Way along a 4971.2 foot radius curve to the left 100.0 feet to the point of beginning. (Parcel No. 02-0012-0011)

EXCEPTING therefrom all oil and gas.

MOAB LBH ANNEXATION MAP MOAB CITY, GRAND COUNTY, UTAH

Surveyor's Certificate

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

ANNEXATION DESCRIPTION

A parcel of land located within the Northeast Quarter of Section 12, Township 26 South, Range 21 East, Salt Lake Base and Meridian, being more particularly described as:
Beginning at a point on the Westerly boundary of the Holyoak Family Trust parcel, said point being North 18°00'49" West 3057.33 feet from the Southeast corner of Section 12, Township 26 south, Range 21 East, Salt Lake Base and meridian, and proceeding with said parcel thence South 45°45'00" East 24.30 feet; thence South 44°31'00" West 366.95 feet; thence North 65°49'00" West 31.00 feet; thence North 45°14'00" East 11.80 feet; thence North 73°05'00" West 116.18 feet to a point on the east line of the SW1/4NE1/4 of said Section 12, said point also being the current Moab City boundary line; thence with said boundary lines North 00°05'00" East 294.46 feet; thence North 48°33'00" East 216.57 feet; thence South 44°14'00" East 198.87 feet; thence North 47°45'00" East 205.37 feet to a point on the southerly right-of-way of Highway 191; thence with said right-of-way with a curve having a radius of 4970.48 feet, to the left with an arc length of 100.16 feet, (a chord bearing of South 46°08'14" East 100.16 feet); thence South 47°45'00" West 208.70 feet to the point of beginning, having an area of 3.13 acres, more or less.

Lucas Blake
License No. 7540504

COUNTY SURVEYOR APPROVAL:

APPROVED THIS _____ DAY OF _____ 2020 A.D. BY

COUNTY SURVEYOR

<p>COUNTY RECORDER NO.</p> <p>STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF</p> <p>_____</p> <p>DATE _____ BOOK _____ PAGE _____ FEE _____</p> <p style="text-align: right;">_____ COUNTY RECORDER</p>

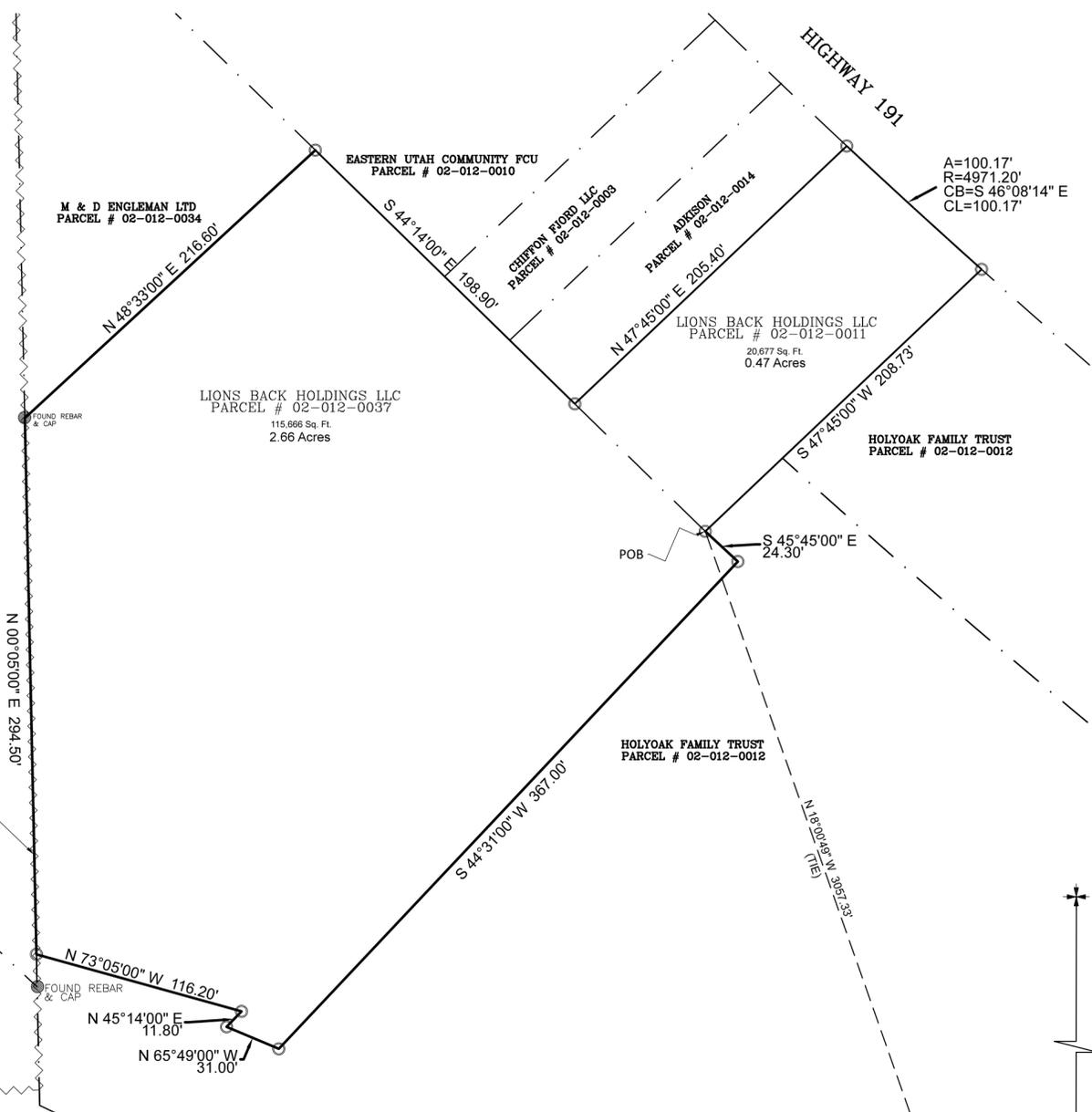
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 12
TOWNSHIP 26 SOUTH, RANGE 21 EAST
SALT LAKE BASE AND MERIDIAN

ANNEXATION MAP
938 & 940 S MAIN ST.
MOAB, UT 84532



30 South 100 East
Moab, UT 84532
435.259.8171

Project	061-20
Date	4/2/20
Sheet	1 of 1

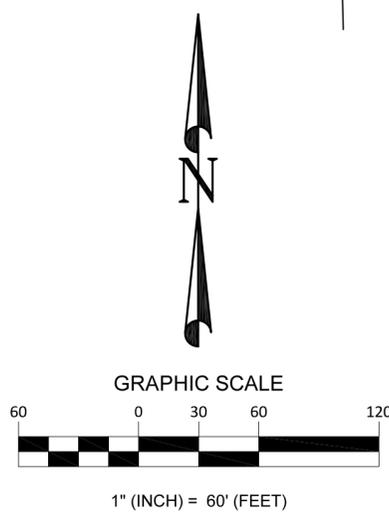


STANDARD LEGEND

- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION MONUMENT
- MOAB CITY BOUNDARY

APPROVED BY MOAB CITY

MAYOR	APPROVED
CITY RECORDER	APPROVED



EAST QUARTER
CORNER
SECTION 12,
T26S, R21E,
SLB&M

N 00°00'26" E 2606.3'
BASIS OF BEARING

SOUTHEAST
CORNER
SECTION 12,
T26S, R21E,
SLB&M

CERTIFICATION

I, Sommar Johnson, the duly appointed City Recorder, in and for the City of Moab, Grand County, State of Utah, do hereby certify that attached Petition by the City of Moab, meets the annexation requirements outlined in Title 10-2-403(2) (3) and (4) of the Utah Code Annotated, specifically:

- 1) That said petition contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
 - i. is located within the area proposed for annexation;
 - ii. a. Subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
 - b. covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation;
 - c. covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and
 - iii. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
- 2) That said petition was accompanied by an accurate and recordable plat or map prepared by a licensed surveyor of the area proposed for annexation;
- 3) If the petition proposes the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located, be accompanied by a copy of the resolution, required under Subsection 10-2-402(6), of the legislative body of the county in which the area is located; and
- 4) Designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor; and
- 5) That no previous petition for annexation has been filed which has not been denied, rejected, or granted for the proposed annexation area;

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Moab, this 25th day of March, 2020.



Sommar Johnson
City Recorder