

RESOLUTION 2026-03

(Petitioner) Mortensen Development Inc., In behalf of Marcile R. James Family Trust
Cache County Tax Number(s) Exhibit B

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-803 AND 10-2-804, UTAH CODE, 2025, AS AMENDED.

WHEREAS, on January 29, 2026 owners of certain real property (petitioners) filed a petition with the City Recorder of Hyde Park City, Cache County, State of Utah requesting that such property be annexed to the corporate boundaries of Hyde Park City: and

WHEREAS, said petition contains the signatures of the owners of private real property that is located within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Hyde Park City and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the City Recorder; and

WHEREAS, said petition appears to comply with all the requirements of Section 10-2-803 and 804, Utah Code Annotated, 2025, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyde Park City, Cache County, State of Utah, that the Annexation Petition attached hereto as Exhibit "A", is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the City Recorder for review pursuant to Section 10-2-805(2), Utah State Code Annotated, 2025, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

Adopted and passed BY THE City council on this 11th day of February 2026.

HYDE PARK CITY

Bryan Cox, Mayor

ATTEST:

Donja Wright
Recorder



PETITION FOR ANNEXATION

113 East Center, Hyde Park, Utah 84318
Phone: 435-563-6507 | Email: Donja.w@hpcutah.gov

Petition No. _____
Filed in the Office of the City Recorder

Desired Zoning Classification: Industrial (I) Zone

Fee: \$750 Check #: _____

Property Address (approx.): 183 acres of property described in Exhibit A and depicted in Exhibit B

Reason for annex request: Facilitate development of industrial project, as described in Exhibit C.

TO THE HYDE PARK CITY COUNCIL:

The undersigned real property owner respectfully petitions for the described lands and territory in Cache County, Utah, attached hereto as Exhibit A and depicted on Exhibit B, be immediately annexed to Hyde Park City.

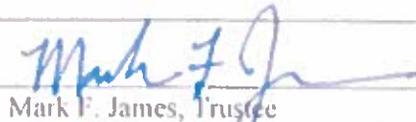
In support of this petition, the petitioner respectfully declares and represents that it is a majority owner of the private real property located within the above-described territory and is the owner of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Cache County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Hyde Park City, a Municipal Corporation of Utah.

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 THIS PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITHIN THE RECORDER OR CLERK OF HYDE PARK CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN 30 DAYS AFTER HYDE PARK CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

Property Owner Name: Marcile R. James Family Trust, U/D/T dated December 19, 2003

Date: 3/29/2026

Property Owner Signature: _____


Mark F. James, Trustee


Rebekah Nielsen, Trustee

Contact Person (Sponsor): Mortenson Development, Inc., a Minnesota Corporation on behalf of Marcile R. James Family Trust, U/D/T dated December 19, 2023

Address: 222 South Main Street, Suite 2200, Salt Lake City, Utah 84101

E-mail Address: mbhutchings@hollandhart.com

Phone: 801-663-1537

(A copy of this petition is to be submitted by the petitioner to the Cache County Surveyor the same day it is filed with Hyde Park City.)

EXHIBIT B
LIST OF ADDITIONAL PARCELS TO BE ANNEXED

| <u>Parcel Number</u> | <u>Owner</u> |
|------------------------|--|
| 04-029-0004 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-029-0005 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0012 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-029-0003 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0002 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0003 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0004 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-028-0014 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-028-0016 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0001 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-027-0005 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-027-0010 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-027-0011 | The Marcile R. James Family Trust, dated December 19, 2023 |
| 04-030-0007 | Lee C. Stevens & Ethel C. Stevens Family Trust |
| 04-030-0040 | Lee C. Stevens & Ethel C. Stevens Family Trust |
| 04-030-0005 | Harris Family Trust |
| 04-028-0043 | Aral W. Allred & S. Elaine Allred Revocable Trust |
| 04-028-0044 | Aral W. Allred & S. Elaine Allred Revocable Trust |
| Portion of 04-028-0046 | Aral W. Allred & S. Elaine Allred Revocable Trust |
| 04-028-0039 | CVB Properties LLC |

| | |
|-------------|----------------------------|
| 04-028-0015 | JNJ Land Co LLC |
| 04-028-0018 | HFLP LC |
| 04-062-0083 | Oregon Short Line Railroad |

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