

ORDINANCE NO. 2025-12

AN ORDINANCE CONCERNING THE AJM INVESTMENTS LLC ANNEXATION
INCLUDING PARCELS: C-0933-0934-0000 CONTAINING 162.73 ACRES, C-0933-0001-0000 CONTAINING
1.8 ACRES, C-0933-0001-0004 CONTAINING .99 ACRES, C-0933-0011-0000 CONTAINING 2.83 ACRES,
C-0935-0000-0000 CONTAINING 4.3 ACRES, C-0933-0004-0000 CONTAINING 10.35 ACRES,
C-0933-0008-0000 CONTAINING 0.753 ACRES, C-0933-0010-0000 CONTAINING 1.33 ACRES, AND
C-0933-0009-0000 CONTAINING 15.68 ACRES. TOTALING 204.07 ACRES

ORDINANCE DATED JUNE 26, 2025

WHEREAS, a majority of the owners of certain real property described below, desire to annex such real property to Parowan City, Utah, said owners being the owners of at least one-third (1/3) in value of said real property as shown by the last assessment roll; and

WHEREAS, said real property consists of approximately 204.07 acres and lies contiguous to the corporate boundaries of Parowan City, Utah and covers a majority of the private land area with the area proposed for annexation; and

WHEREAS, said Petitioners and owners have caused to be filed an executed petition with the City Recorder together with an accurate legal description and plat of the real property which was made under the supervision of a licensed surveyor and which is located within the area proposed for annexation; and

WHEREAS, Parowan City Council accepted the petition for annexation; and within 30 days the City Recorder, with the assistance of the City Attorney, reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections §10-2-403(2), (3), and (4)); and

WHEREAS, a copy of the Petition was provided to Iron County Clerk;

WHEREAS, the annexation does not create an island or larger peninsula than what was previously created and, as such, was approved by Iron County;

WHEREAS, notice was posted within the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation, beginning no later than 10 days after receipt of the notice of certification, where it was most likely to give notice to the residents within, and on the Utah Public Notice Website, as provided by Utah State Law (Subsection § 10-2-406(1)(a) and (b)); and

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities, and posted on the Parowan City Website, as proved by Utah State Law (Subsection §10-2-406(c) and (d)); and

WHEREAS, no qualified protests to the annexation petition were initially filed during the period specified; and

WHEREAS, the Petitioners have agreed to be bound to the terms of the annexation agreement dated, June 26, 2025, as a condition of passing this annexation ordinance; and

NOW, THEREFORE, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:

ORDINANCE ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF PAROWAN, UTAH.

1. The real property more particularly described in Paragraph 2 below, is hereby annexed to Parowan City, Utah, and the corporate limits of Parowan, Utah, are hereby extended accordingly.
2. The real property which is the subject of this Ordinance is described as follows:
A TRACT OF LAND BEING LOTS 2 AND 3 LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 8 WEST, SALT LAKE BASE AND MERIDIAN TOGETHER WITH THE SE1/4NE1/4, NE1/4SE1/4, SE1/4SE1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

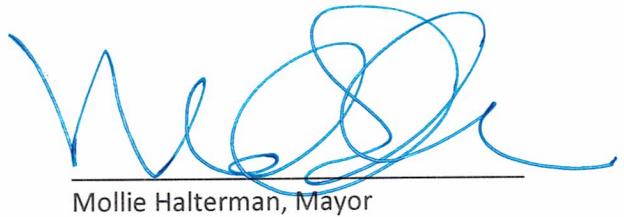
COMMENCING AT THE NORTHEAST CORNER OF SECTION 13 AND NORTHWEST CORNER OF SECTION 18 LOCATED ON THE COMMON RANGE LINE; THENCE S00°09'58"W ALONG SAID DocuSign Envelope ID: 1D304636-ED19-4E0F-A9C9-31A77914B97B (Petition for Annexation - Petitioners: _AJM INVESTMENT LLC_) Page 1of 4 RANGE LINE 1,331.25 FEET TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 2; THENCE DEPARTING SAID LINE N89°57'26"E 1,343.30 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE S00°09'58"W 1,331.29 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE S00°11'43"W ALONG THE EAST LINE OF LOT 3 1,320.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 ; THENCE S89°57'32"W ALONG THE SOUTH LINE OF LOT 3 1,343.30 FEET TO THE SOUTHWEST CORNER OF LOT 3 BEING ON THE COMMON RANGE LINE; THENCE S00°11'43"W ALONG SAID RANGE LINE 1,289.52 FEET TO THE SOUTH COMMON CORNER OF SECTION 13 AND 18; THENCE S89°54'12"W ALONG THE SOUTH SECTION LINE OF SECTION 13 1,354.55 FEET TO THE SE1/16TH CORNER; THENCE N00°18'55"E ALONG THE 1/16TH LINE 2,621.76 FEET TO THE CE1/16TH CORNER ; THENCE N00°17'39"E ALONG THE 16TH LINE 1,328.56 FEET TO THE E1/16TH CORNER; THENCE S89°41'32"E ALONG THE 1/16TH LINE 1,346.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.07 ACRES, MORE OR LESS

3. The zoning map of Parowan City shall be amended to include the real property described above in Paragraph 2.
4. The real property, described in Paragraph 2 above, shall be classified as being Single-Family Residential (R-1) and Multiple-Family Residential (R-2) in accordance with the provision of PCMC 15.24 "Zoning Districts" and Section 10-9a-505, Utah Code Annotated, 1953, as amended.
5. A certified copy of the Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Iron County, Utah, by the City Recorder.

PASSED AND ADOPTED by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 26th day of June 2025.

PAROWAN CITY CORPORATION



Mollie Halterman, Mayor

VOTING:

Councilmember David Burton
Councilmember John Dean
Councilmember Sharon Downey
Councilmember David Harris
Councilmember Rochell Topham

AYE	NAY	ABSTAIN	ABSENT
✓	—	—	—
✓	—	—	—
✓	—	—	—
✓	—	—	—

Attested by:



Callie Bassett

Callie Bassett, City Recorder



