CITY OF LOGAN  
ORDINANCE NO. 2002-23  

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 of William Bullen in behalf of Bullen's Brothers LLC for the purpose of annexing 4.41 acres, more or less, to the municipality of the City of Logan has been accepted 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 comments have been received in opposition to the annexation and 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:

Part of the Northeast Quarter of Section 20, Township 12 North, Range 1 East of the Salt Lake Base and Meridian described as follows: Beginning at the Northwest Corner of the East half of Lot 3, Block 14, also being by record North 1°31'51" East, 654.90 feet (660 feet by record) and East 660 feet from the Southwest Corner of said Lot 3; and thence South 0°59'50" East, 327.40 feet; thence East 588.94 feet to the point of beginning.

Also described Tax ID No. 04-076-0014, containing 4.41 acres, more or less, at approx. 2000 North 1000 West.

SECTION 2: This ordinance shall become effective upon publication.

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS 3rd DAY OF APRIL, 2002, by the following vote:
AYES: S. Thompson, Kerr, Allred, Pyfer
NAYS: None
ABSENT: Borg

Stephen C. Thompson, Vice-Chairman

ATTEST:
Lois Price, City Recorder

[signature]
PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the \underline{17} day of \underline{April}, 2002.

Vice-Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this \underline{17} day of \underline{April}, 2002.

Douglas E. Thompson, Mayor
MEMORANDUM TO THE MUNICIPAL COUNCIL

DATE: 29 March, 2002
FROM: Jay L. Nielson AICP, Director
SUBJECT: BULLEN ANNEXATION

In my last memo (attached) on this subject, I told you that I would ask City Departments and other entities to respond to this annexation request. I have received no departmental or public comments opposing or expressing concern for this annexation. Additionally, I spoke with the Engineering Department and have found that there are no service capacity issues that would adversely affect the development of this property. Currently no services are immediately adjacent to the proposed annexation site, but water, sewer, and electricity are within 1,200 feet. Extension of these services would be required by those who develop this land unless the Council determines to provide economic incentive by extending services.

This property is contiguous with the city boundary. This action will not create an unincorporated island or a peninsula. The proposal meets state requirements for annexation. Staff recommends that the Municipal Council annex this property.

ATTACHMENTS:
- Memo to Council 9 Jan 2002
- Map of Property Setting
- Annexation Plat (reduced)
- Map of site aerial photo
- Petition Application
- Letter from Petitioners Attorney
- Tax Roll Information
- Annexation Review and Comment Solicitation
DATE: 9 January, 2002
FROM: Jay L. Nielson AICP, Director
SUBJECT: BULLEN BROTHERS LLC PETITION TO ANNEX PROPERTY TO CITY OF LOGAN

Summary
On December 26, 2001, the City of Logan received a Petition for Annexation for property located on 1000 West Street at approximately 2000 North. The subject parcel is owned by Bullen Brothers LLC, is 5.0 acres in size, and is currently in County jurisdiction. The property immediately to the east is within Logan City limits and is zoned Industrial. The properties to the north, south, and west are currently in County jurisdiction.

A recent agreement between the City of Logan and Hyde Park (signed in December of 2001) indicates that the boundary between the two cities is eventually to extend to the west as far as the future Benson boundary. The attached map illustrates in general where this boundary could extend, and shows that the subject property is located in an area of the County that is likely to be considered for future annexation into the City of Logan.

Currently, the subject property is a field and is surrounded by fields on all four sides. The nearest development to the southeast is Campbell Scientific (about 700 feet away); the nearest development to the southwest is Scientific Technologies Inc. (about 1200 feet away). The airport is the only currently developed property to the north.

The property is contiguous with the City, and accepting the petitioner’s annexation proposal will not create an unincorporated island. The proposal meets state requirements for the annexation. Staff recommends that the Council approve a motion to accept the petition for annexation.

City Departments and Divisions are reviewing the Petition and preparing comments to analyze the potential impact and service capabilities if the property was annexed into the City. These comments will be available to the Council prior to the workshop considering the annexation proposal.

Attachments:
Site map
Area map
Bullen Brothers LLC property setting

Area of potential Logan City growth
ANNEXATION

TO
THE CITY OF LOGAN
PART OF THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 12 NORTH,
RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
192,291 sq.ft.
4.41 acres
**PETITION FOR ANNEXATION TO THE CITY OF LOGAN**

To the City Recorder
City of Logan
255 North Main
Logan, Utah 84321

Dated this 20th day of December, 2001 at Logan, County of Cache, State of Utah:

I/we, the undersigned, represent property owners of a majority of the property at least one-third the value of the real property shown on the latest assessment roll in a contiguous territory hereby request petition for annexation into the City of Logan, a Utah municipal corporation.

I/we have attached an accurate plat of such territory prepared by an engineer/survey duly licensed to perform such work in the State of Utah.

This document represents my/our petition for annexation. I/we certify that the petition and its attachments contain legal signatures of over fifty percent of the owners of real property representing at least one-third of the value of the real property as shown on the last assessment roll in each voting precinct within the annexation territory.

<table>
<thead>
<tr>
<th>Signature</th>
<th>Print full name</th>
<th>Property address</th>
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<tbody>
<tr>
<td>Date signed</td>
<td>Assessed Valuation</td>
<td>Tax ID Number</td>
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<tr>
<td>1</td>
<td>$11,000.00</td>
<td>04-076-0014</td>
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Mark the official contacts with a ✓ checkmark after the printed name.

DEPARTMENT OF COMMUNITY DEVELOPMENT
255 North Main • Logan, Utah 84321 •
Re: Petition for Annexation, Bullen Brothers, LLC

December 21, 2001

Lois Price
Logan City Recorder
255 North Main
Logan, Utah 84321

Re: Petition for Annexation, Bullen Brothers, LLC

Dear Lois,

I represent Bullen Brothers, LLC, a Utah limited liability company. They have asked me to file this Petition for Annexation with Logan City. I have contacted Knighton & Crow Engineering to obtain an accurate plat of the territory to submit with this petition. My clients wanted this petition filed in the year 2001, consequently I would respectfully request that you accept this Petition subject to us providing the additional information. If there is any fee associated with the Petition please advise and I will promptly remit.

If you have any questions or concerns please contact me.

Sincerely yours,

Joseph M. Chambers
Attorney at Law

JMC/jy

cc: Bill Bullen
Layne Smith/Knighton & Crow
Cache County Corporation

Tax Roll Information
For 04-076-0014

Owner Name & Address

<table>
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<tr>
<th>Parcel</th>
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<th>Entry 652577</th>
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<tr>
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<td></td>
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<tr>
<td>C/O Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address 1</td>
<td>1395 SUMAC DRIVE</td>
<td></td>
</tr>
<tr>
<td>Address 2</td>
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<td></td>
</tr>
<tr>
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Owners List

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Property Address

Address
City
Tax Rate 0.008238

***** PROPERTY INFORMATION *****

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<td>Totals</td>
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***** BUILDING & TAX INFORMATION *****

Square Footage: 0
Year Built: 0
Building Type:

Taxes for: 2000 5.85
Taxes for: 2001 6.22
Special Tax: 0.00
Abatements: 0.00
Payments: 0.00
Balance Due: 6.22

***** GREENBELT INFORMATION *****

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***** BACK TAX SUMMARY *****

NO BACK TAXES

Signature

CACHE COUNTY TREASURER/DEPUTY

***** PARCEL HISTORY SECTION *****

REM 5/82; COMB W/PT 0016 11/93;
Cache County Corporation
Tax Roll Information

Parcel 04-076-0014
Entry 652577
Name BULLEN BROTHERS LLC, THE

Property Address:

***** LEGAL DESCRIPTION *****

Current Year:
BEG N 1°31'51" E 327.4 FT & E 74.11 FT TO SW COR LT 3 BLK 14 PLT D LOGAN FARM SVY
& TH N 0°59'50" E 327.4 FT (N 330 FT BR) TO N LN OF LT 3 TH E 665 FT TH S 0°59'50"
W 327.4 FT TH W 665 FT TO BEG CONT 5.00 AC

Next Year:
Next Year Legal Description Same as Current Year

* * * * * End of Report * * * * *
ANNEXATION REVIEW & COMMENT

Comments are due to the Department of Community Development by Wednesday, January 16th

BULLEN BROTHERS ANNEXATION

Please review this Annexation proposal and submit written comments about any issue, service capability or difficulty that must be considered. Please describe, particularly from your expertise, how the City will provide services to this proposed annexation. If comments are not received timely, it will be assumed that you have no information pertinent to this petition.

DISTRIBUTION:

Kevin Croshaw-Bldg
Gay Jamieson-Bus Lic
Mike Mecham-Eng
Nevin Limburg-EconDev
Diana Hurlbert-EconDev
Steve Larsen-Environ
Liz Hunsaker-Fire
Paul Morgan-GIS
Garth Turley-L&P
Russ Akina-Parks
Lynn Miller-Permits
John Lisonbee-Police
Kevin Hansen-PW
Jed Al-Imari-Streets
Ron Bushman-Transit
Bob Laursen-Water
Kim Taylor-PO
School District
Wayne Cardon
Jay & Sheryl Aguilar
Floyd & Kate Powell
Desiree Stodart
Doug & Laraine Swenson
Todd Wright

Any changes to Distribution, please contact Teri Routledge at 716-9021.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 21st day of April, A.D. 2002, personally appeared before me Mandie Simpson, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

LEGAL NOTICE

a copy of which is hereto attached, was published in said newspaper for ONE (1) issue....

commencing April 21, 2002, and ending April 21, 2002.

Signed Mandie Simpson

Subscribed and sworn to before me, the day and year above written.

Signed Cynthia K. Fulton

Notary Public.


LEGAL NOTICE

SUMMARY OF AN ORDINANCE amending the Logan Municipal Code, 1989, passed by the Logan Municipal Council are as follows:

ORD. 02-23. An ordinance annexing 4.41 acres, more or less, owned by Bullen's Brothers LLC, was adopted April 3, 2002 and approved April 17, 2002. The annexed property is described as Parcel 04-076-0014 at approximately 2000 North 1000 West. The property was annexed after acceptance of petition, notification of public and affected entities, and public hearing as required by law.

Full text of the ordinance may be reviewed at the Office of the Logan City Recorder, City Hall, 255 North Main, during regular business hours.

Lois Price, Recorder

Publication Date: April 21, 2002
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 01st day of March, 2002, personally appeared before me Mandie Simpson, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

PUBLIC NOTICE. NOTICE OF PUBLIC HEARING FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE
CITY OF LOGAN

\[ \text{a copy of which is hereto attached, was published in said newspaper for TWO (2) issues} \]
\[ \text{commencing March 27, 2002... and} \]
\[ \text{ending April 01, 2002.} \]

Signed Mandie Simpson

Subscribed and sworn to before me, the day and year above written.

Signed \[ \text{Notary Public.} \]

My Commission expires \[ 9-7 \, 2003. \]

The Municipal Council of the City of Logan has accepted the petition William Bullen in behalf of Bullen's Brothers LLC for the purpose of annexing 4.41 acres, more or less, into the City of Logan. The subject property is located at North 1000 West and is identified as Tax ID No. 04-076-0014.

The complete annexation petition and supporting documentation is available for inspection and copying in the office of the City Recorder, City of Logan, 255 North Main, Logan UT 84321 and in the office of the Department of Community Development at the same address during regular City business hours. More information is available by calling Jay Nelson, Director of Community Development at 435-716-9022.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Wednesday, April 3, 2002, beginning not before 6:15 p.m. in the Municipal Council Chambers at the Logan City Hall, 255 North Main, Logan. This public hearing will take place and action may be taken unless a protest is filed with the Cache County Boundary Commission.

Lola Price
Logan City Recorder
Published: March 27, 2002, April 1, 2002.
STATE OF UTAH
COUNTY OF CACHE, ss.

On this 13th day of March, A.D. 2002, personally appeared before me Mandie Simpson, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement PUBLIC NOTICE, is

NOTICE OF PUBLIC HEARING FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE CITY OF LOGAN

a copy of which is hereto attached, was published in said newspaper for THREE (3) issues, commencing February 28, 2002, and ending March 13, 2002.

Signed Mandie Simpson

Subscribed and sworn to before me, the day and year above written.

Signed (my signature)
Notary Public.


The Municipal Council of the City of Logan may approve the annexation following a public hearing on Wednesday, April 3, 2002, beginning not before 6:15 p.m. in the Municipal Council Chambers at the Logan City Hall, 255 North Main, Logan.

Lois Price, Logan City Recorder
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss.

On this 29th day of May, A.D. 2002, personally appeared before me Mandie Simpson, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

a copy of which is hereto attached, was published in said newspaper for ONE (1) issue

commencing May 29, 2002 and ending May 29, 2002.

Signed Mandie Simpson

Subscribed and sworn to before me, the day and year above written.

Signed Cynthia K. Fulton


NOTICE OF PUBLIC HEARING FOR PURPOSES OF REZONING PROPERTY

The Logan Municipal Council will hold a public hearing to consider the following rezone:

Spring Street Subdivision Rezone. Craig Champlin/Gary Niederhauser, applicant/owner, request rezone from Single Family Residential (SFR) to SFR-Planned Unit Development (SFR-PD) for approximately 6.2 acre lot at approx. 370 West 1000 North, TIN #05-046-0019. A public hearing will be held before the Logan Municipal Council on Wednesday, June 19, 2002, not before 6:15 p.m. in the Council Chambers at 255 North Main Street, Logan, Utah.

Lois Price, Recorder
Publication Date: May 29, 2002