CITY OF LOGAN, UTAH
ORDINANCE NO. 19-022

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 Del Ray Campbell, for the purpose of annexing 25.14 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:

N/2 of SE/4 of NE/4 & E/2 of SE/4 of SE/4 of NE/4 Sec 17 T11N R1E reserving R of W 25 AC, containing 25 acres, more or less.

The subject property is contiguous to Logan City and is located at 2011 South 800 West. The property is identified as TIN: 03-006-0016.

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
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 19, 2019
FROM: Mike DeSimone, Director
SUBJECT: Campbell Annexation Request

Background

Del Ray Campbell, property owner, and Dan Larsen, applicant, are requesting annexation of approximately 25 acres into Logan City. The property is located at 2011 South 800 West which is north of 2200 South and west of 800 West and is within Logan City’s Annexation Policy Plan. The property is currently used for agricultural operations and is adjacent to a new multi-family project to the southwest, an ATV sales/service business to the north, warehousing to the NE, agricultural to the east, and Nibley City to the south (recreation, open space and residential uses).

The Future Land Use Plan Map identifies the site as Mixed Residential (MR) which is consistent with the adjoining property to the west. 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 October 15, 2019. 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.
TO: Logan Municipal Council

RE: Del Ray Campbell (owner) 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 25.14 acres.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby certify that the Petition for Annexation filed in my office on October 1, 2019 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 15 day of October, 2019, with a copy mailed, postage prepaid on October 16, 2019, to:

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

DATED this 16 day of October, 2019.

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 Del Ray Campbell for the purposes of annexing 25 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on October 15, 2019 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 2011 South 800 West, and is identified as TIN: 03-006-0016. 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:

N/2 of SE/4 of NE/4 & E/2 of SE/4 of SE/4 of NE/4 Sec 17 T11N R1E reserving R of W 25 AC, containing 25 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, November 19, 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 November 15, 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: October 22, October 29, and October 29, 2019
ANNEXATION REVIEW & COMMENT

Comments are due to the Department of Community Development by

Friday, November 15, 2019

Campbell Annexation
25.14 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/Forester
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 Lindhardt – Public Works
Jed Al-Imari – 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 contact Debbie Zilles at 718-9021 or debbie.zilles@loganutah.org with any distribution changes. Thanks!
NOTICE
OF INTENT TO FILE A PETITION FOR
ANNEXATION INTO THE CITY OF LOGAN

Pursuant to U.C.A §10-2-403(6), Del Ray Campbell, petitioner, 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 25.14 acres and is identified as TIN: 03-006-0016. This notice is being
sent to you because you are considered an “affected entity” as defined in U.C.A. §10-2-
401(a),

Del Ray Campbell
2012 S 800 W
Nibley, UT 84321-6824

This Notice sent to:

Logan City Recorder
Providence City Recorder
Millville City Recorder
Nibley 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
APPLICATION FOR ANNEXATION REVIEW

Date of Application: 9/26/19  Total Acreage Involved: 25.14

Address of Proposed Annexation: 800 West 2200 South

Current and Proposed Future Use of the Land (Future Zoning): MR20

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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<tbody>
<tr>
<td>Del Ray Campbell</td>
<td>9/26/19</td>
<td>03-006-0016</td>
<td>2011 South 800 West</td>
<td>1,125,000</td>
<td>Del Ray Campbell</td>
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Mailing Address and Phone Number of Contact Person: Denver 435-755-7080
601 West 1700 South Bldg 8
Logan, UT 84321

Property Size: 25.14

Printed Name of Property Owner: Dan Hensen
Date: 03-006-0016
Property Address: 2011 South 800 West
Assessed Valuation: 1,125,000
Signature of Property Owner in Favor of Annexation: Del Ray Campbell

Mailing Address and Phone Number of Contact Person: Dan Hensen
Phone Number: 435-755-7080
601 West 1700 South Bldg 8
Logan, UT 84321

Property Size: 25.14

Printed Name of Property Owner: Dan Hensen
Date: 03-006-0016
Property Address: 2011 South 800 West
Assessed Valuation: 1,125,000
Signature of Property Owner in Favor of Annexation: Del Ray Campbell

Mailing Address and Phone Number of Contact Person: Dan Hensen
Phone Number: 435-755-7080
601 West 1700 South Bldg 8
Logan, UT 84321

Property Size: 25.14
### Parcel #03-006-0016 in 2019 - Cache County CORE

**Owner(s)**  
CAMPBELL, DEL RAY TR (01/01/1999 - Present) (Vesting: 654744)

**Property Address**  
Tax District: COLLEGE YOUNG MOSQUITO ABATEMENT DIST (128)  
Tax Status: Taxable  
Legal Description: N/2 OF SE/4 OF NE/4 & E/2 OF SE/4 OF SE/4 OF NE/4 SEC 17 T 11N R 11E RESERVING R OF W 25 AC R1041

**Current Owner Mailing Address**  
2012 S 800 W  
NIBLEY, UT 84321-6824  
Acres: 25  
Water Rights: NO

### Taxation Term

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### Payment Category

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<td>Current Amount Due</td>
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</table>

© 2019 - CORE (10/01/19 03:32 AM)

Help | About | Terms
Campbell Annexation

25.14 acres (approx. location 2200 South 800 West)
Campbell Annexation

25.14 acres (approx. location 2200 South 800 West)

Proposed Campbell Annexation

Current Logan City Boundary
Campbell Annexation

25.14 acres (approx. location 2200 South 800 West)

Future Land Use Plan (FLUP)
Mixed Residential (MR)
Campbell Annexation

25.14 acres (approx. location 2200 South 800 West)
Campbell Annexation

25.14 acres (approx. location 2200 South 800 West)

Proposed MR-20 Zoning
Campbell Annexation
1 message

Bill Young <bill.young@loganutah.org>
To: Mike Desimone <mike.desimone@loganutah.org>

Tue, Nov 5, 2019 at 11:50 AM

Please see Public Works comments for this annexation:

CAMPBELL ANNEXATION
PUBLIC WORKS COMMENTS
11/5/19

Capacity for sewer, water and storm water exist in 1000 West, these utilities would have to be extended to the annexation area as it is approved by Planning Commission for development. As property in this annexation area is developed, the following requirements shall be implemented:

1. Proponent shall dedicate a 66 foot right of way along 2100 South between 800-1000 West.

2. Proponent shall dedicate right of way as necessary on 2200 South and 800 West to ensure a 66 foot right of way.

3. Provide a 20’ public utility easement from the future 2100 South right of way to parcel to south with Tax ID 03-006-0026

4. A 12” water and a 10” sewer line shall be extended from 900 -1000 West in 2100 South.

5. All roads shall be designed as a residential road per City Standards at time road is constructed.

Bill Young, P.E.
Logan City Engineer
Phone (435)716-9160
Cell (435)994-1666