



Town of Oak City

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Shim Callister, Mayor
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Tom Nielson, Town Council
Alyssa Nielson, Recorder
Courtney Finlinson, Treasurer
Karen Lovell, Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Town of Oak City Mayor and Town Council shall hold a Public Hearing on September 18, 2025 at 7:30 pm. The location of the Public Hearing is the Oak City Town Hall, 30 W. Center Street, Oak City, Utah. The purpose of the public hearing is to receive and consider public comment regarding rezoning of the following real property:

COMMONLY KNOWN AS: 200 North 250 East

Parcel Numbers: O-1452-1, O-MR-1-1, O-MR-5-1, O-3028-4, O-3028-4-2.

FULL LEGAL DESCRIPTION

Parcel Number O-1452-1 Acres 0.79

BEG NE COR SE1/4 SE1/4 SEC 31, T16S, R4W, SLB&M, W 146.86 FT TO PT ON OLD FNC LN ON E SIDE CO RD, S 38°30'03" W ALG SD FNC LN 4.56 FT, S 44°28'12" W ALG SD FNC LN 43.65 FT, S56°01'04" W ALG SD FNC LN 96.14 FT TO COR LOT 1, MOUNTAIN ROSE SUB, S 88°45'02" E ALG N LN SD LOT 1 12.72 FT, S 00°06'23" E ALG N LN SD LOT 1 38.37 FT, S 76°56'03" E ALG N LN SD LOT 1 255.31 FT TO PT ON SEC LN, N 00°27'44" W ALG SEC LN 184.82 FT TO BEG.

Parcel Number O-MR-1-1 Acres 0.12

BEG SE COR LOT 1, MOUNTAIN ROSE SUBDIVISION, SD PT N 00°27'44" W ALG SEC LN 845 FT, W 2.14 FT, N 00°04'24" W 178.06 FT FR SE COR SEC 31, T16S,

R4W, SLB&M, N 00°06'38" W ALG ELN LOT 1 138.9 FT TO NE COR MOUNTAIN ROSE SUBDIVISION, N 76°56'03" W ALG N LN LOT 1 40.39 FT TO FNC LN, S 02°09'26" E ALG SD FNC LN 148.20 FT TO N LN LOT 1, N 89°53'37" E 34.04 FT TO BEG.

Parcel Number O-MR-5-1 Acres 0.085

PRTN LYING IN MOUNTAIN ROSE SUBDIVISION LOT 5: BEG N 00°27'44" W ALG SEC LN 845 FT FR SE COR SEC 31, T16S, R4W, SLB&M, S 89°53'37" W ALG S LN SD SUBDIVISION 29.7 FT M/L TO FNC LN, N 02°09'26" W ALG SD FNC LN 178.17 FT TO N LN LOT 5 SD SUBDIVISION, N 89°53'37" E ALG SD N LN 34.04 FT M/L TO PT ON SEC LN, S ALG SD SEC LN TO BEG.

Parcel Number O-3028-4 Acres 1.81

BEG SW COR SEC 32, T16S, R4W, SLM, N 30.25 CHS, E 7.39 CHS, S 20.25 CHS, S 5°08' W 9.72 CHS, W 6.62 CHS TO BEG. LESS 2.5 AC TO MILLARD CO RD R/W. LESS BEG N 539.1 FT & E 56.9 FT M/L OF SW COR SD SEC 32, TH N 3°55' W 69 FT, N 21°10' W 155 FT, N 89°46' E 168.5 FT, S 33°34' E 262.3 FT, N 89°0' W 253 FT TO BEG. LESS BEG ON S LN SD SEC 32, AT A PT S 89° E 184.3 FT M/LSW COR, N 27°50' W 189.5 FT, S 89° E 215.7 FT, S 5°56' W 166.7 FT, N 89° W 110 FT TO BEG. LESS BEG N 380.85 FT & E 58.7 FT M/L FR SW COR SD SEC 32, TH N 4° E 65.6 FT, N 3°55' W 93 FT, S 89°0' E 253 FT, S 33°34' E 64.4 FT, S 5°56' W 105.5 FT, N 89° W 275.9 FT TO BEG. LESS THE N 820.5 FT. LESS BEG SW COR SEC 32, TH S 89° E 184.30 FT ALG SEC LN, N 27° W 196.30 FT M/L, N 09°09'17" W 213.19 FT M/L TO SW COR OLEN K & ROSALIE VERNON PROP, N 4° E 65.6 FT, N 3°55' W 162 FT M/L, N 21°10' W 155 FT M/L TO W BDRY SEC 32, TH S ALG W BDRY SEC 32, 740 FT M/L TO BEG. LESS THAT PRTN FOLLOW DESC LYING IN OAK CITY ANNEX: BEG E 436.92 FT & N 4°32'42" E 547.07 FT FR SW COR SD SEC 32, W 91 FT, N 34°12'51" W 89.13 FT, N 120.85 FT, E 233.75 FT, S 194.55 FT, W 92.44 FT TO BEG. LESS BEG N 164.35 FT & E 88.5 FT M/L FR SW COR SD SEC 32, N 27°50' W 6.80 FT, N 9°15'30" W 213.3 FT, S 89° E 275.9 FT, S 5°56' W 215.7 FT, N 89° W 215.7 FT TO BEG. LESS BEG E 436.92 FT, N 4°32'43" E 547.07 FT, W 91 FT, N 34°12'51" W 89.13 FT FR SW COR SEC 32, N 120.85 FT TO NW COR DAVID KEITH STEELE & DEANN D STEELE PROPERTY, W TO CO RD R/W, SE'LY TO BEG. LESS BEG N 00°04'14" E 830.13 FT ALG SEC LN TO PT ON EXT FNC LN MARKING N BDRY EXT CO RD AND S 88°48'25" E 236.77 FT ALG SD FNCLN TO FNC COR FR SW COR SD SEC 32, N 00°18'57" E 241.11 FT ALG FNC LN EXT'D, S 89°17'40" E 185.9 FT TO PT 10 FT N OF NE COR EXT CORRAL, S 00°22'08" W 247.42 FT ALG FNC LN, S 23°22'26" W 82.89 FT TO N BDRY DAVID AND DEANN STEELE PROPERTY, N 89°55'46" W 51.95 FT

ALG SD PROPERTY TO NW COR SD PROPERTY, N 49°58'59" W 131.601 FT TO
BEG. LESSCOMM AT SW COR SEC 32, T16S, R4W, SLBM, S 89°15'06" E ALG S'LY
LN SD SEC 32, 373.42 FT, N 74.45 FT TO PT ON E SD OF COUNTY RD R/W AND
THE FENCE LN OF PROPERTY LN AGREE, SD PT BEING THE POB, S 84°04'00" E
25.98 FT, N 73°12'33 E 36.46 FT, N 56°48'46" E 212.11 FT, N 89°W 225 FT TO E
RIGHT OF WAY OF THE COUNTY RD, S 05°56' W ALG SD R/W 128.56 FT TO POB.

Parcel Number O-3028-4-2 Acres 0.71

THAT PRTN OF FLLW DESC LYING IN OAK CITY TWN: BEG E 436.92 FT & N
4°32'42" E 547.07 FT FR SW COR SEC 32, T16S, R4W, SLM, W 91 FT, N 34°12'51" W
89.13 FT, N 120.85 FT, E 233.75 FT, S194.55 FT, W 92.44 FT TO BEG. ALSO BEG E
436.92 FT & N 4°32'43"E 547.07 FT & W 91 FT & N 34°12'51"W 89.13 FT FR SW COR
SEC 32, N 120.85 FT TO NW COR OF DAVID KEITH STEELE & DEANN D STEELE
PROPERTY, W TO CO RD R/W, SE'LY TO BEG.

Proposed zone change is from Rural Residential (RR-2) to Rural Residential (RR-1).

All members of the public are invited to attend and participate.

DATED this 29th day of August, 2025.

/s/ Alyssa Nielson
Recorder, Town of Oak City