

**CITY OF LOGAN
RESOLUTION NO. 19-34**

**A RESOLUTION INDICATING THE INTENT TO ADJUST THE
BOUNDARY BETWEEN THE
CITY OF LOGAN AND NIBLEY CITY**

WHEREAS, the owners of certain property described herein have a desire to further develop their property; and

WHEREAS, the proposed development can be better facilitated by a boundary adjustment between the City of Logan and Nibley City; and

WHEREAS, the City of Logan and Nibley City have each passed setbacks along Highway 89, that are applicable to the properties described herein, with the intent to foster appropriate development along the Highway 89 corridor; and

WHEREAS, each City desires to adjust their mutual boundary to accommodate the proposed development and to use Highway 89 as the mutual boundary between the two Cities; and

WHEREAS, UCA 10-2-419 requires that the Municipal Council of each municipality so desiring to adjust their common boundary adopt a resolution indicating their intent.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN that it is their intent that the common boundaries between the City of Logan and Nibley City shall be adjusted in that property identified below and as shown in Exhibit A:

The following will be relinquished from Nibley City jurisdiction and will be transferred to the jurisdictional authority of the City of Logan, and

Tax ID	Name	Tax ID	Name
03-012-0033	B&N Properties, LLC	03-012-0034	B&N Properties, LLC
03-012-0038	B&N Properties, LLC	03-012-0041	Urban District Properties, LLC
03-012-0042	Urban District Properties, LLC	03-012-0043	Urban District Properties, LLC
03-012-0044	Urban District Properties, LLC	03-012-0045	Urban District Properties, LLC
03-012-0046	Urban District Properties, LLC	03-012-0047	Urban District Properties, LLC

The following will be relinquished from the City of Logan jurisdiction and will be transferred to the jurisdictional authority of Nibley City.

Tax ID	Name	Tax ID	Name
03-007-0009	Pitcher, Larry & Bette	03-007-0027	Thomas Edison Charter School
03-007-0010	Nielsen, Lynn & Bernice	03-009-0036	Tri H Farms, LLC

03-007-0011	Nielsen, Lynn & Bernice	03-012-0006	Hansen, Terry/Michelle
03-007-0013	Tialavea, Robyn	03-012-0026	Anderson, Todd & Dixie
03-007-0014	Leishman, Matt	03-012-0027	Anderson, Todd & Dixie
03-007-0015	Barker, Vernon & Karen	03-012-0028	Anderson, Todd & Dixie
03-007-0016	Carroll, John & Jan	03-012-0037	Hansen, Glen & Dixie
03-007-0017	Carroll, John & Jan	03-012-0039	Tri H Harms, LLC
03-007-0019	Wesley Nelson Farms Inc.	03-015-0001	Tri H Farms, LLC
03-007-0022	Nielsen, Cindy	03-015-0003	Tri H Farms, LLC
03-007-0023	Nielsen, Lynn & Bernice	03-015-0004	Tri H Farms, LLC
03-014-0004	Ricks, Edward	03-013-0009	Ricks, Edward
03-013-0008	Ricks, Edward & Mickey		

ADOPTED BY THE LOGAN MUNICIPAL COUNCIL THIS ____ DAY OF
_____, 2019.

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 4, 2019
FROM: Mike DeSimone, Director
SUBJECT: Resolution 19-034 (Logan/Nibley Boundary Adjustment)

Logan and Nibley have been working to adjust the common City boundary south of 2200 South along State Route 89/91 to a new line more manageable for both jurisdictions. The proposal is to adjust the municipal boundary line to coincide with the centerline of SR 89/91 from 2200 South down to 3200 South. The resulting adjustment will leave all lands east of SR 89/91 in Nibley and all lands west of SR 89/91 in Logan. This proposed action involves 27 different parcels.

The LMC considered this action in 2018 but deferred a decision until an agreement could be worked out with Nibley on implementing the South Corridor Plan. Logan recently adopted an expanded overlay zone that implemented enhanced setbacks between the Logan River Golf Course and 3200 South, while designating certain commercial nodes around important intersections (Ordinance 19-08). Nibley has also adopted increased setbacks within their areas of the corridor.

Attached is a proposed resolution and supporting documentation identifying the proposed boundary adjustment and the parcels affected by this action. If the Council agrees with the direction, we will then coordinate with Nibley on having a licensed surveyor prepare a new boundary description as required. The request in 2018 previously excluded the area around 3200 South (Ted's) as Nibley was not contiguous to that area; however, modifying the city boundary to the centerline of SR 89/91 affords Nibley the ability to annex along the highway down to, and including, Ted's.

Utah Municipal Code 10-2-419 governs the adjustment of common municipal boundaries. Procedurally, (1) each municipal shall adopt a resolution indicating their intent to adjust the common boundaries; (2) hold a hearing no less than 60 days after the adoption of the resolution; (3) publish a public notice for three weeks in the newspaper and on the Utah Public Notice Website; (4) hold a public hearing; (5) adopt an ordinance; and, (6) file new legal boundary with the County and the State.

Both Logan City and Nibley will notify each landowner affected by this proposal as part of the public notification process and following the adoption of a Resolution of Intent.

If you have any questions about this proposal, please let me know.

Attachments:

Ordinance 19-034

List of affected parcels

2019 Logan City & Nibley City Boundary Adjustment

From Logan to Nibley

Tax ID	Name	Acreage	Assessed Value
03-007-0009	Pitcher, Larry & Bette	0.38	177,600
03-007-0010	Nielsen, Lynn & Bernice	4.83	236,360
03-007-0011	Nielsen, Lynn & Bernice	0.41	155,496
03-007-0013	Tialavea, Robyn	1.11	159,800
03-007-0014	Leishman, Matt	0.52	141,000
03-007-0015	Barker, Vernon & Karen	0.76	171,000
03-007-0016	Carroll, John & Jan	0.34	184,952
03-007-0017	Carroll, John & Jan	0.65	143,200
03-007-0019	Wesley Nelson Farms Inc.	55.35	2,895,150
03-007-0022	Nielsen, Cindy	0.48	219,276
03-007-0023	Nielsen, Lynn & Bernice	5.48	267,100
03-007-0027	Thomas Edison Charter School	0.78 +/-	
03-009-0036	Tri H Farms, LLC	0.96	50,556
03-012-0006	Hansen, Terry & Michelle	0.48	190,500
03-012-0026	Anderson, Todd & Dixie	1.18	178,350
03-012-0027	Anderson, Todd & Dixie	2.10	102,750
03-012-0028	Anderson, Todd & Dixie	2.51	377,900
03-012-0037	Tri H Farms, LLC	1.99	360,210
03-015-0001	Tri H Farms, LLC	28.97	892,500
03-015-0003	Tri H Farms, LLC	11.09	328,200
03-015-0004	Tri H Farms, LLC	11.10	328,200
03-014-0004	Ricks, Edward	1.06	123,650
03-013-0008	Ricks, Edward & Mickey	0.76	245,036
03-013-0009	Ricks, Edward	1.83	254,821
24 Parcels		135.12 Acres	8,183,607

From Nibley to Logan

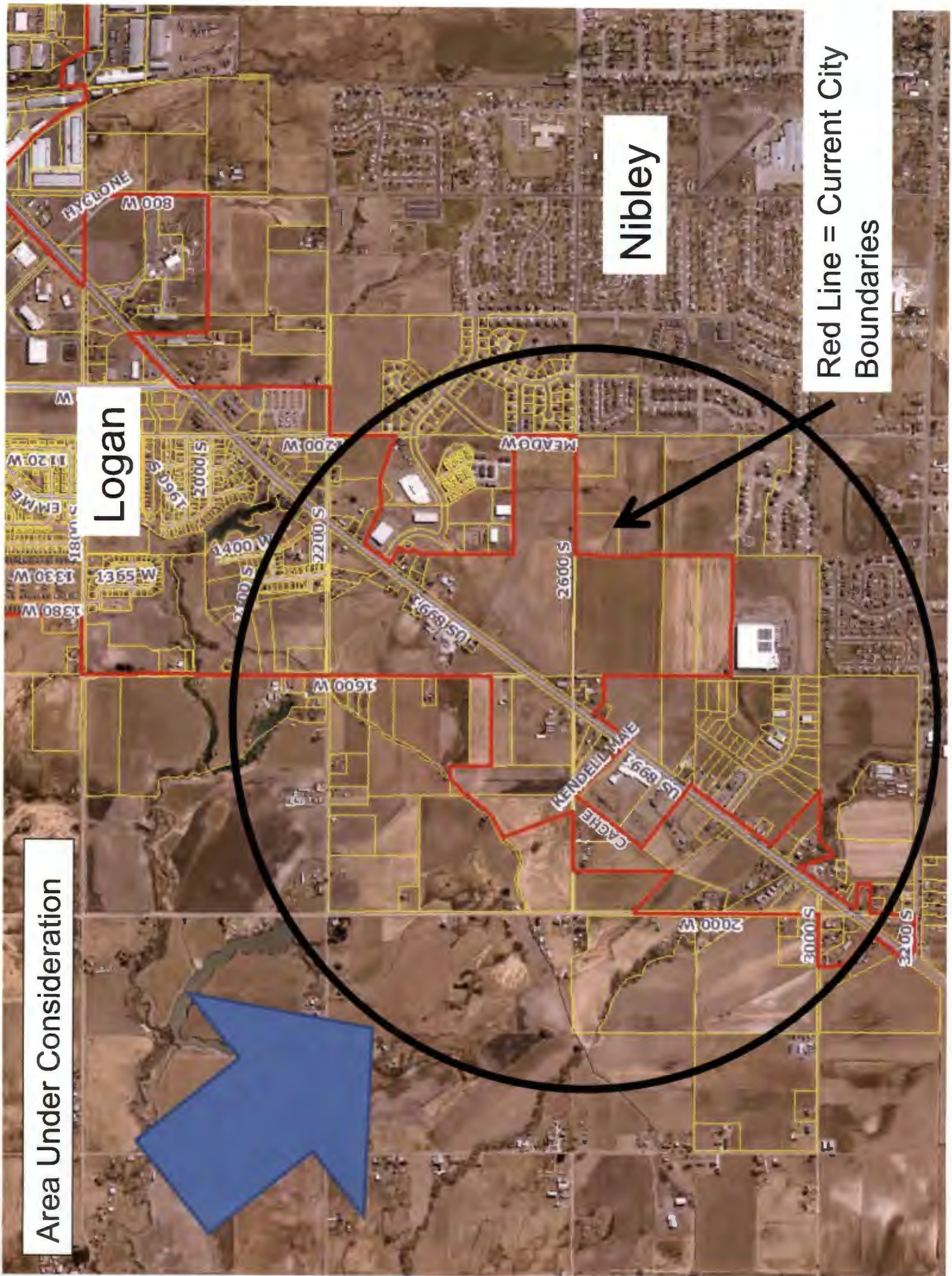
Tax ID	Name	Acreage	Assessed Value
03-012-0033	Urban District Properties, LLC	6.86	448,232
03-012-0034	B&N Properties, LLC	2.57	1,908,273
03-012-0038 (Comm)	B&N Properties, LLC	3.62	2,947,790
03-012-0041	Urban District Properties, LLC	Building	
03-012-0042	Urban District Properties, LLC	Building	
03-012-0043	Urban District Properties, LLC	Building	
03-012-0044	Urban District Properties, LLC	Building	
03-012-0045	Urban District Properties, LLC	Building	
03-012-0046	Urban District Properties, LLC	Building	
03-012-0047	Urban District Properties, LLC	Building	
3 Parcels & 7 Blds.		13.05 Acres +/-	5,304,295

Area Under Consideration

Logan

Nibley

Red Line = Current City Boundaries



Existing Logan City
Boundaries (red)

Cache County

Logan

Nibley



Proposed Logan
City Boundaries

Proposed Logan City Boundary



Logan City Boundary to be moved
to Centerline of US 89/91



Proposed Logan City Boundary

From Logan City to Nibley City

2200 S

Nielsen 03-007-0022

Nielsen 03-007-0011

Nielsen 03-007-0023

Pitcher 03-007-0009

Tialavea 03-007-0013

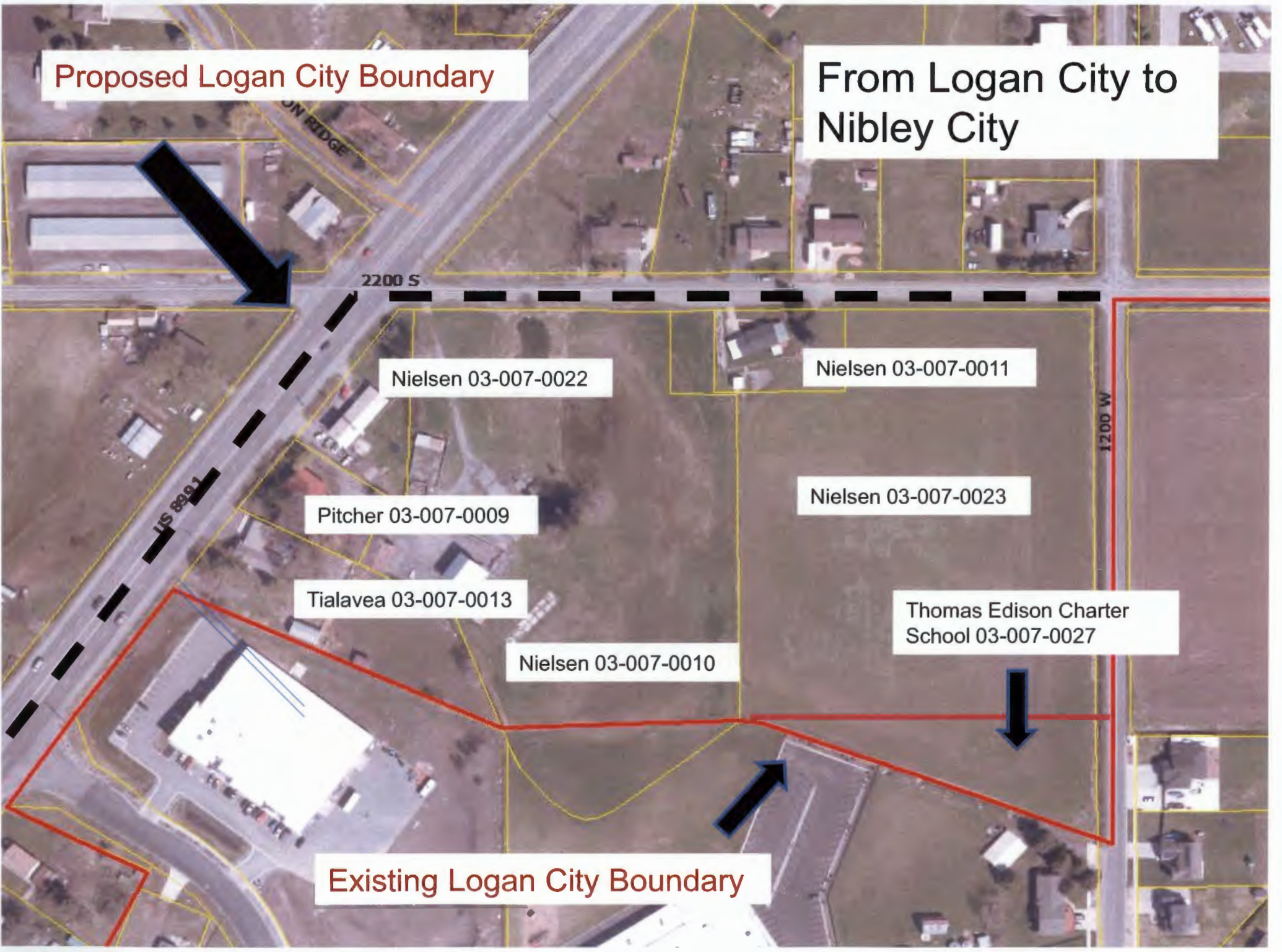
Nielsen 03-007-0010

Thomas Edison Charter School 03-007-0027

US 8991

1200 W

Existing Logan City Boundary



From Logan City to Nibley City

Proposed Logan City Boundary

Existing Logan City Boundary

Wesley Nelson Farms, Inc.
03-007-0019

Leishman 03-007-0014

Barker 03-007-0015

Carroll 03-007-0016 &
0017



Proposed Logan City Boundary

From Logan City to Nibley City

Tri H Farms, LLC 03-009-0036

Wesley Nelson Farms, Inc. 03-007-0019

2600 S

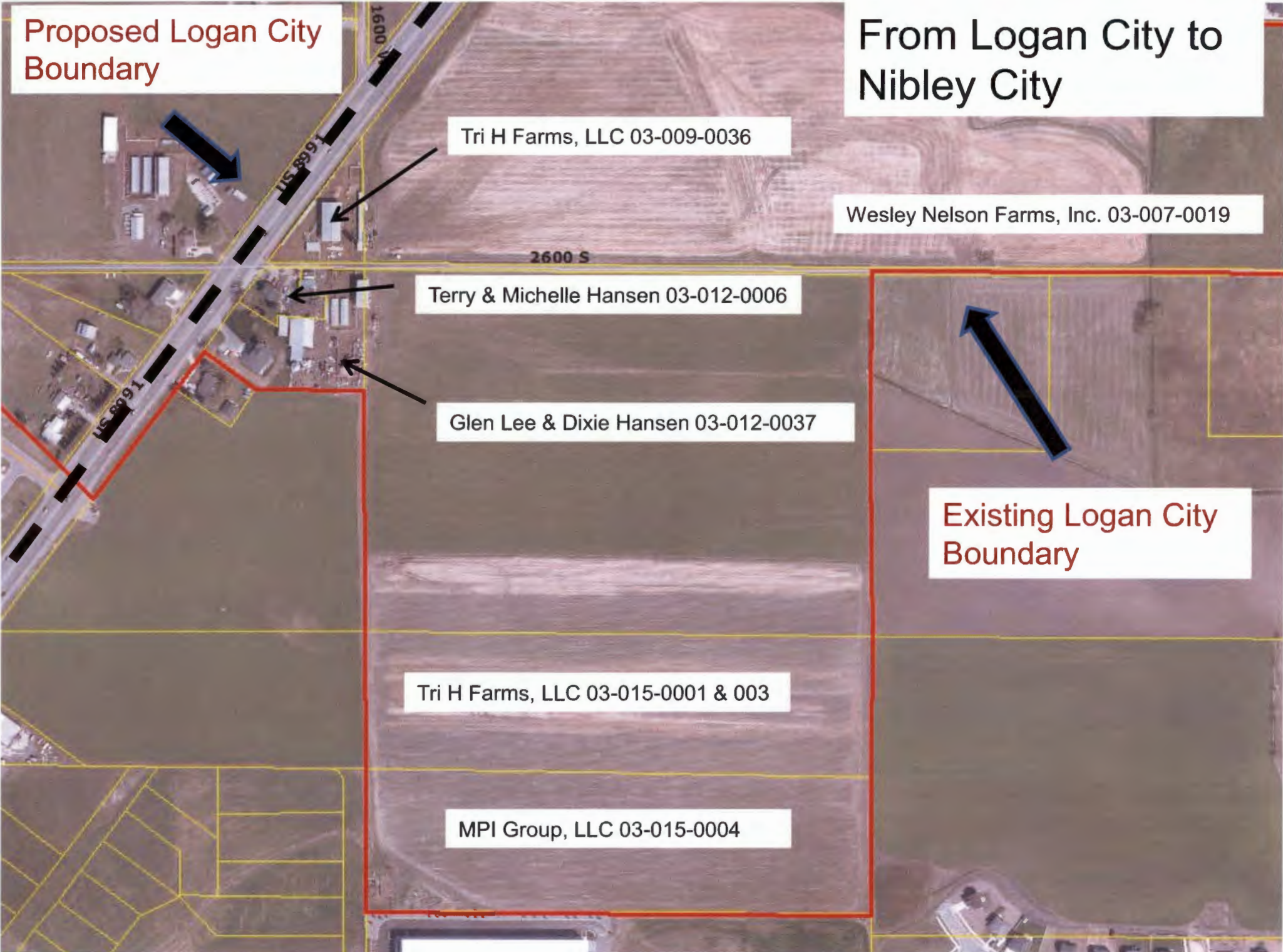
Terry & Michelle Hansen 03-012-0006

Glen Lee & Dixie Hansen 03-012-0037

Existing Logan City Boundary

Tri H Farms, LLC 03-015-0001 & 003

MPI Group, LLC 03-015-0004



From Nibley City to Logan City

2600 S

B&N Properties, LLC & Urban District Properties, LLC 03-012-0033, 0034, 0038 & 0041 - 0047

Existing Logan City Boundary

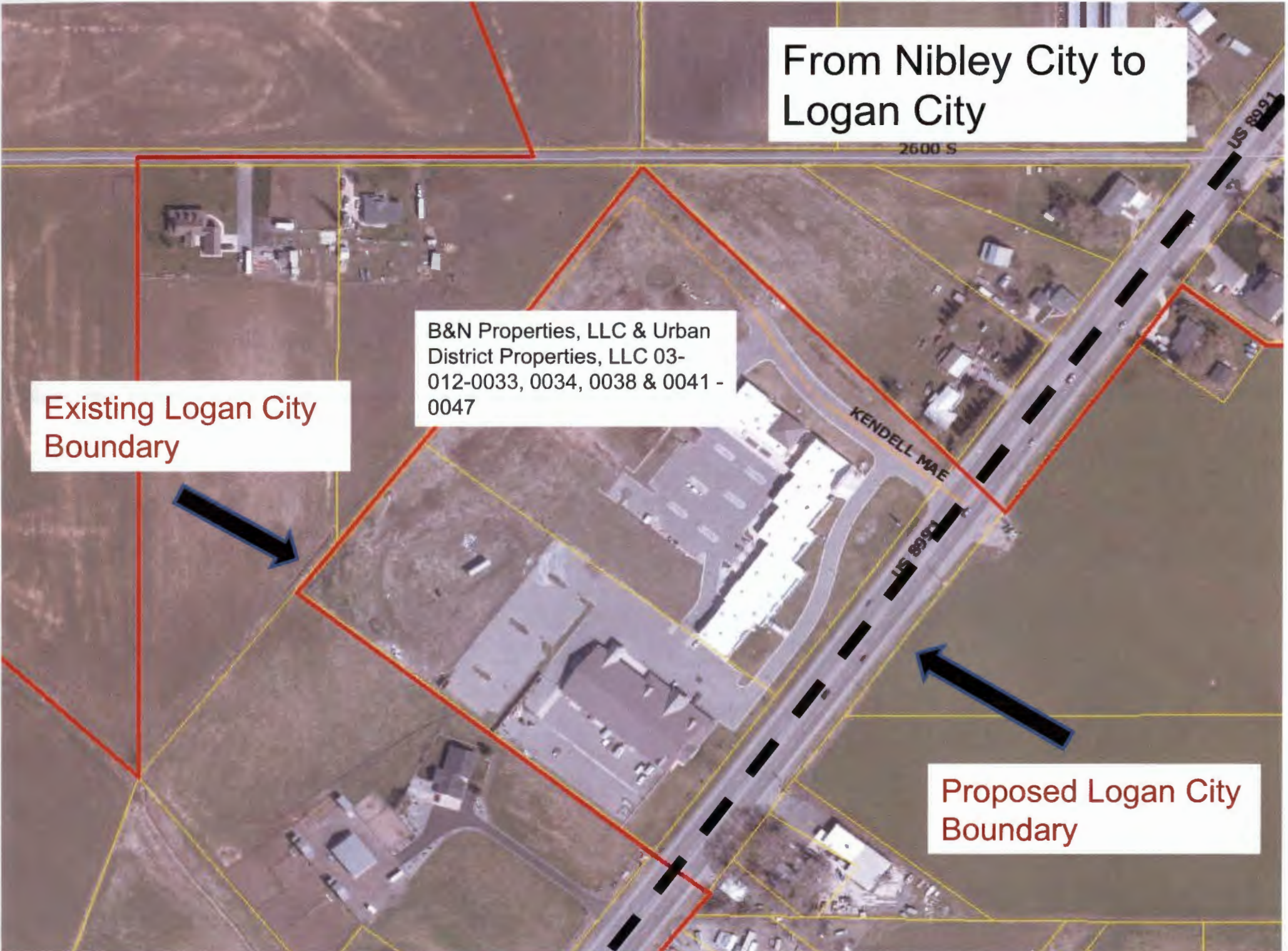


KENDELL MAE

US 89



Proposed Logan City Boundary



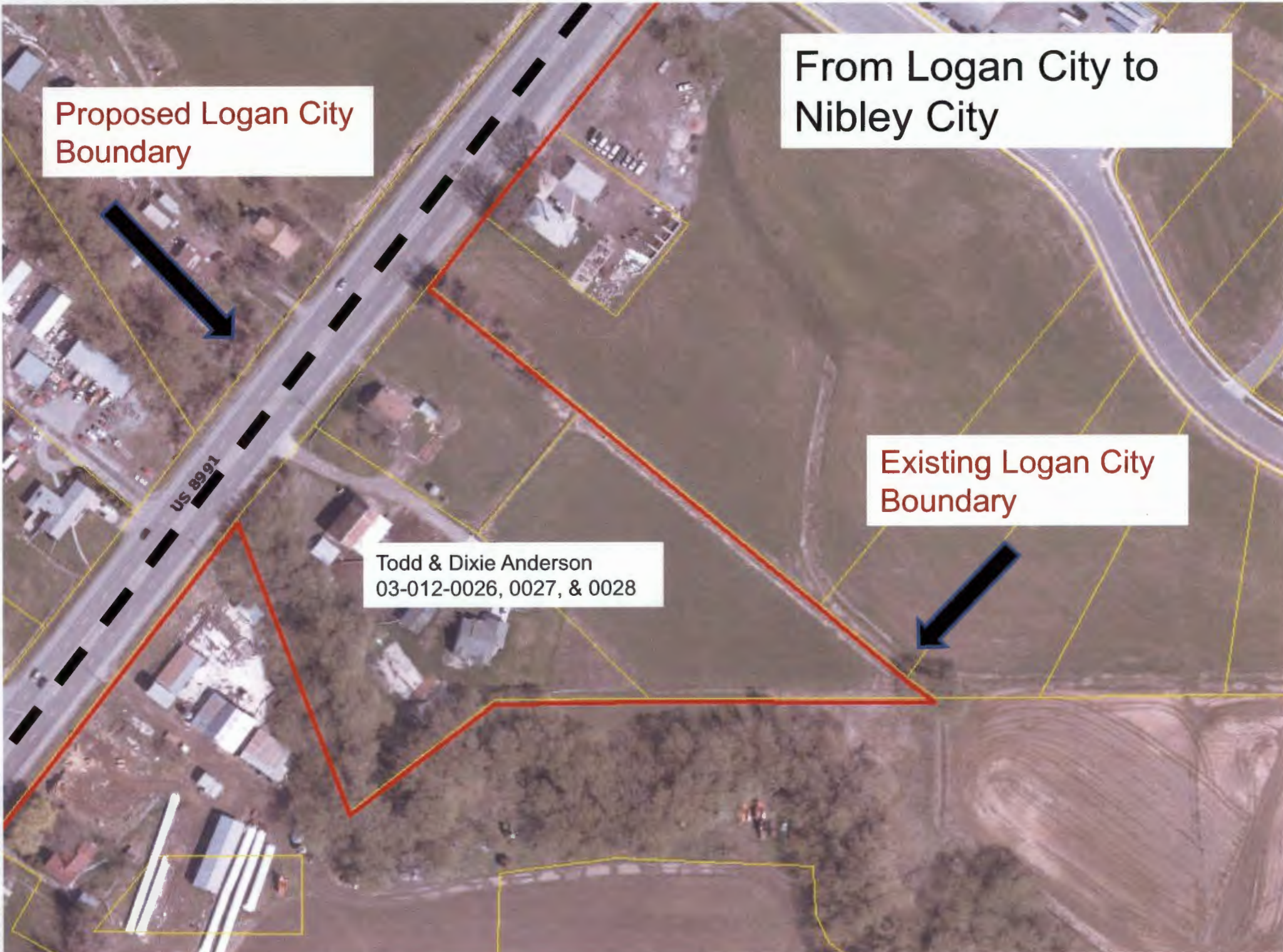
Proposed Logan City Boundary

From Logan City to Nibley City

Existing Logan City Boundary

Todd & Dixie Anderson
03-012-0026, 0027, & 0028

US 8991



From Logan City to Nibley City

Ricks, Edward
03-014-0004

Proposed Logan City
Boundary

Existing
Logan City
Boundary

Ricks, Edward
03-013-0009

Ricks, Edward & Mickey
03-013-0008

2000 W

US 899 1

3200 S

