MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 5, 2020
FROM: Mike DeSimone, Director
SUBJECT: Henderson Annexation Request

Background

Kathy Hervey and Walter & Marie Lewis Family Trust, property owners, and Dan Larsen, applicant, are requesting annexation of approximately 4.08 acres into Logan City. The property is located at 829 & 879 West 2200 South which is north of 2200 South, west of 800 West, and is within Logan City’s Annexation Policy Plan. The property is currently used for residential & agricultural operations and is adjacent to a new multi-family project to the north and west. The two parcels are the remnants of an unincorporated island surrounded by the previously approved Campbell Annexation (Ord. 19-022). The southern boundary of this annexation will extend to the centerline of 2200 South.

The Future Land Use Plan Map identifies the site as Mixed Residential (MR) which is consistent with the adjoining properties. The FLUP designates property to the north as Commercial. The proposed zoning is Mixed Residential Medium (MR-20).

The City Recorder certified the Annexation Petition on March 17, 2020. We publicly noticed this request and notified affected governmental entities, including both school districts, as required by State Law. This site is not located within the Logan City School District boundaries. Any comments received are attached.

If you have questions about this matter, please let me know.
CITY OF LOGAN, UTAH
ORDINANCE NO. 20-011

AN ORDINANCE ANNEXING PROPERTY TO THE MUNICIPALITY OF THE
CITY OF LOGAN

SECTION 1: BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL, AS
FOLLOWS:

WHEREAS, the petition filed by Dan Larsen on behalf of Kathy Hervey and Walter &
Marie Lewis Family Trust, for the purpose of annexing 4.08 acres, more or less, to the
municipality of the City of Logan has been accepted and certified as required by law; and

WHEREAS, comments have been requested from the county government and other
affected entities within the area, and the local boundary commission; and

WHEREAS, no protest has been filed with the Cache Boundary Commission;

NOW THEREFORE, BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL
THAT THE FOLLOWING ANNEXATION TO THE CITY OF LOGAN IS APPROVED

A tract of land to be included in the Corporate Limits of Logan City, Cache County, Utah located
in Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described
as follows:

Commencing at the East Quarter Corner of said Section 17 monumented with a Brass Cap,
thence S 89°45’13” W 271.64 feet; thence along an existing fence the next three courses: 1) thence N 00°13’46” W 660.02 feet; 2) thence S 89°28’10” E 268.84 feet; 3) thence S 00°28’33”
E 656.39 feet to the point of beginning, containing 4.08 acres, more or less.

The subject properties are contiguous to Logan City and are located at 829 & 879 West 2200
South. The properties are identified as TIN: 03-006-0022 & 03-006-0026.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, __________
THIS DAY OF __________, 2020.

AYES:
NAYS:
ABSENT:

ATTEST:

Amy Anderson, Chair

Teresa Harris, City Recorder
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ___ day of _____________, 2020.

______________________________
Amy Anderson, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby ____________________ this ___ day of _____________, 2020.

______________________________
Holly H. Daines, Mayor
TO: Logan Municipal Council

RE: Kathy Hervey, Walter & Marie Lewis Family Trust (owners) and Dan Larsen (applicant).
Property located on the west side of 800 West and north of 2200 South, Logan, Utah 84321 and consisting of approximately 4.08 acres.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby certify that the Petition for Annexation filed in my office on March 10, 2020 meets the requirements of UCA 10-2-403 (3), (4) and (5).

Contains signatures of owners of private real property in proposed annexed area.

Includes an accurate and recordable plat map of the proposed annexation, prepared by a licensed surveyor.

Designates as contact sponsor:

Dan Larsen, 601 West 1700 South Bld. B, Logan, Utah 84321

This petition does not propose the annexation of an area that is currently part of another annexation or a feasibility study.

Teresa Harris, City Recorder

This Certification was provided to the Logan Municipal Council on the 17 day of March, 2020, with a copy mailed, postage prepaid on March 25, 2020.

to:

Dan Larsen, 601 West 1700 South Bld. B, Logan, Utah 84321

DATED this 25 day of March, 2020.

Teresa Harris, Recorder
PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE CITY OF LOGAN

The Municipal Council of the City of Logan has accepted the petition of Kathy Hervey and Walter & Marie Lewis (Henderson Annexation) for the purposes of annexing 4.08 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on March 17, 2020 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403(3), (4), and (5).

The subject property is contiguous to Logan City, is located at 829 & 879 West 2200 South, and is identified as TINS: 03-006-0022 & 03-006-0026. The area of annexation is described as follows:

A tract of land to be included in the Corporate Limits of Logan City, Cache County, Utah located in Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows:

Commencing at the East Quarter Corner of said Section 17 monumented with a Brass Cap, thence S 89°45'13" W 271.64 feet; thence along an existing fence the next three courses: 1) thence N 00°13'46" W 660.02 feet; 2) thence S 89°28'10" E 268.84 feet; 3) thence S 00°28'33" E 656.39 feet to the point of beginning, containing 4.08 acres, more or less.

The complete annexation petition and supporting documentation is available for inspection and copying in the offices of the City Recorder, City of Logan 290 North 100 West Logan, Utah 84321 and in the Department of Community Development at the same address during regular City business hours. More information is available by contacting Mike DeSimone, Director of Community Development, at 435-716-9022 or mike.desimone@loganutah.org.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, May 5, 2020 beginning at 5:30 p.m. in the Municipal Council Chambers at the Logan City Hall, 290 North 100 West, Logan. This public hearing will take place and action may be taken unless a protest is filed with the Cache County Boundary Commission. A protest to the proposed annexation may be filed by the legislative body or governing board of an affected entity or the owner of rural real property as defined in Utah Code Ann. §17B-2a-1107.

The written protest must be filed with the Cache County Boundary Commission, 199 North Main, Logan, Utah 84321, no later than 4:00 p.m. on April 17, 2020 and a copy of the protest delivered to the Logan City Recorder, 290 North 100 West, Logan, Utah 84321. Failure to meet any and all of the requirements specified in Utah Code shall invalidate the protest.

Teresa Harris, Logan City Recorder
Publication Dates: April 2, April 9, and April 16, 2020
ANNEXATION REVIEW & COMMENT

Comments are due to the Department of Community Development by Friday, April 17, 2020

Henderson Annexation
4.08 Acres
(See Attached Annexation Plat and Notice)

Please review this request and submit written comments about any issue, service capability, or difficulty that must be considered. E-mail comments to mike.desimone@loganutah.org. The complete file is available in our office should you need further information.

If you do not submit any comments on this project, it will be interpreted to mean that your department, division or entity has no requirements for this proposed annexation.

DISTRIBUTION:
Paul Taylor – Building
Brooke Talbot - Building
Kirk Jensen – Economic Development
Bill Young – Engineering
Tom Dickinson – Engineering
Issa Hamud – Environmental
Steve Larsen – Environmental
Jeff Spatig – Environmental
Rex Davis – Environmental/Forster
Craig Humphreys – Fire Department
Chuck Shaw – GIS
Mark Montgomery – Light & Power
Chris Niemann – Light & Power
Matt Turnbow – Light & Power
Russ Akina – Parks & Recreation
Chief Jensen – Police Department
Cameron Draney – Public Works
Paul Lindhard – Public Works
Jed Al-Imani – Street Department
James Geier – N. Improvement
Stacy Christofferson – Business License
Jesse Sharp – Public Works
Katie Everts – Postmaster
Frank Schofield – Logan City School District
Jeff Barber – Logan City School District
Grant Koford – Bear River Health Dept.
Lee Ivie – Airport Manager
Jeff Gilbert – CMPO
Logan Downtown Alliance

Nibley City Recorder
Millville City Recorder
Providence City Recorder
Cache County Recorder
Cache County Assessor
Cache County Clerk
Cache County Development Services (Chris Harrild)
Cache County Boundary Commission
Cache County School District
Cache County Fire District
Cache Valley Transit District
Cache Mosquito Abatement District

**PLEASE NOTE THE UPDATED PUBLIC NOTICE. THE PUBLIC HEARING IS SCHEDULED FOR MAY 5, 2020 AND NOT APRIL 21, 2020 AS ORIGINALLY STATED IN THE NOTICE OF INTENT DISTRIBUTED 3/18/2020.**

Please contact Debbie Zilles at 716-9021 or debbie.zilles@loganutah.org with any distribution changes. Thanks!
APPLICATION FOR ANNEXATION REVIEW

Date of Application: 2/26/20  Total Acreage Involved: 4.07

Address of Proposed Annexation: 850 W, 2200 S

Current and Proposed Future Use of the Land (Future Zoning): MR 20

Include the following additional information with this application:
1. Plat Map(s) showing all of the land included in the proposed annexation
2. A copy of the current year Cache County Tax Roll Report for each property

Please ensure the following table is complete. Indicate the official sponsor of the annexation by circling the name. Attach additional pages if necessary.

<table>
<thead>
<tr>
<th>Printed Name of Property Owner</th>
<th>Date</th>
<th>Tax ID #</th>
<th>Property Address</th>
<th>Assessed Valuation</th>
<th>Signature of Property Owner in Favor of Annexation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kathy Hervey</td>
<td>2/26/20</td>
<td>03-006 0022</td>
<td>829 W 2200 S</td>
<td>211,375</td>
<td>Kathy Hervey</td>
</tr>
</tbody>
</table>

Mailing Address and Phone Number of Contact Person: 755 - 7080

Property Size: .64 Acre

<table>
<thead>
<tr>
<th>Printed Name of Property Owner</th>
<th>Date</th>
<th>Tax ID #</th>
<th>Property Address</th>
<th>Assessed Valuation</th>
<th>Signature of Property Owner in Favor of Annexation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter and Marie Lewis Family Trust</td>
<td>2/26/20</td>
<td>03-006 0026</td>
<td>879 W 2200 S</td>
<td>558,913</td>
<td>Marie Lewis</td>
</tr>
</tbody>
</table>

Mailing Address and Phone Number of Contact Person: 755 - 7080

Property Size: 3.43 Acre

<table>
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<tr>
<th>Printed Name of Property Owner</th>
<th>Date</th>
<th>Tax ID #</th>
<th>Property Address</th>
<th>Assessed Valuation</th>
<th>Signature of Property Owner in Favor of Annexation</th>
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</tr>
</tbody>
</table>

Mailing Address and Phone Number of Contact Person: 755 - 7080

Property Size:
Parcel #03-006-0022 in 2020 - Cache County CORE

Owner(s) History
HERVEY, KATHY (07/25/2019 - Present) (Vesting: 1222919)

Property Address
829 W 2200 S
COLLEGE WARD

Current Owner Mailing Address
829 W 2200 S
LOGAN, UT 84321-6362

- Tax District: COLLEGE YOUNG MOSQUITO ABATEMENT DIST (128)
- Tax Status: Taxable
- Parcel History: 03-006-0015 FT 302/863
- Square Feet: 1636
- Legal Description: BEG 60 RDS E OF SW COR OF SE/4 OF NE/4 OF SEC 17 T 11N R 1E & TH N 263.5 FT TH W 106 FT TH S 263.5 FT TH E 106 FT TO BEG CONT 0.64 AC

Taxation Term
Prior Year Taxes (2019)

Amount
$1,155.45

The Assessor has not certified values for this year. Please refer to a previous year for an estimate.

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Parcel #03-006-0026 in 2020 - Cache County CORE

Owner(s)  History
LEWIS, WALTER DEAN & MARIE HENDERSON TRS (10/24/2012 - Present) (Visting: 1072713)

Property Address
879 W 2200 S
LOGAN

Current Owner Mailing Address
879 W 2200 S
LOGAN, UT 84321-6362

1 Tax District: COLLEGE YOUNG MOSQUITO ABATEMENT DIST(128)
2 Tax Status: Taxable
3 Parcel History: PT 03-006-0015;
4 Square Feet: 1638
5 Legal Description: BEG 721.34 FT E OF SW COR SE/4 NE/4SEC 17 T 11N R 1E & TH N 40 RDS TH E 268.66 FT TH S 396.5 FT TH W 106 FT TH S 263.5 FT TH W 162.66 FT TO BEG CONT 3.43 AC M/L SUBJ TO 25 FT ROAD R/W FOR CACHE COUNTY ON THE SOUTH IN BK 795 PG 611

Taxation Term
Prior Year Taxes (2019)

Amount
$4,265.02

The Assessor has not certified values for this year. Please refer to a previous year for an estimate.

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NOTICE
OF INTENT TO FILE A PETITION FOR
ANNEXATION INTO THE CITY OF LOGAN

Pursuant to U.C.A §10-2-403(6), Kathy Hervey and Walter & Marie Lewis, petitioners, hereby informs you of the intent to submit to the City of Logan a formal petition for annexation of the property located immediately north of 2200 South and west of 900 West, consisting of approximately 4.08 acres and is identified as TINS: 03-006-0022 & 03-006-0026. This notice is being sent to you because you are considered an “affected entity” as defined in U.C.A. §10-2-401(a),

Kathy Hervey
829 West 2200 South
Logan, UT 84321-6362

Walter and Marie Lewis
879 West 2200 South
Logan, UT 84321-6362

This Notice sent to:

Logan City Recorder
Providence City Recorder
Millville City Recorder
Niblcy City Recorder
Cache County Recorder
Cache County Clerk
Cache County Development Services
Cache County Boundary Commission
Logan City School District
Cache County School District
Cache County Fire District
Cache Valley Transit District
Cache Mosquito Abatement District
Henderson Annexation

4.07 acres at approximately 859 West 2200 South
Henderson Annexation

4.07 acres at approximately 859 West 2200 South

4.07 ac.
Henderson Annexation Area
Henderson Annexation
4.07 acres at approximately 859 West 2200 South

Current City Boundary
Henderson Annexation Area

Future Land Use Plan (FLUP)
Henderson Annexation

4.07 acres at approximately 859 West 2200 South

Current City Boundary

Proposed City Boundary Change

Proposed City Boundary