MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 10, 2019
FROM: Mike DeSimone, Director
SUBJECT: Kunzler Annexation Request

Background

The Kunzler Family is requesting annexation of approximately 145 acres into Logan City. The property is located on the west side of 1000 West between 1000 South and 1500 South on the north side of the Logan River. The property is currently used for farming/ranching activities and contains a large amount of wetlands and floodplains as it is located adjacent to the Logan River. The applicant has not indicated they have any immediate plans to initiate development on the site.

The Future Land Use Plan Map identifies the site as Detached Residential (DR & DR-DX) and Resource Conservation Area (RCA). The FLUP recognizes the presence of wetland and floodplains. The proposed zoning is Neighborhood Residential (NR-6). Any development on this site will require a formal wetland delineation as well as a floodplain/floodway determination which will determine what areas of the property are suitable for future development. Annexation of the site under the NR-6 zone does not prevent the landowner from maintaining their current agricultural/ranching operations.

The City Recorder certified the Annexation Petition on December 5, 2018. We publicly noticed this request and notified affected governmental entities, including both school districts, as required by State Law. Any comments received are attached.

If you have questions about this matter, please let me know.
CITY OF LOGAN, UTAH
ORDINANCE NO. 19-003

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 Travis K. Lish on behalf of Darrell Kunzler
Landholdings, LC and Bernice L. Kunzler Family, LLC, for the purpose of annexing 145.06
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 the Northeast Corner of Section 7 and the North Half of Section 8, Township 11 North, Range
1 East of the Salt Lake Base and Meridian, as described in Attachment A.

The subject properties are contiguous to Logan City and are located on the west side of 1000
West, between 1000 South and 1500 South. The properties are identified as TIN: 02-080-0008,
02-080-0010, 02-080-0011, 02-080-0013, 02-080-0012, 02-080-0001, 02-080-0003, 02-080-
0006, 02-079-0021, and 02-079-0003.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, __________
THIS DAY OF ______________, 2019.

AYES:
NAYS:
ABSENT:

______________________________
Jeannie Simmonds, Chair

ATTEST:

______________________________
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 _______________, 2019.

__________________________
Jeannie Simmonds, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby ___________________ this ____ day of ____________, 2019.

__________________________
Holly H. Daines, Mayor
Attachment A

02-080-0008
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPike; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°40'29"E, 692.06 FEET ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12; N00°25'10"E, 650.30 FEET ALONG THE WEST LINE OF LOT 4; N89°31'44"E, 690.97 FEET ALONG THE NORTH LINE OF LOT 4; S00°19'04"W, 659.90 FEET ALONG THE EAST LINE OF LOT 4 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.42 ACRES, MORE OR LESS.

02-080-0010
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N00°19'04"E, 659.90 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 12; N89°43'41"E, 696.15 FEET ALONG THE NORTH LINE OF LOT 1; S00°01'47"E, 674.56 FEET ALONG THE EAST LINE OF LOT 1; N89°06'16"W, 700.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.37 ACRES, MORE OR LESS.

02-080-0011
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S89°06'16"E, 700.23 FEET ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 12; S89°10'09"E, 715.25 FEET ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 11, TO A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 W ST. (SR-252); SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF 1000 W ST. (SR-252), TO A POINT ON THE NORTH BANK OF THE LOGAN RIVER; NORTHWESTERLY ALONG THE NORTH BANK OF THE LOGAN RIVER, TO THE WEST LINE OF SAID LOT 2, BLOCK 12; N00°55'27"E, 464.50 FEET ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.60 ACRES, MORE OR LESS.

02-080-0013
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S00°55'27"W, 464.50 FEET ALONG THE EAST LINE OF LOT 3, BLOCK 12 OF PLAT "B" LOGAN ISLAND SURVEY, TO THE NORTH BANK OF THE LOGAN RIVER; SOUTHWESTERLY ALONG THE BANK OF THE LOGAN RIVER TO THE
SOUTH LINE OF SAID PARCEL; N89°34'07"W, 1,248.94 FEET TO THE WEST LINE OF LOT 1, BLOCK 15 OF PLAT "B" LOGAN ISLAND SURVEY; N00°34'55"E, 568.14 FEET ALONG THE WEST LINE OF SAID LOT 1, TO THE CENTER OF SAID BLOCK 15; S89°40'29"E, 1,392.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18.65 ACRES, MORE OR LESS.

02-080-0012
BOUND TO THE SOUTH, WEST, AND EAST BY THE CENTERLINE OF THE SOUTH BRANCH OF THE LOGAN RIVER, AND TO THE NORTH BY A LINE THAT BEGINS AT A POINT WHICH IS ON THE CENTERLINE OF SAID SOUTH BRANCH OF THE LOGAN RIVER, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RAILROAD SPIKE, BEARS S06°47'24"W, A DISTANCE OF 2,883.48 FEET; THENCE S89°34'07"E, 1,248.94 FEET TO A POINT ON THE CENTERLINE OF SAID LOGAN RIVER, BEING THE NORTHEAST CORNER OF SAID PARCEL. SAID PARCEL CONTAINS 19.02 ACRES, MORE OR LESS.

02-082-0001
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE OF 2,644.06 FEET; THENCE E, A DISTANCE OF 2,644.06 FEET; THENCE N00°04'52"E, 2,630.33 FEET TO THE NORTHWEST CORNER OF SAID E, 2,630.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S00°04'52"E ALONG THE WEST LINE OF E ALONG THE WEST LINE OF SECTION 8, 565.87 FEET TO THE NORTH BANK OF THE BLACKSMITH FORK CANAL; S79°19'38"E, 259.41 FEET ALONG SAID NORTH BANK OF E, 259.41 FEET ALONG SAID NORTH BANK OF BLACKSMITH FORK CANAL, TO THE WEST BANK OF THE SOUTH BRANCH OF THE LOGAN RIVER; NORTHERLY ALONG SAID WEST BANK TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; N89°27'22"W, 445.37 FEET, ALONG SAID NORTH LINE OF THE W, 445.37 FEET, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING. LESS THAT PORTION OF THE SOUTH BRANCH OF THE LOGAN RIVER WITHIN SAID PARCEL. SAID PARCEL CONTAINS 3.69 ACRES, MORE OR LESS.

02-080-0003
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A E, A DISTANCE OF 2,644.06 FEET; THENCE N04°54'29"E, 4,170.59 FEET TO THE E, 4,170.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BEING THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°54'29"W, 359.17 FEET W, 359.17 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT 2, BLOCK 14, TO THE WEST LINE OF SECTION 8; N00°04'52"W, 547.07 FEET W, 547.07 FEET ALONG THE WEST BOUNDARY OF LOT 2, AND THE WEST LINE OF SECTION 8, TO THE SOUTH BANK OF THE NORTH BRANCH OF THE LOGAN RIVER; EASTERLY ALONG SAID SOUTH BANK, TO THE EAST LINE OF LOT 2; S00°06'08"W, 544.66 FEET ALONG W, 544.66 FEET ALONG THE EAST LINE OF LOT 2 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.51 ACRES, MORE OR LESS.

02-080-0006
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE E, A DISTANCE OF 2,644.06 FEET; THENCE
N00°04'52"E, 2,630.33 FEET TO THE E, 2,630.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING ON THE WEST LINE OF SAID SECTION 8, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N00°04'52"W, 1,477.06 FEET ALONG W, 1,477.06 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL, AND WEST LINE OF SECTION 8, TO THE NORTH LINE OF SAID LOT 3, BLOCK 15; S89°55'15"E, 359.02 FEET E, 359.02 FEET ALONG THE NORTH BOUNDARY OF LOT 3; S00°34'01"W, 649.06 FEET ALONG THE W, 649.06 FEET ALONG THE EAST LINE OF LOT 3 TO THE CENTER OF BLOCK 15; S00°34'45"W, 594.49 FEET TO THE W, 594.49 FEET TO THE NORTH BANK OF THE LOGAN RIVER; THENCE SOUTHWESTERLY ALONG THE NORTH BANK OF THE LOGAN RIVER TO A POINT ON SOUTH LINE OF SAID LOT 2, BLOCK 15; N00°34'01"E 1217.73 FEET E 1217.73 FEET ALONG THE SOUTH LINE OF LOT 2, TO THE POINT OF BEGINNING. ALSO, INCLUDING THAT PORTION OF LOT 2, BLOCK 15, LYING ON THE SOUTH SIDE OF THE LOGAN RIVER.

02-079-0021
BEGINNING AT A POINT WHICH IS N00°04'52"E 4107.78 FEET E 4107.78 FEET FROM THE SOUTH WEST CORNER OF SECTION 8; THENCE S00°04'52"E 1477.46 FEET; THENCE N89°36'13"W 310.72 FEET TO W 310.72 FEET TO THE EDGE OF LOGAN RIVER; THENCE ALONG THE RIVER TO THE NORTH AS IT CURVES WEST THEN BACK SOUTH TO THE SOUTH LINE OF THE PROPERTY; THENCE N89°42'07"W 154.455 ALONG W 154.455 ALONG THE SOUTH LINE OF THE PROPERTY TO THE EAST BANK OF THE LOGAN RIVER; THENCE ALONG THE EAST BANK NORTHLY, WESTERLY, SOUTHERLY, NORTHERLY AND EASTERLY THE NORTH EAST CORNER OF SAID PARCEL; THENCE S00°04'52"E 547.07 FEET; THENCE S00°04'52"E 48.40 TO THE E 547.07 FEET; THENCE S00°04'52"E 48.40 TO THE E 48.40 TO THE POINT OF BEGINNING.

02-079-0003
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE OF 2,644.06 FEET; THENCE N25°37'21"W, 3,579.36 FEET TO A POINT WHERE THE EAST BANK OF A CANAL INTERSECTS THE NORTH LINE OF SAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°58'48"E, 119.36 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; N87°17'39"W 35.26 FEET ALONG THE NORTH LINE OF LOT 1, TO THE WEST BANK OF THE LOGAN RIVER; SOUTHEASTERLY ALONG SAID BANK OF RIVER, TO THE SOUTH LINE OF LOT 1; S89°55'37"W, 150.77 FEET TO THE EAST BANK OF SAID CANAL; NORTHWESTERLY ALONG SAID EAST BANK OF CANAL, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.62 ACRES, MORE OR LESS.
CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION

TO: Logan Municipal Council

RE: Darrell Kunzler Landholdings, LLC and Bernice Kunzler Family, LLC.
Property located on the west side of 1000 West between 1000 South and 1500 South
on the north side of the Logan River, Logan, Utah 84321 and consisting of
approximately 145.06 acres.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby certify that the Petition
for Annexation filed in my office on November 1, 2018 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:

Travis Lish, 1770 Research Parkway #129, North Logan, Utah 84341

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 4th day of
December, 2018, with a copy mailed, postage prepaid on December 5, 2018.

to:

Travis Lish, 1770 Research Parkway #129, North Logan, Utah 84341

DATED this 5th day of December, 2018.

Teresa Harris, Recorder
APPLICATION FOR ANNEXATION REVIEW

Date of Application 11/18/8
Total Acreage Involved 145.06

Address of Proposed Annexation: west of 16th West between 1000 S and 1500 S

Current and Proposed Future Use of the Land (Future Zoning) Industrial Park

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>
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<td>Travis L. Lish</td>
<td>(801) 244-7328</td>
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APPLICATION FOR ANNEXATION REVIEW

Date of Application. Total Acreage Involved

Address of Proposed Annexation

Current and Proposed Future Use of the Land (Future Zoning)

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

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APPLICATION FOR ANNEXATION REVIEW

Date of Application ______________________ Total Acreage Involved ______________________

Address of Proposed Annexation _________________________________________________________

Current and Proposed Future Use of the Land (Future Zoning) ________________________________

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.

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APPLICATION FOR ANNEXATION REVIEW

Date of Application ______________________ Total Acreage Involved ______________________

Address of Proposed Annexation ______________________

Current and Proposed Future Use of the Land (Future Zoning) ______________________

Include the following additional information with this application:
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Mailing Address and Phone Number of Contact Person

TRAVIS K. LISH

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<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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Mailing Address and Phone Number of Contact Person

<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>
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<tr>
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</table>

Mailing Address and Phone Number of Contact Person

Property Size: 10 Acres

Property Size:
Section 7 Township 11 North, Range 1 East

Scale 1" = 400 Feet

Lots 1 thru 15 Richland Acres
Blocks 14 thru 17 Plat "B" Logan Island SVY

TAX UNIT 128
Cache County
Tax Roll Report
Parcel Number: 02-082-0001
Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-082-0001
Name: DARRELL KUNZLER LANDHOLDINGS LLC
Address 1: 3215 W 3000 N
City, State, Zip: SMITHFIELD, UT 84335-8767
District: 028 COUNTY OUTSIDE

Property Address
Property
Address:
Property City: 00105

Owners
1 - DARRELL KUNZLER LANDHOLDINGS LLC,
   (Entry 580760) (Book / Page 1535/985)
2 - BERNICE L KUNZLER FAMILY LLC,
   (Entry 981112) (Book / Page 1530/101)

Property Information
       2016       2017
ACRES MARKET TAXABLE MARKET TAXABLE
LG - LAND GREENBELT: 3.00 14,400 605 14,400 635
TOTALS: 3.00 14,400 605 14,400 635

Building & Tax Information
2017
All Taxes: $6,67

2018
Square Footage: n/a
Principle Taxes: $6,35
Year Built: n/a
Special Taxes: $0.00
Building Type: n/a
Rollback Taxes: $0.00
Penalty: $0.00
Abatements: $0.00
Payments: $0.00
Balance Due: $6,35

Greenbelt Information
Class Acro Market Taxable
GZ 1: 0.80 3,840 54
IT MIV: 2.20 10,560 553
TOTALS: 3.00 14,400 807

Parcel History
CHECK ABST 445692 085/116

Legal Description
BEG ON N BANK LOGAN RIVER BLACKSMITH FORK CANAL AT A PT 750 FT N OF SW COR OF NW/4 OF SW/4 SEC 8 T 11 N R 1E N 378 FT TH ALG CENTER OF RIVER IN NELY, NLY, ELY, SELY & SLY TO PT WHERE RIVER INTERSECTS N BANK OF CANAL AT A PT 200 FT E OF BEG W 200 FT TO BEG WITH RIGHT TO CROSS THE NW COR OF LAND TO THE SOUTH FROM GATE TO BRIDGE ACROSS THE CANAL CONT 3 AC

** No Back Tax Owning **
Cache County
Tax Roll Report
Parcel Number: 02-079-0021

Taxpayer Name & Address
Parcel: 02-079-0021
Entry: 738378
Name: DARRELL KUNZLER LANDHOLDINGS LLC
Address 1: 3215 W 3000 N
City, State, Zip: SMITHFIELD, UT 84335-9757
District: 128 COLLEGE YOUNG MOSQUITO ABATEMENT DIST

Property Address
Property Address:
Property City:
Tax Rate: 0.010633

Owners
1. DARRELL KUNZLER LANDHOLDINGS LLC
2. BERNICE L KUNZLER FAMILY LLC

Property Information

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Building & Tax Information

2017

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Greenbelt Information

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Parcel History

WAS 02-079-0001 3/05:

Legal Description

ALL THAT PT OF LOT 2 BLK 14; LOTS 2 & 3 BLK 15; LOTS 1 & 2 BLK 16 & LOT 1 BLK 17 PLAT B LOGAN ISLAND SVY LYING WITHIN NE4 SEC 7 T 11N R 11E 47.09 AC G164

** No Back Tax Owed **
Cache County
Tax Roll Report
Parcel Number: 02-080-0011
Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-080-0011
Entry: 728378
Name: DARRELL KUNZLER LANDHOLDINGS LLC
Address 1: 3215 W 3000 N
City, State, Zip: SMITHFIELD, UT 84335-9767
District: 028 COUNTY OUTSIDE

Owners
1. DARRELL KUNZLER LANDHOLDINGS LLC, (Entry 728378 ) (Book / Page 910828 )
2. BERNICE KUNZLER FAMILY LLC, (Entry 709351 ) (Book / Page 826410 )

Property Address
Property
Address:
Property City:
Tax Rate: 0.0105

Property Information
-----2018-----  -----2017-----
ACRES MARKET TAXABLE MARKET TAXABLE
LG - LAND GREENBELT: 18.05 270,750 4,530 243,875 4,765
TOTALS: 18.05 270,750 4,530 243,875 4,765

Building & Tax Information
2017
All Taxes: $50.03
2018
Square Footage: n/a
Principal Taxes: $47.56
Year Built: n/a
Special Taxes: $0.00
Building Type: n/a
Rollback Taxes: $0.00
Penalty: $0.00
Abatements: $0.00
Payments: $0.00
Balance Due: $47.56

Greenbelt Information
Class Acres Market Taxable
IT MOV: 18.05 270,750 4,531
TOTALS: 18.05 270,750 4,531

Parcel History
REM 8/12 UDOT 02-081-0090

Legal Description
-----2018-----
BEG AT INTERSEC OF WLN OF 1000 W ST & LN LN OF LT 4 BLK 11 PLT B LOGAN ISLAND SVY (SD NE COR BEING 32.59 CHS W OF PT 31.84 CHS N OF SE COR NE1/4 SE1/4 SEC 8 T 11N R 1E) & TH N 86°29' W ALG N LN OF LT 5 SD BLK 11 TO BANK OF CANAL TH N 89°35' W 10.5 CHS TO CENTER OF BLK 12 PLT B LOGAN ISLAND SVY TH S ALG W LN LT 2 BLK 12 TO CENTER OF LOGAN RIVER TH UP CENTER OF SD RIVER TO WLN OF 1000 W ST TH NLY ALG SD 1000 W ST TO BEG CONT 18.46 AC W/L LESS PARCEL TO UDOT FOR 1000 W ST CONT 0.409 AC (PT 02-081-0080 ) (ENT 1065398, 1065401 ) NET 18.05 AC

** No Back Tax Owed **

6/20/2018, 8:51 AM
Cache County
Tax Roll Report
Parcel Number: 02-080-0013
Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-080-0013
Entry: 728378
Name: DARRELL KUNZLER LANDHOLDINGS LLC.
Address 1: 3215 W 3000 N
City, State, Zip: SMITHFIELD, UT 84335-9787
District: 028 COUNTY OUTSIDE

Owners
1. DARRELL KUNZLER LANDHOLDINGS LLC.
   (Entry 728378) (Book/Page 919/938)
2. BERNICE L. KUNZLER FAMILY LLC.
   (Entry 766857) (Book/Page 868/410)

Property Address
Property
Address:
Property City:
Tax Rate: 0.0105

Property Information

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<tr>
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<td>18.61</td>
<td>188,100</td>
<td>4,670</td>
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Building & Tax Information

- All Taxes: $51.01
- Principal Taxes: $49.03
- Special Taxes: $0.00
- Rollback Taxes: $0.00
- Penalty: $0.00
- Abatements: $0.00
- Payments: $0.00
- Balance Due: $49.03

Greenbelt Information

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<td>IT MV</td>
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<td>188,100</td>
<td>4,672</td>
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<td>188,100</td>
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Legal Description

BEG IN CENTER OF BLK 12 PLAT B LOGAN ISLAND SYV N 89°53' W 21.04 CH TO NW COR LOT 1 BLK 16 PLT B LOGAN ISLAND SYV S 00°47' W 598.2 FT S 89°53' E 1234 FT TO CENTER OF LOGAN RIVER NELY UP CENTER SD RIVER TO E LN LOT 3 TH N ALG E LN LT 3 TO BEG IN NW4 SEC 8 T 11N R 1E CONT 18.61 AC

**No Back Tax Owing**
# Cache County Tax Roll Report
## Parcel Number: 02-080-0010
### Jun 20, 2018

### Taxpayer Name & Address
- **Parcel:** 02-080-0010
- **Entry:** 728376
- **Name:** DARRELL KUNZLER LANDHOLDINGS LLC
- **Address 1:** 3215 W 3000 N
- **City, State, Zip:** SMITHFIELD, UT 84335-9767
- **District:** 028 COUNTY OUTSIDE

### Property Address
- **Property Address:**
- **Property City:**
- **Tax Rate:** 0.0105

### Owners
1. **DARRELL KUNZLER LANDHOLDINGS LLC**, (Entry 728376) (Book/Page 9198536)
2. **BERNICE I KUNZLER FAMILY LLC**, (Entry 709387) (Book/Page 895410)

### Property Information

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<td><strong>MARKET TAXABLE</strong></td>
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<tr>
<td>LG - LAND GREENBELT</td>
<td>10.00</td>
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<td>TOTALS</td>
<td>10.00</td>
<td>115,000</td>
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### Building & Tax Information
- **2017**
  - All Taxes: $27.72
- **2018**
  - Principal Taxes: $28.35
  - Special Taxes: $0.00
  - Rollback Taxes: $0.00
  - Penalties: $0.00
  - Abatements: $0.00
  - Payments: $0.00
  - Balance Due: $20.35

### Greenbelt Information
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<td>IT MI#:</td>
<td>10.00</td>
<td>115,000</td>
<td>2,510</td>
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<tr>
<td>TOTALS:</td>
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<td>2,510</td>
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### Legal Description
- **ALL OF LOT 1 BLK 12 PLAT B LOGAN ISLAND SVY IN NW4 SEC 8 T 11N R 1E CONT 10 ACRES RESERVING R/W**
- **No Back Tax Owning**
Cache County
Tax Roll Report
Parcel Number: 02-080-0006

Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-080-0006
Entry: 729378
Name: DARRELL KUNKLER LANDHOLDINGS LLC
Address 1: 3215 W 3000 N
City, State, Zip: SMITHFIELD, UT 84335-9787
District: 026 COUNTY OUTSIDE

Property Address
Property
Address:
Property City:
Tax Rate: 0.0105

Owners
1. DARRELL KUNKLER LANDHOLDINGS LLC
   (Entry 729378 ) (Book / Page 019/838)
2. BERNICE KUNKLER FAMILY LLC
   (Entry 708387 ) (Book / Page 029/410)

Property Information

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Building & Tax Information

2017
All Taxes: $24.57
2018
Square Footage: n/a
Principal Taxes: $23.36
Year Built: n/a
Special Taxes: $0.00
Building Type: n/a
Rollback Taxes: $0.00
Penalty: $0.00
Abatements: $0.00
Payments: $0.00
Balance Due: $23.36

Greenbelt Information

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<tr>
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Legal Description

THE EAST PT OF LOTS 2 & 3 BLK 15 PLAT B LOGAN ISLAND SVY BOUNDED ON S & W BY SUBDIV 1/4 SEC LINES & ON N & E BY LOCAL LINES NW/4 SEC 8 T 11N R 1E 8.86 AC

** No Back Tax Owing **
### Cache County Tax Roll Report
**Parcel Number: 02-080-0003**
**Jun 20, 2018**

#### Taxpayer Name & Address
- **Parcel:** 02-080-0003
- **Entry:** 728378
- **Name:** DARRELL KUNZLER LANDHOLDINGS LLC
- **Address 1:** 3215 W 3000 N
- **City, State, Zip:** SMITHFIELD, UT 84335-9787
- **District:** 028 COUNTY OUTSIDE

#### Property Address
- **Property Address:**
- **Address:**
- **Property City:**
- **Tax Rate:** 0.0105

#### Property Information

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#### Building & Tax Information
- **2017**
  - **All Taxes:** $11,08

- **2018**
  - **Principal Taxes:** $10.55
  - **Special Taxes:** $0.00
  - **Rollback Taxes:** $0.00
  - **Penalty:** $0.00
  - **Abatements:** $0.00
  - **Payments:** $0.00
  - **Balance Due:** $10.55

#### Greenbelt Information

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#### Legal Description
- **2018**

THE EAST PT OF LOT 2 BLK 14 FLAT B LOGAN ISLAND SVY MARTINEAU SVY IN NW4 SEC 8 T 11N R 1E 4 AC BOUNDED ON E & S BY LOCAL LNE ON W BY SUBD QUARTER LINES ON N BY N BR OF RIVER

**No Back Tax Owning**

---

6/20/2018, 8:46 AM
Cache County
Tax Roll Report
Parcel Number: 02-080-0012

Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-080-0012
Entry: 990786
Name: DARRELL KUNZLER LANDHOLDINGS LLC
Address 1: 3215 W, 6000 N
City, State, Zip: SMITHFIELD, UT 84335-9767
District: 028 COUNTY OUTSIDE

Property Address
Property
Address:
Property City: 00105

Owners
1. DARRELL KUNZLER LANDHOLDINGS LLC
   (Entry 990786) (Book/Page 1535/865)
2. DARRELL KUNZLER FAMILY LLC
   (Entry 991121) (Book/Page 1535/101)

Property Information

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Building & Tax Information

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Greenbelt Information

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Parcel History
CHECK ABSTI 445/682 685/116

Legal Description

BEG S 00°49' W 596.5 FT OF N LN COR LOT 1 BLK 15 PLAT B LOGAN ISLAND SYV ALG W LN SD LOT S 00°49' W 134.78 FT TO CENTER OF LOGAN RIVER TH UP CENTER SD RIVER IN 17 DISTANCES & COURSES AS FOLLOWS S 11°50'50" E 0.453 CHS S 9°49'50" E 1.260 CHS S 29°30' W 2.574 CHS S 7°68' E 1.700 CHS S 28°43' E 2.809 CHS S 20°20'50" E 3.845 CHS N 33°56'20" E 2.985 CHS N 65°44'50" E 1.908 CHS S 66°11'1" E 1.557 CHS S 29°02'10" W 2.274 CHS S 5°23'43" E 1.986 CHS N 81°25'50" E 3.905 CHS S 25° E 4.803 CHS N 41°11'1" E 3.848 CHS S 44°54' E 1.925 CHS N 65°38' E 3.544 CHS NELY UP CENTER OF SD RIVER 90 CHS TO PT 596.5 FT S OF N LN LOT 3 BLK 12 SD SYV N 89°37'30" W 1334 FT TO BEG IN NWA SEC 8 T 11N R 1E CONT 19.2 AC

"No Back Tax Owing"
**Taxpayer Name & Address**

- **Parcel:** 02-079-0003
- **Entry:** 728378
- **Name:** DARRELL KUNZLER LANDHOLDINGS LLC
- **Address 1:** 3215 W 3000 N.
- **City, State, Zip:** SMITHFIELD, UT 84335-6767
- **District:** COOLIDGE YOUNG MOSQUITO ABATEMENT DIST

**Property Address**

- **Property:**
- **Address:**
- **Property City:**
- **Tax Rate:** 0.010633

**Owners**

1. DARRELL KUNZLER LANDHOLDINGS LLC
   - (Entry 728378) (Book Page 910/392)
2. BENNOHEL KUNZLER FAMILY LLC
   - (Entry 760387) (Book Page 869/440)

**Property Information**

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</table>

**Building & Tax Information**

- **2017**
  - **All Taxes:** $14.30
  - **Principal Taxes:** $13.81
  - **Special Taxes:** $0.00
  - **Rollback Taxes:** $0.00
  - **Penalty:** $0.00
  - **Abatements:** $0.00
  - **Payments:** $0.00
  - **Balance Due:** $13.81

**Greenbelt Information**

<table>
<thead>
<tr>
<th>Class</th>
<th>Acres</th>
<th>Market</th>
<th>Taxable</th>
</tr>
</thead>
<tbody>
<tr>
<td>GZ I</td>
<td>1.90</td>
<td>9,500</td>
<td>128</td>
</tr>
<tr>
<td>IT III</td>
<td>0.35</td>
<td>1,750</td>
<td>149</td>
</tr>
<tr>
<td>IT MV</td>
<td>4.00</td>
<td>20,000</td>
<td>1,004</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8.25</td>
<td>31,250</td>
<td>1,281</td>
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</tbody>
</table>

**Parcel History**

REM 5/81; ADD R/W 12/98;

**Legal Description**

ALL THAT PART OF LOT 1 RICHLAND ACRES LYING EAST OF A CANAL WHICH RUNS WESTLY FROM A PT E, 1095 FT FROM NW COR OF SD LOT 1 TO A PT E, 1573 FT FROM SW COR SD LOT 1 CONT 8.25 AC WITH R/W OVER THE S 20 FT OF PARCEL 02-079-0017 IN BK 802 PG 825

**No Back Tax Owning**
Cache County
Tax Roll Report
Parcel Number: 02-080-0008
Jun 20, 2018

Taxpayer Name & Address
Parcel: 02-080-0008
Entry: 728379
Name: DARRELL KUNZLER LANDHOLDINGS LLC.
Address 1: 3215 W 3900 N
City, State, Zip: SMITHFIELD, UT 84335-9767
District: 028 COUNTY OUTSIDE

Owners
1. DARRELL KUNZLER LANDHOLDINGS LLC.
   (Entry 728379) (Book / Page 919840)

Property Address
Property Address:
Property City:

Property Information
-------- 2016 --------
-------- 2017 --------
ACRES MARKET TAXABLE MARKET TAXABLE
LG - LAND GREENBELT: 10.00 115,000 4,230 90,000 4,450
TOTALS: 10.00 115,000 4,230 90,000 4,450

Building & Tax Information
2017
All Taxes: $48.73
2016
Square Footage: n/a
Principal Taxes: $44.41
Year Built: n/a
Special Taxes: $0.00
Building Type: n/a
Rollback Taxes: $0.00
Penalty: $0.00
Abatements: $0.00
Payments: $0.00
Balance Due: $44.41

Greenbelt Information
Class Acres Market Taxable
IT III: 10.00 115,000 4,230
TOTALS: 10.00 115,000 4,230

Parcel History
COMB W02-080-0009

Legal Description
-------- 2018 --------
LOT 4 BLK 12 PLT B LOGAN ISLAND SVY CONT 10 AC M/L

** No Back Tax Owning **
NOTICE
OF INTENT TO FILE A PETITION FOR
ANNEXATION INTO THE CITY OF LOGAN

Pursuant to U.C.A §10-2-403(6), I, petitioner, on behalf of Darrell Kunzler Landholdings, LC and Bernice L. Kunzler Family LLC, do hereby inform you of the intent to submit to the City of Logan a formal petition for annexation of the property located on the west side of 1000 West, between 1000 South and 1500 South, and consisting of approximately 145.06 acres. This notice is being sent to you because you are considered an “affected entity” as defined in U.C.A. §10-2-401(a),

Travis K. Lish
1770 Research Parkway #129
North Logan, UT 84341

This Notice sent to:

Logan City Recorder
Cache County Recorder
Cache County Assessor
Cache County Treasurer
Cache County Clerk
Cache County Boundary Commission
Logan City School District
Cache County School District
Cache County Fire District
Cache Valley Transit District
Cache Mosquito Abatement District
ANNEXATION REVIEW & COMMENT

Comments are due to the
Department of Community Development by

Friday, January 4, 2019

Kunzler Annexation
145.06 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. Affected entities should e-mail their comments to mike.desimone@loganutah.org. The complete file is available in our office should you need further information.

If you do no submit any comments on this project, it will be interpreted to mean that your department or division has no requirements for this phase of development and that you support this project as submitted.

DISTRIBUTION:
Mike DeSimone – Comm Dev
Paul Taylor – Building Safety
Brooke Talbot – Building Safety
Kirk Jensen – Economic Development
Bill Young/Stefanie Sidwell – Engineering
Tom Dickinson – Engineering
Issa Hamud – Environmental
Steve Larsen – Environmental
Jeff Spatig – Environmental
Rex Davis – Environmental/Forester
Brad Hannig – Fire Department
Craig Humphreys – Fire Department
Chuck Shaw – GIS
Mark Montgomery – Light & Power
Chris Niemann – Light & Power
Matt Turnbow – Light & Power
Russ Akina – Parks & Recreation

Gary Jensen – Police Department
Cameron Draney – Water/Wastewater
Paul Lindhart – Public Works
Jed Al-Imari/Eve Ivie – Street Department
James Geier – N. Improvement
Stacy Christoffersen – Business License
Jesse Sharp – Water/Cross Connection
Brandon Roundy – Postmaster
Frank Schofield – School District
Jeff Barben – School District
Grant Koford – Bear River Health Dept.
Lee Ivie – Airport Manager
Jeff Gilbert – CMPO
Logan Downtown Alliance
CVTD

Please contact Debbie Zilles at 716-9021 or debbie.zilles@loganutah.org with any distribution changes. Thanks!
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 Travis K. Lish, on behalf of Darrell Kunzler Landholdings, LC and Bernice L. Kunzler Family, LLC for the purpose of annexing 145.06 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on December 4, 2018 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403(3), (4), and (5).

The subject properties are contiguous to Logan City and are located on the west side of 1000 West, between 1000 South and 1500 South. The properties are identified as 02-080-0008, 02-080-0010, 02-080-0011, 02-080-0013, 02-080-0012, 02-080-0001, 02-080-0003, 02-080-0006, 02-079-0021, and 02-079-0003. 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 the Northeast Corner of Section 7 and the North Half of Section 8, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows:

02-080-0008
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°40'29"E, 692.06 FEET ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12; N0°02'51"E, 650.30 FEET ALONG THE WEST LINE OF LOT 4; N89°31'44"E, 690.97 FEET ALONG THE NORTH LINE OF LOT 4; S00°19'04"W, 659.90 FEET ALONG THE EAST LINE OF LOT 4 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.42 ACRES, MORE OR LESS.

02-080-0010
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N00°19'04"E, 659.90 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 12; N89°43'41"E, 696.15 FEET ALONG THE NORTH LINE OF LOT 1; S00°01'47"E, 674.56 FEET ALONG THE EAST LINE OF LOT 1; N89°06'16"W, 700.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.37 ACRES, MORE OR LESS.

02-080-0011
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF SAID BLOCK 12, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S89°06'16"E, 700.23 FEET ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 12; S89°10'09"E, 715.25 FEET ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 11, TO A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 W ST. (SR-252); SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF 1000 W ST. (SR-252), TO A POINT ON THE NORTH BANK OF THE LOGAN RIVER; NORTHWESTERLY ALONG THE NORTH BANK OF THE LOGAN RIVER, TO THE WEST LINE OF SAID LOT 2, BLOCK 12; S00°55'27"E, 464.50 FEET ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.60 ACRES, MORE OR LESS.

02-080-0013
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS S89°51'45"W, A DISTANCE OF 2,644.06 FEET; THENCE N14°42'49"W, 3,560.21 FEET TO THE CENTER OF
SAID BLOCK 12, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S00°55'27"W, 464.50 FEET ALONG THE EAST LINE OF LOT 3, BLOCK 12 OF PLAT "B" LOGAN ISLAND SURVEY, TO THE NORTH BANK OF THE LOGAN RIVER; SOUTHWESTERLY ALONG THE BANK OF THE LOGAN RIVER TO THE SOUTH LINE OF SAID PARCEL; N89°34'07"W, 1,248.94 FEET TO THE WEST LINE OF LOT 1, BLOCK 15 OF PLAT "B" LOGAN ISLAND SURVEY; N00°34'55"E, 568.14 FEET ALONG THE WEST LINE OF SAID LOT 1, TO THE CENTER OF SAID BLOCK 15; S89°40'29"E, 1,392.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18.65 ACRES, MORE OR LESS.

02-080-0012
BOUND TO THE SOUTH, WEST, AND EAST BY THE CENTERLINE OF THE SOUTH BRANCH OF THE LOGAN RIVER, AND TO THE NORTH BY A LINE THAT BEGINS AT A POINT WHICH IS ON THE CENTERLINE OF SAID SOUTH BRANCH OF THE LOGAN RIVER, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RAILROAD SPIKE, BEARS S06°47'24"W, A DISTANCE OF 2,883.48 FEET; THENCE S89°34'07"E, 1,248.94 FEET TO A POINT ON THE CENTERLINE OF SAID LOGAN RIVER, BEING THE NORTHEAST CORNER OF SAID PARCEL. SAID PARCEL CONTAINS 19.02 ACRES, MORE OR LESS.

02-082-0001
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE: FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE OF 2,644.06 FEET; THENCE E, A DISTANCE OF 2,644.06 FEET; THENCE N00°04'52"E, 2,630.33 FEET TO THE NORTHWEST CORNER OF SAID E, 2,630.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; S00°04'52"E ALONG THE WEST LINE OF E ALONG THE WEST LINE OF SECTION 8, 565.87 FEET TO THE NORTH BANK OF THE BLACKSMITH FORK CANAL; S79°19'38"E, 259.41 FEET ALONG SAID NORTH BANK OF E, 259.41 FEET ALONG SAID NORTH BANK OF BLACKSMITH FORK CANAL, TO THE WEST BANK OF THE SOUTH BRANCH OF THE LOGAN RIVER; NORTHERLY ALONG SAID WEST BANK TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8; N89°27'22"W, 445.37 FEET, ALONG SAID NORTH LINE OF THE W, 445.37 FEET, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING. LESS THAT PORTION OF THE SOUTH BRANCH OF THE LOGAN RIVER WITHIN SAID PARCEL. SAID PARCEL CONTAINS 3.69 ACRES, MORE OR LESS.

02-080-0003
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A A, A DISTANCE OF 2,644.06 FEET; THENCE N04°54'29"E, 4,170.59 FEET TO THE E, 4,170.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BEING THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°54'29"W, 359.17 FEET W, 359.17 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT 2, BLOCK 14, TO THE WEST LINE OF SECTION 8; N00°04'52"W, 547.07 FEET W, 547.07 FEET ALONG THE WEST BOUNDARY OF LOT 2, AND THE WEST LINE OF SECTION 8, TO THE SOUTH BANK OF THE NORTH BRANCH OF THE LOGAN RIVER; EASTERLY ALONG SAID SOUTH BANK, TO THE EAST LINE OF LOT 2; S00°06'08"W, 544.66 FEET ALONG W, 544.66 FEET ALONG THE EAST LINE OF LOT 2 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.51 ACRES, MORE OR LESS.

02-080-0006
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE E, A DISTANCE OF 2,644.06 FEET; THENCE N00°04'52"E, 2,630.33 FEET TO THE E, 2,630.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING ON THE WEST LINE OF SAID SECTION 8, AND THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N00°04'52"W, 1,477.06 FEET ALONG W, 1,477.06 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL, AND WEST LINE OF SECTION 8, TO THE NORTH LINE OF SAID LOT 3, BLOCK 15; S89°55'15"E, 359.02 FEET E, 359.02 FEET ALONG THE NORTH BOUNDARY OF LOT 3; S00°34'01"W, 649.06 FEET ALONG THE W, 649.06 FEET ALONG THE EAST LINE OF LOT 3 TO THE CENTER OF BLOCK 15; S00°34'45"W, 594.49 FEET TO THE W, 594.49 FEET TO THE NORTH BANK OF THE LOGAN RIVER; THENCE SOUTHWESTERLY ALONG THE NORTH BANK OF THE LOGAN RIVER TO A POINT ON SOUTH LINE OF SAID LOT 2, BLOCK 15; N00°34'01"E 1217.73 FEET
E 1217.73 FEET ALONG THE SOUTH LINE OF LOT 2, TO THE POINT OF BEGINNING. ALSO, INCLUDING THAT PORTION OF LOT 2, BLOCK 15, LYING ON THE SOUTH SIDE OF THE LOGAN RIVER.

02-079-0021
BEGINNING AT A POINT WHICH IS N00°04'52"E 4107.78 FEET E 4107.78 FEET FROM THE SOUTH WEST CORNER OF SECTION 8; THENCE S00°04'52"E 1477.46 FEET; THENCE N89°36'13"W 310.72 FEET TO W 310.72 FEET TO THE EDGE OF LOGAN RIVER; THENCE ALONG THE RIVER TO THE NORTH AS IT CURVES WEST THEN BACK SOUTH TO THE SOUTH LINE OF THE PROPERTY; THENCE N89°42'07"W 154.455 ALONG W 154.455 ALONG THE SOUTH LINE OF THE PROPERTY TO THE EAST BANK OF THE LOGAN RIVER; THENCE ALONG THE EAST BANK NORTHERLY, WESTERLY, SOUTHERLY, NORTHERLY AND EASTERNLY THE NORTH EAST CORNER OF SAID PARCEL; THENCE S00°04'52"E 547.07 FEET; THENCE S00°04'52"E 48.40 TO THE E 547.07 FEET; THENCE S00°04'52"E 48.40 TO THE E 48.40 TO THE POINT OF BEGINNING.

02-079-0003
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, T 11 N, R 1 E, SLBM, A FOUND RR SPIKE; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 8, A FOUND RR SPIKE, BEARS N89°51'45"E, A DISTANCE OF 2,644.06 FEET; THENCE N25°37'21"W, 3,579.36 FEET TO A POINT WHERE THE EAST BANK OF A CANAL INTERSECTS THE NORTH LINE OF SAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING. THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG SAID PARCEL BOUNDARY; N89°58'48"E, 119.36 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; N87°17'39"W 35.26 FEET ALONG THE NORTH LINE OF LOT 1, TO THE WEST BANK OF THE LOGAN RIVER; SOUTHEASTERLY ALONG SAID BANK OF RIVER, TO THE SOUTH LINE OF LOT 1; S89°55'37"W, 150.77 FEET TO THE EAST BANK OF SAID CANAL; NORTHEASTERLY ALONG SAID EAST BANK OF CANAL, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.62 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, January 15, 2019 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 January 4, 2019, 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: December 8, December 15, and December 22, 2018
ANNEXATION OF KUNZLER PROPERTY
January 6, 2019

Public Works has reviewed this proposal and have the following comments regarding this annexation and future development in the annexation area:

ROADS

1. All infrastructure (roads, water, wastewater, and storm water) needed to support any development will be the responsibility of the developer to construct per Master Plans. Roads that may be constructed prior to any development by Logan City will have infrastructure installed per Master Plans but may not be connected to existing infrastructure.

2. As this area develops the City is desirous to maintain the even gridded road system in both the north-south directions and the east-west directions. In each case east-west direction roads shall align with existing east-west roads along 1000 West. Odd gridded roads will be allowed as requested by development and will be the preferred shared access points between future properties.

3. Right of way shall be dedicated to City as needed to provide a 66 foot right of way on 1100 South.

4. The Western Arterial road shown in the Cache Metropolitan Planning Organization 2040 Regional Transportation Plan in Figure 11 on page 33 is planned to be constructed through this annexation area in the future. At present this a proposed alignment with no specific design or alignment. Following is a snip-it from Figure 11 through the annexation area:
Water and Waste Water Services

1. All infrastructure (roads, water, wastewater, and storm water) needed to support any development will be the responsibility of the developer to construct per Master Plans. Roads that may be constructed prior to any development by Logan City will have infrastructure installed per Master Plans but may not be connected to existing infrastructure.

2. Currently there is a 12” water main located in 1000 West. All new roads will require connection to this main line. The size of the new lines will be based on flow requirements and the Logan City Water Model results.

3. Currently the only gravity sewer lines are on the east side of 1000 West and flow to the Providence Lift Station. All development must be routed by gravity to the Logan Southwest Regional Lift Station or a force main line and a new lift station installed. The force main line will need to be routed to gravity lines in the intersection of 1000 West and 600 South.
Wetlands

1. Much of this area is shown on the National Wetlands Inventory Maps. A wetland delineation approved by the US Army Corps of Engineers will need to be submitted for all future developments. All roads constructed as public roads shall also have an approved wetland mitigation plan from the US Army Corps and all wetland mitigated prior to dedication to the City. Following is a snip-it of the wetlands per the National Wetlands Inventory:

![Wetland Map](image)

Floodplain and Floodway

1. Currently there are no detailed floodplain and floodway maps approved by FEMA for a 1% flood event. The City has been working with a consultant to determine these detailed maps. The City intends to submit these to FEMA within the next 3-5 months for a FEMA Map Amendment. As shown in the following map much of the annexation is impacted with a floodplain and a floodway. Per FEMA standards no development/structures can be constructed in a floodway. If desired, a larger print out of following map can be obtained from the Engineering Department.