



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 15, 2024
FROM: Mike DeSimone, Director
SUBJECT: 10th West Airport Properties Annexation Request

Steven C. Taylor, on behalf of RC Smithfield LLC, Above Tree Line Properties LLC, George L. Talbot Trust, and Knowles Development LLC, has submitted a formal annexation petition for property located on the east side of 1000 West at approximately 2200 North, consisting of approximately 57.99 acres and identified as TIN: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC).

Once an annexation petition has been submitted to the City according to UCA 10-2-405, the Municipal Councils needs to either accept the petition for further consideration or reject the petition due to specific deficiencies. If the annexation petition is accepted by the Council, the City Recorder will certify the petition and then it will be referred to Community Development for distribution to city agencies, affected entities, and the Planning Commission for review & recommendations. Staff recommends the Municipal Council accept the annexation petition.

The proposed annexation request has tentatively been scheduled on the Planning Commission's November 14, 2024 hearing agenda, the Council's November 19, 2024 workshop agenda, and the Council's December 3, 2024 hearing agenda.

If the Council rejects the petition, staff will then follow the process outlined in UCA 10-2-405(3)(a)&(b) and direct the applicant to address any deficiencies with their annexation petition and then have them resubmit once corrected.

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

Attachments
Proposed Annexation Information

**CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION**

TO: Logan Municipal Council

RE: The 10th West Airport Properties Annexation located on the east side of 1000 West at approximately 2200 North, consisting of six parcels: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The site contains approximately 57.99 acres and Steven C. Taylor is the applicant.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby accept and certify that the Petition for Annexation filed in my office on 9/23/24 for the following described properties meets the requirements of UCA 10-2-403.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian.

Beginning at a point on the existing Logan City Corporate Limits Line located at the brass cap monumenting the southeast corner of said Section 17 from which the east quarter corner of said Section 17 bears north 00°17'48" east, a distance of 2625.31 feet; thence running along said Corporate Limits Line the following three (3) courses:

- (1) South 01°25'05" West, a distance of 709.16 feet;
- (2) North 88°42'20" West, a distance of 674.20 feet;
- (3) North 88°25'56" West, a distance of 583.95 feet to a point on the East right-of-way line of 1000 West;

Thence running along said East right-of-way line the following ten (10) courses:

- (1) North 00°48'48" East, a distance of 395.90 feet;
- (2) North 00°48'37" East, a distance of 150.79 feet;
- (3) North 00°53'11" East, a distance of 20.00 feet;
- (4) North 00°48'24" East, a distance of 647.72 feet;
- (5) North 00°53'11" East, a distance of 26.00 feet;
- (6) North 00°48'20" East, a distance of 309.54 feet;
- (7) North 00°36'41" East, a distance of 65.00 feet;
- (8) North 00°53'57" East, a distance of 99.50 feet;
- (9) North 00°42'06" East, a distance of 63.50 feet;
- (10) North 00°34'09" East, a distance of 209.54 feet to a point on said Corporate Limits Line; thence

running along said Corporate Limits Line the following two (2) courses:

- (1) North 89°58'53" East, a distance of 1255.05 feet;
- (2) South 00°17'48" East, a distance of 1310.00 feet to the point of beginning. Containing 57.99 +/-

acres.

The designated contact sponsor:
Steven C. Taylor
528 N. Main Street
Logan, UT 84321

Teresa Harris, City Recorder

This Certification was provided to the Logan Municipal Council on the _____ day of _____, 2024, with a copy mailed, postage prepaid on the _____ day of _____, 2024, to:

Steven C. Taylor
528 N. Main St.
Logan, UT 84321

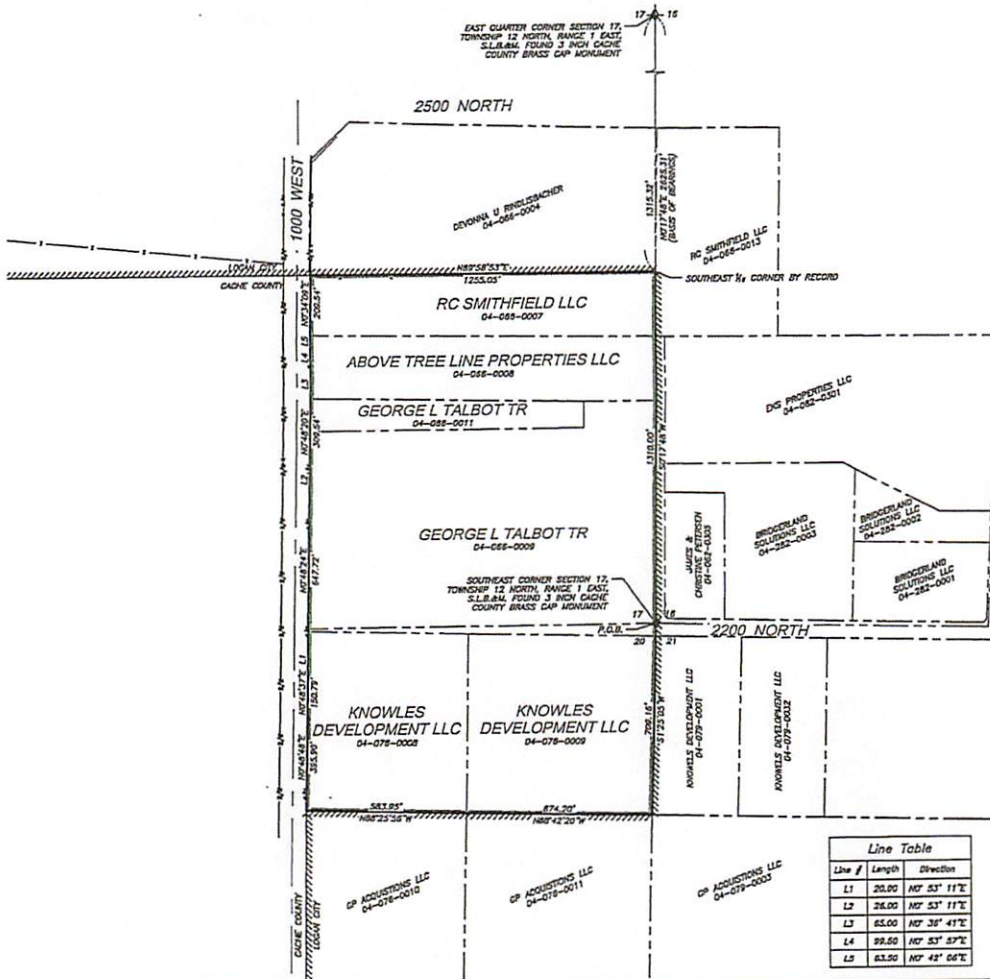
Cache County Council
199 North Main
Logan, UT 84321

DATED this _____ day of _____, 2024.

Teresa Harris, Recorder

10TH WEST AIRPORT PROPERTIES ANNEXATION TO THE CITY OF LOGAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION
20, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
CONTAINING 57.99 ACRES



PARCELS INCLUDED IN ANNEXATION

1) 04-076-0000	KNOWLES DEVELOPMENT LLC	10.00 ACRES
2) 04-076-0008	KNOWLES DEVELOPMENT LLC	6.47 ACRES
3) 04-088-0009	GEORGE L TALBOT TR	21.87 ACRES
4) 04-088-0011	GEORGE L TALBOT TR	2.63 ACRES
5) 04-088-0008	ABOVE TREE LINE PROPERTIES LLC	6.85 ACRES
6) 04-088-0007	RC SMITHFIELD LLC	6.82 ACRES
7) 2200 NORTH STREET		1.29 ACRES

ANNEXATION PLAT

SURVEYOR'S CERTIFICATE

I, JOFF C. WELSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO THE CITY OF LOGAN, CADIZ COUNTY, UTAH.

Annexation Boundary

A PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING LOGAN CITY CORPORATE LIMITS LINE LOCATED AT THE BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 17 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00°17'48" EAST, A DISTANCE OF 2825.31 FEET; THENCE RUNNING ALONG SAID CORPORATE LIMITS LINE THE FOLLOWING TRACE: (A) COURSES:

- (1) SOUTH 01°25'03" WEST, A DISTANCE OF 709.16 FEET;
- (2) NORTH 88°42'29" WEST, A DISTANCE OF 674.20 FEET;
- (3) NORTH 88°25'31" WEST, A DISTANCE OF 983.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 1000 WEST; THENCE RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TRACED (10) COURSES:
- (1) NORTH 00°48'41" EAST, A DISTANCE OF 355.80 FEET;
- (2) NORTH 00°48'03" EAST, A DISTANCE OF 150.79 FEET;
- (3) NORTH 00°22'11" EAST, A DISTANCE OF 32.00 FEET;
- (4) NORTH 00°48'24" EAST, A DISTANCE OF 647.72 FEET;
- (5) NORTH 00°33'11" EAST, A DISTANCE OF 28.00 FEET;
- (6) NORTH 00°48'09" EAST, A DISTANCE OF 308.54 FEET;
- (7) NORTH 00°35'41" EAST, A DISTANCE OF 65.00 FEET;
- (8) NORTH 00°33'37" EAST, A DISTANCE OF 99.50 FEET;
- (9) NORTH 00°47'04" EAST, A DISTANCE OF 63.00 FEET;
- (10) NORTH 00°34'09" EAST, A DISTANCE OF 202.54 FEET TO A POINT ON SAID CORPORATE LIMITS LINE; THENCE RUNNING ALONG SAID CORPORATE LIMITS LINE THE FOLLOWING TRACED (2) COURSES:
- (1) NORTH 89°58'33" EAST, A DISTANCE OF 1,255.05 FEET;
- (2) SOUTH 00°17'48" WEST, A DISTANCE OF 1310.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.99 ACRES



24-190.dwg Preparation Date: 8/17/2024

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LOGAN CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LOGAN, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL OF ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-1-1, AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY.

APPROVED: _____ MAYOR

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

RECORDED

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE: _____ DEPUTY CADIZ COUNTY SURVEYOR

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEEL: _____

ABSTRACTER: _____

INDEX FILED IN: FILE OF PLATS _____ COUNTY 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 Steven C. Taylor, on behalf of 10th West Airport Properties Annexation, for the purposes of annexing 57.99 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on October 15, 2024 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403.

The subject property is contiguous to Logan City, is located at on the east side of 1000 West at approximately 2200 North and is identified as TIN: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The area of annexation is described as follows:

Boundary Description

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian.

Beginning at a point on the existing Logan City Corporate Limits Line located at the brass cap monumenting the southeast corner of said Section 17 from which the east quarter corner of said Section 17 bears north 00°17'48" east, a distance of 2625.31 feet; thence running along said Corporate Limits Line the following three (3) courses:

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 - (2) North 00°48'37" East, a distance of 150.79 feet;
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 - (4) North 00°48'24" East, a distance of 647.72 feet;
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 - (8) North 00°53'57" East, a distance of 99.50 feet;
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 - (10) North 00°34'09" East, a distance of 209.54 feet to a point on said Corporate Limits Line;thence running along said Corporate Limits Line the following two (2) courses:
 - (1) North 89°58'53" East, a distance of 1255.05 feet;
 - (2) South 00°17'48" East, a distance of 1310.00 feet to the point of beginning.
- Containing 57.99 +/- acres.

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.

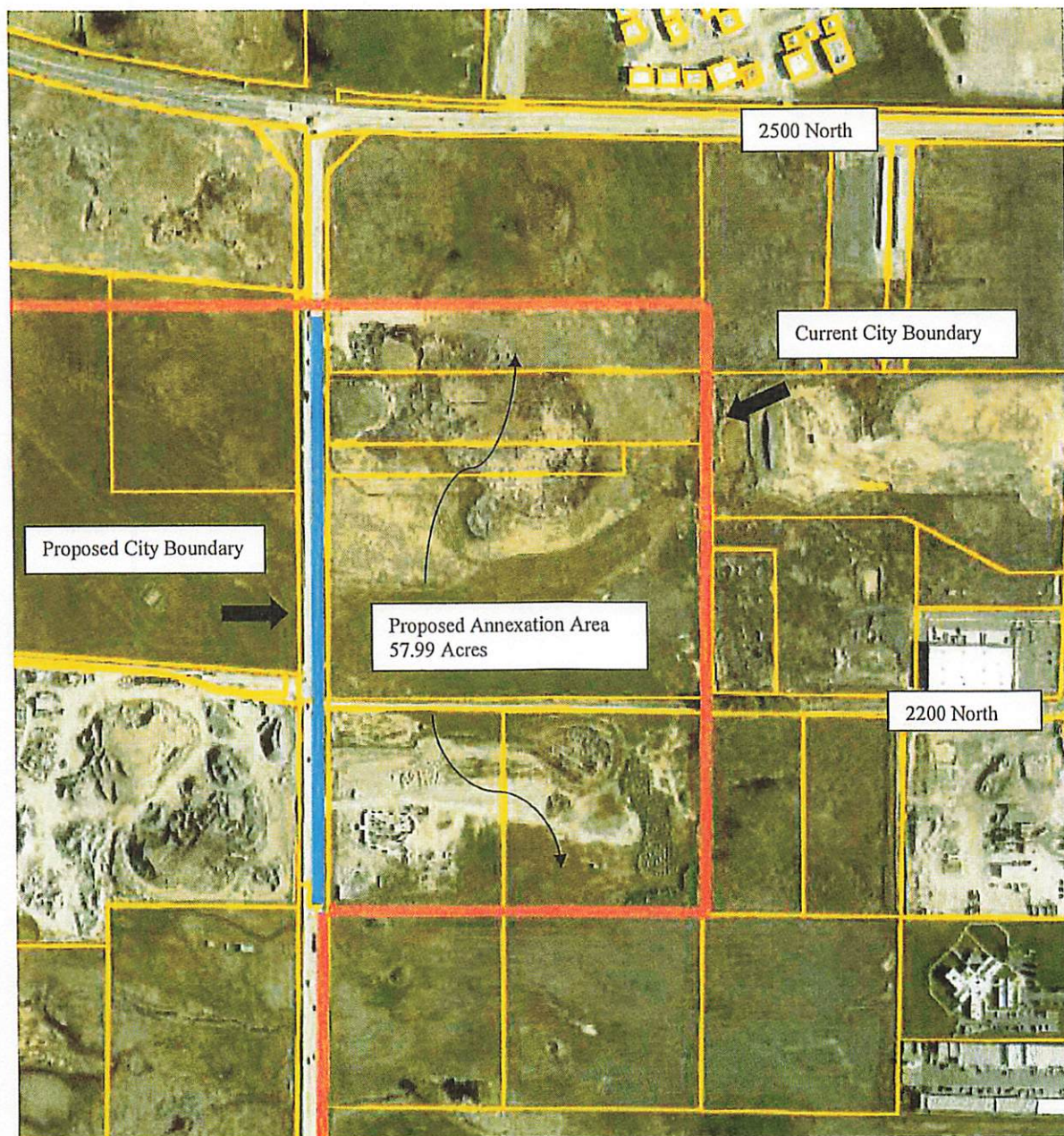
The Logan City Planning Commission has scheduled a public hearing on this proposed annexation on Thursday, November 14, 2024, at 5:30 p.m. to be held in the Municipal Council Chambers at Logan City Hall, 290 North 100 West, Logan where they will review the request and make a recommendation on the annexation to the Logan Municipal Council.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, December 3, 2024 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 19, 2024 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 19, 2024





APPLICATION FOR ANNEXATION PETITION

For Staff Only			
Date Received	Annexation Petition Date Set	Fee amount	Fee paid
NAME OF PROPOSED ANNEXATION North 10th West, East Side Annexation			TOTAL ACREAGE INVOLVED: 49.88
ADDRESS OR LOCATION OF PROPOSED ANNEXATION 10th West East Side South of Airport Rd			COUNTY PLAT TAX ID # 04-066-0008, 0011, 0009 04-0716-0002, 0009
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER(S) Steven C. Taylor			PHONE # 435-232-3890
MAILING ADDRESS	CITY	STATE	ZIP
628 N Main St	Logan	Utah	84321
EMAIL ADDRESS stevencmtaylor@gmail.com			
WHAT PERCENT OF THE PRIVATE REAL PROPERTY WITHIN THE PROPOSED ANNEXATION IS REPRESENTED BY THE SIGNATURES OF THE OWNERS? 100%			
WHAT PERCENT OF THE VALUE OF PRIVATE REAL PROPERTY WITHIN THE ANNEXATION PLAT IS REPRESENTED BY THE SIGNATURES OF THE OWNERS? 100%			
CURRENT USE OF THE PROPERTY A-10			
PROPOSED USE OF THE PROPERTY Industrial			
ZONING REQUESTED WITH ANNEXATION Industrial			
WHAT IS THE ANTICIPATED TIMELINE FOR NEW DEVELOPMENT? 2024/2025 on parcel 04-066-0008			
WHAT ARE THE ANTICIPATED DEMANDS ON CITY SERVICES AND INFRASTRUCTURE? Water / Sewer / Power			
HAS A COPY OF THE ANNEXATION PETITION BEEN DELIVERED TO THE CACHE COUNTY RECORDER? Yes			
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner(s).			Signature of Property Owner's Authorized Representative 

- Current and five year projections of revenue to be received by the City resulting from the annexation; and
- Projected tax impact the annexation will have on affected property owners.

Basic Criteria for Annexing Unincorporated Property in Logan City:

- Property must be contiguous to Logan City.
- Annexing the property will not result in the creation of an unincorporated island or peninsula.
- The property must be within the Logan City Annexation Expansion Area.
- The annexation request must be consistent with Logan’s Annexation Policy Plan.
- Annexation requests adjacent to a public roadway shall include to the centerline of the road.
- All annexation requests will be reviewed by the Planning Commission for a recommendation on the proposed zoning.

Notes:

- Applicants are encouraged to work with staff prior to submitting the Annexation Petition to ensure that the proposal is consistent with applicable plan and code requirements.

ANNEXATION PETITION CONTACTS:

- Logan City Planning716-9021
- Logan City Engineer.....716-9160
- Logan Public Works 716-9151
- Logan City Recorder716-9002
- Logan Municipal Council716-9002
- Cache County Recorder.....755-1530 (179 North Main St. Suite 101)
- Cache County Development Services755-1640 (179 North Main St. Suite 305)

ANNEXATION PETITION FOR:

"NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF LOGAN CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NOT LATER THAN 30 DAYS AFTER THE CITY OF LOGAN RECEIVES NOTICES THAT THE PETITION HAS BEEN CERTIFIED."

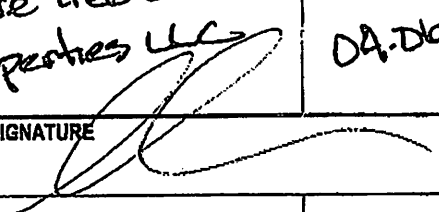
WE HEREBY CERTIFY THAT ALL OF THE UNDERSIGNED TOGETHER CONSTITUTE THE OWNERS OF A MAJORITY OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF MORE THAN ONE THIRD IN VALUE OF SAID REAL PROPERTY AS SHOWN BY THE LAST ASSESSMENT ROLLS FOR TAXES, AND THAT SAID LAND IS CONTIGUOUS TO THE CORPORATE LIMITS OF LOGAN CITY.

PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
T & J Ballard Properties LLC	04-066-0005	12025 Hwy 89 Ste 120 Logan UT 84321	\$500.00	6.85 AC
OWNERS SIGNATURE <i>Jeffrey W. Ballard</i>			DATE 7-12-24	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
George L. Talbot TR	04-066-0011	3135 Riverdale Preston ID 83263	\$1600.00	2.69 AC
OWNERS SIGNATURE <i>George L. Talbot</i>			DATE 8/22/2024	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
STEVEN S. TALBOT				
George L. Talbot TR	04-066-0005	3135 Riverdale Preston ID 83263	\$5,380.00	21.87 AC
OWNERS SIGNATURE <i>Steven S. Talbot</i>			DATE 8/22/2024	

ANNEXATION PETITION FOR:

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WE HEREBY CERTIFY THAT ALL OF THE UNDERSIGNED TOGETHER CONSTITUTE THE OWNERS OF A MAJORITY OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF MORE THAN ONE THIRD IN VALUE OF SAID REAL PROPERTY AS SHOWN BY THE LAST ASSESSMENT ROLLS FOR TAXES, AND THAT SAID LAND IS CONTIGUOUS TO THE CORPORATE LIMITS OF LOGAN CITY.

PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
Above Tree Line Properties LLC	04-1160-1000	1202 S. Hwy 89 Logan UT 84321	\$500.00	6.85 ac
OWNERS SIGNATURE 			DATE 09-6-2024	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
OWNERS SIGNATURE			DATE	
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OWNERS SIGNATURE			DATE	

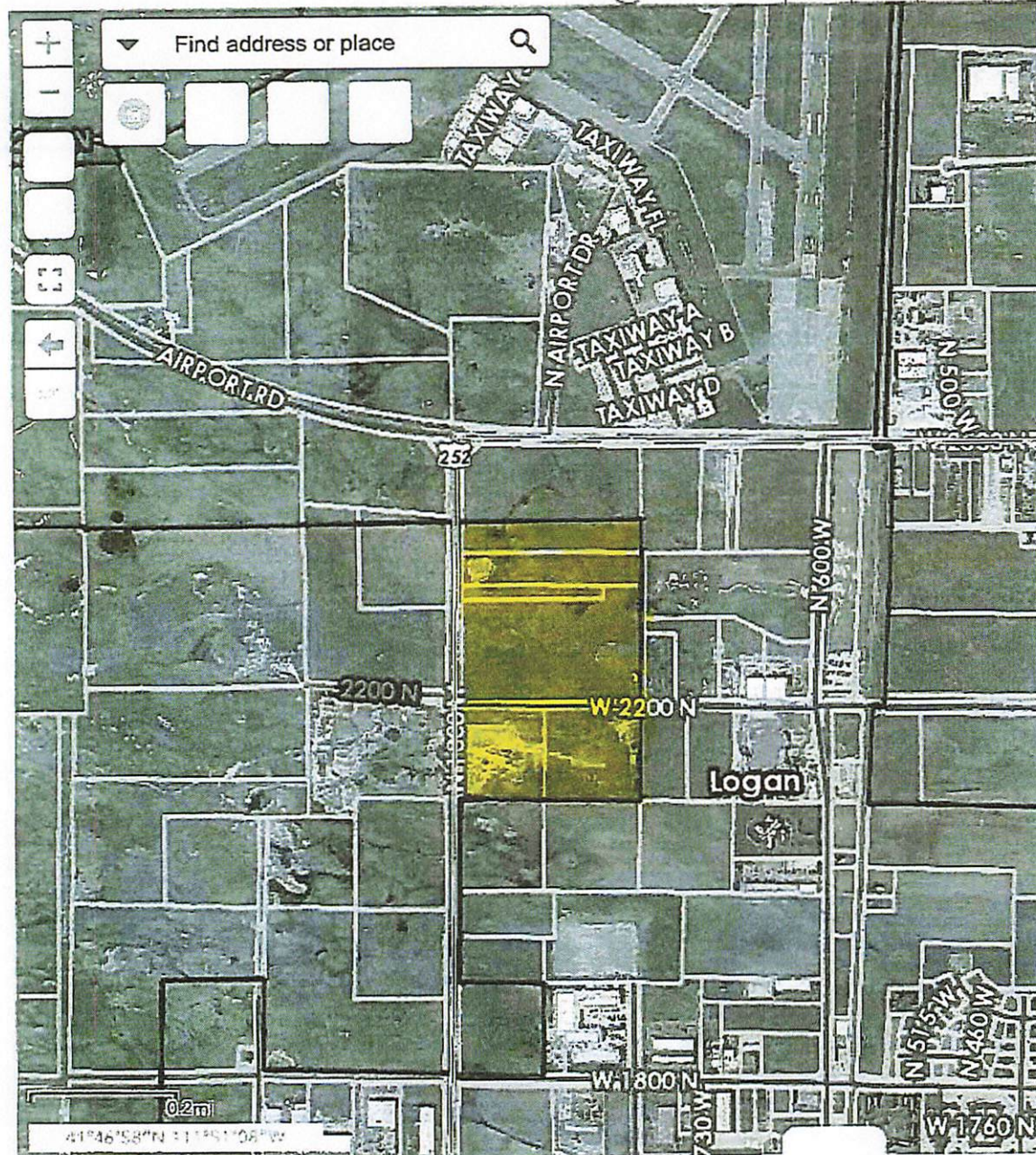
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PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
Knowles Development LLC	DA-576-008	PO Box 18 Logan UT 84323	\$624,760 ⁰⁰	8.47 AC
OWNERS SIGNATURE <i>E. B. Em</i> <i>Camille David</i>			DATE 7-27-2024	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
Knowles Development LLC	DA-576-008	PO Box 18 Logan UT 84323	\$714,000	10.0 AC
OWNERS SIGNATURE <i>E. B. Em</i> <i>Camille David</i>			DATE 7-27-2024	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
RC Smithfield LLC	04-2146-007	155 W 700 S Smithfield UT 84325	\$486,950	6.82 AC
OWNERS SIGNATURE <i>Adam</i> <i>Scott Robinson</i>			DATE 8-19-24 8/105/2024	

Parcel and Zoning Viewer



Enhanced Search

By Shape By Value By Spatial Results

Search layer [Clear Fields](#)

Parcels

Search alias

Parcel Tax ID

Search by Parcel Tax ID

example: 02-152 or 02-152-0030

Parcel ID contains: Use this search for parcel book & page or a precise parcel number.

example: 02-152-0030

Parcel ID is: Use this search for precise parcel numbers ONLY.

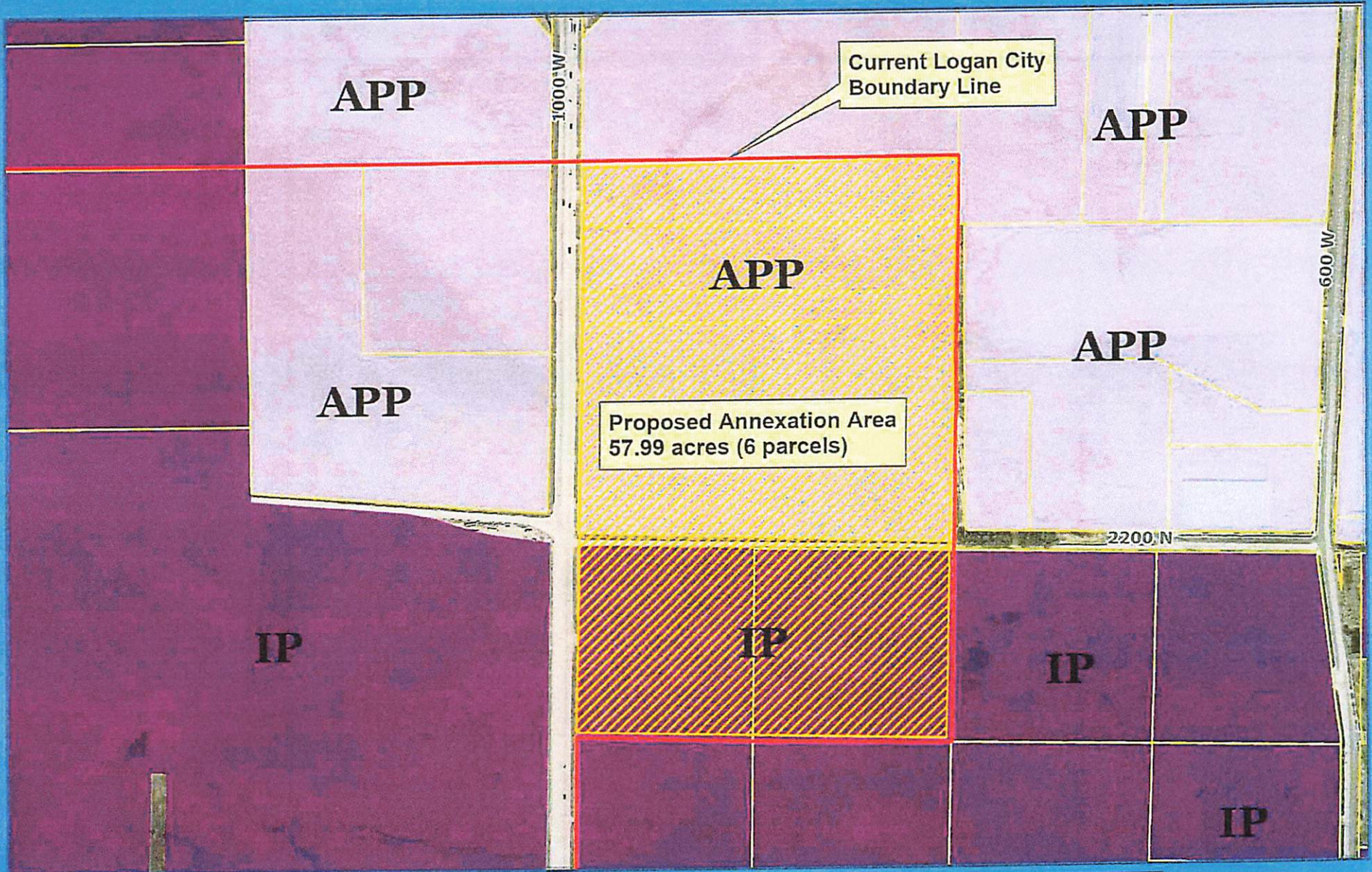
example: E1862

1970 Parcel ID is: Use this search for precise parcel numbers ONLY.

Search

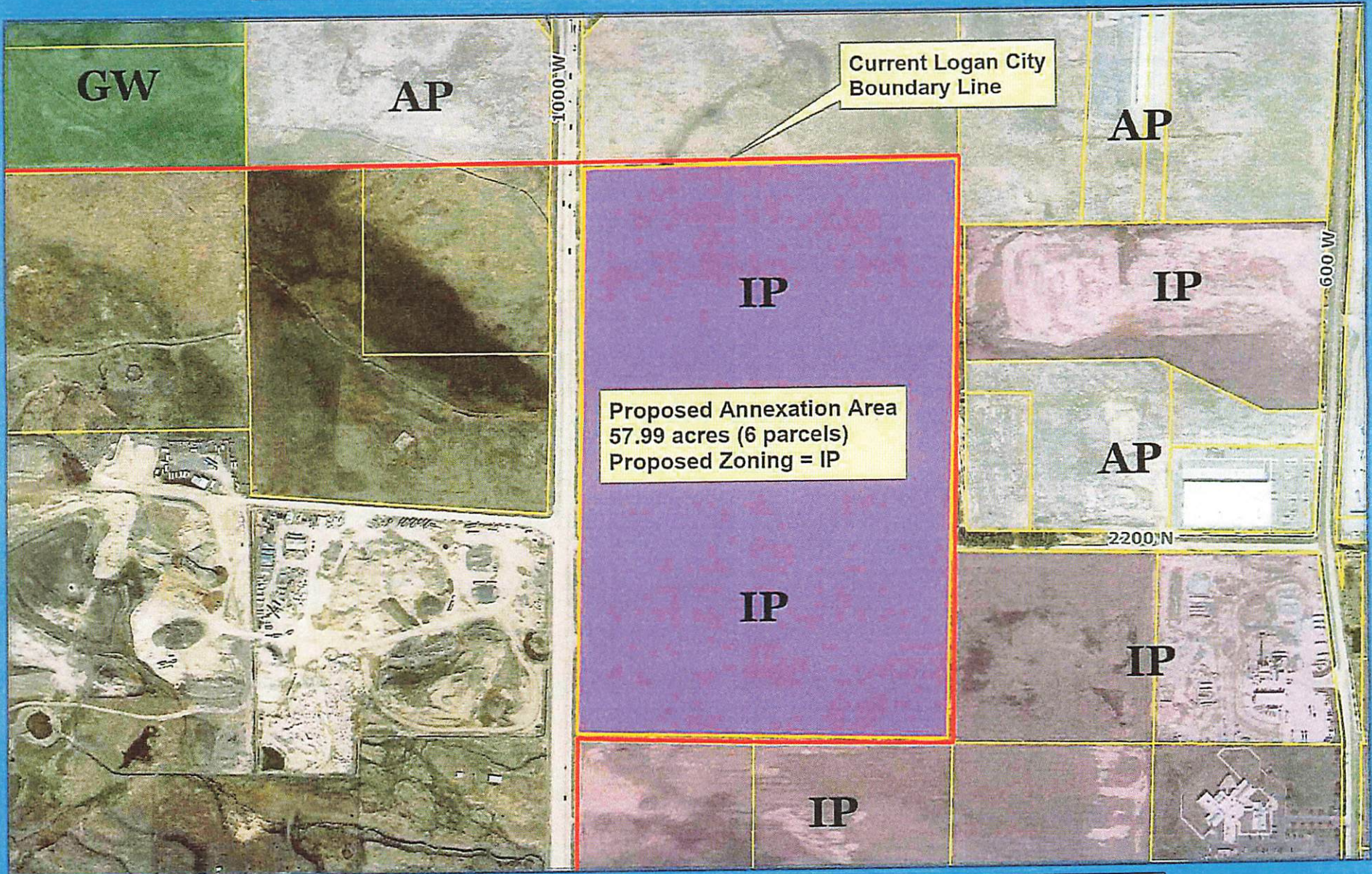
10th West Airport Properties Annexation

approx. 2200 North 1000 West (east side of 10th W)



10th West Airport Properties Annexation

approx. 2200 North 1000 West (east side of 10th W)

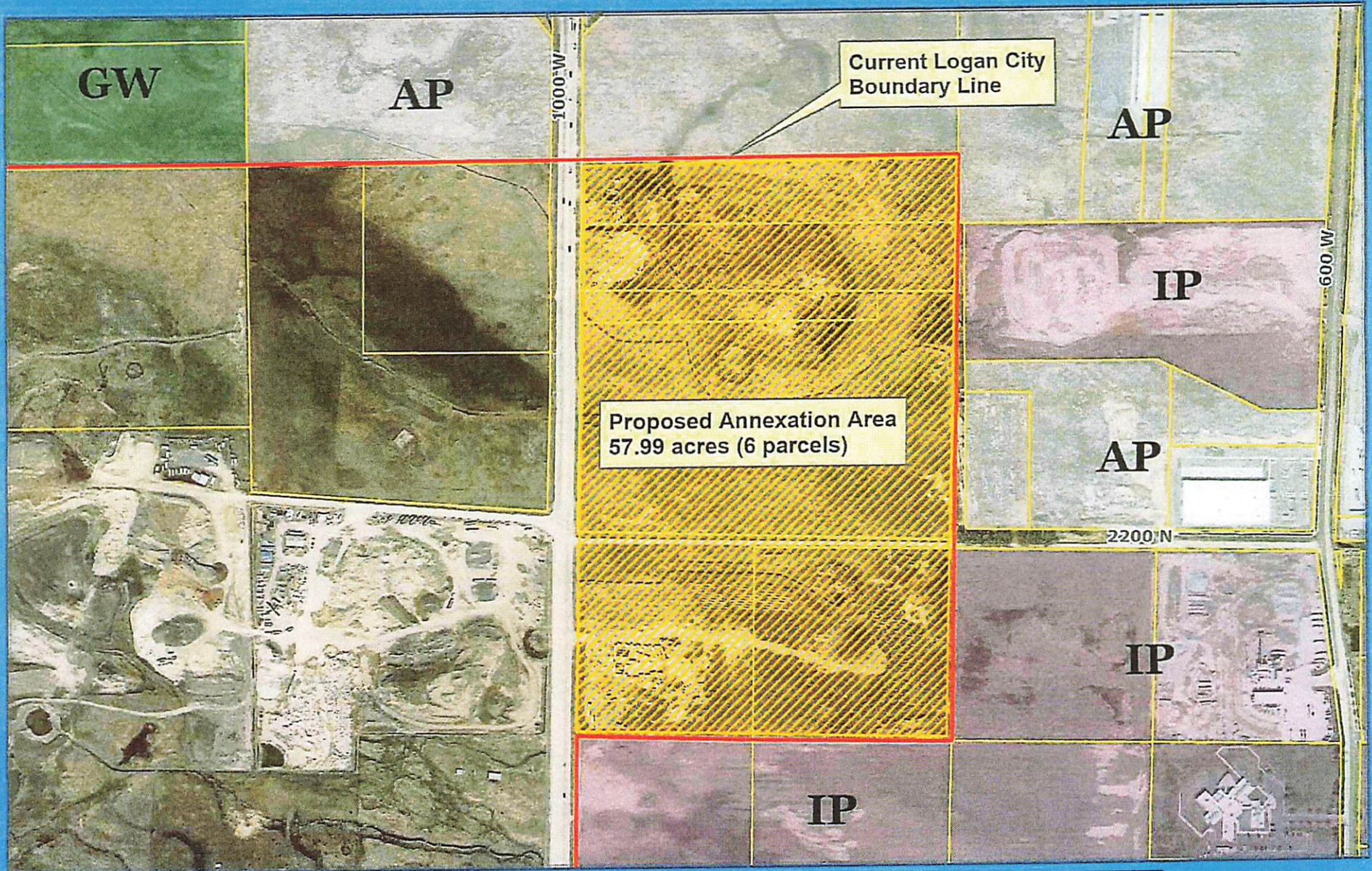


Proposed Annexation Area
57.99 acres (6 parcels)
Proposed Zoning = IP

Current Logan City
Boundary Line

10th West Airport Properties Annexation

approx. 2200 North 1000 West (east side of 10th W)



Certificate of Notice

County of Cache

An

Annexation Notice

*was mailed to the affected entities regarding
an annexation request into Logan City Utah by*

Steven Taylor

On

9/20/2024

Byron J. Belm

