

Town of Henefer, Utah

150 West Center Street

P.O. BOX 112

Henefer, UT 84033

Phone: 435-336-5365

NOTICE OF ANNEXATION PETITION AND PUBLIC HEARING

Event Start Date & Time

July 7, 2026 07:00 PM

Event End Date & Time

July 7, 2026 09:00 PM

Description/Agenda

Notice of Certification of Annexation Petition:

Applicant/Sponsor: Kevin Beenfield

NOTICE IS HEREBY GIVEN that on January 7, 2026, the Town of Henefer received a Petition for Annexation ('Petition') as well as a draft annexation plat for the proposed annexation of property consisting of 28.24 acres. On May 5, 2026, the City Council of Henefer accepted the Petition. On May 27th, 2026 the Henefer Town Recorder certified the Petition and published it.. The property within the proposed addition is located within the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 3 North, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah. It is owned by Val J. Dearden Trust, Micah Richins, Kevin and Valerie Beenfield, Camille Close, and Bob and Lori Gibbs. Currently, the Petition is supported by property owners holding 100% of the fair market value of the private property located within the proposed Dearden-Richins addition. The proposed Dearden-Richins Addition is more particularly described as follows:

LOT 1, DEARDEN BEENFIELD SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 43,568 SQ FT OR 1.00 AC. 2717-957

PARCEL A, DEARDEN BEENFIELD SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 174,232 SQ FT OR 4.00 AC. 2897-177

Legal Descriptions of parcels included in Annexation area:

BEGINNING AT A POINT WHICH IS SOUTH 00°22'35" WEST 2329.75 FEET ALONG THE SECTION LINE AND WEST 274.37 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 49°26'31" EAST 203.53 FEET ALONG THE RIGHT OF WAY FENCE OF SOUTH HENEFER ROAD; THENCE SOUTH 40°34'40" EAST 198.00 FEET; THENCE NORTH 49°25'20" EAST 178.38 FEET; THENCE SOUTH 55°44'56" EAST 299.73 FEET; THENCE SOUTH 45°36'27" WEST 2192.41 FEET ALONG AN EXISTING FENCE AND PROJECTION THEREOF; THENCE NORTH 89°23'30" WEST 187.13 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°13'40" EAST 792.00 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 71°36'27" EAST 242.42 FEET; THENCE NORTH 49°17'19" EAST 779.23 FEET TO AND ALONG THE RIGHT OF WAY FENCE OF SOUTH HENEFER ROAD; THENCE SOUTH 40°36'34" EAST 197.99 FEET; THENCE NORTH 49°23'26" EAST 346.76 FEET; THENCE NORTH 40°36'34" WEST 198.02 FEET TO THE POINT OF BEGINNING; CONTAINING 24.69 ACRES, M/L
(LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN DEARDEN BEENFIELD SUBDIVISION, ENTRY NO. 1181250 CONT 5.00 AC) BAL 19.69 AC M/L
2093-1276 2517-747-751 2524-1701 2897-177

A PART OF SEC 9 T3NR4E, SLBM US SURVEY: BEG AT A PT 2800.61 FT N 0°23'54" E ALG THE SEC LN & 440.39 FT N 90°00'00" W OF THE SE COR OF SD SEC 9 (CAP SET IN CONCRETE MARK SEC COR); TH S 49°18'38" W 122 FT ALG A FENCE MARKING THE SE'LY LN OF AN EXIST COUNTY RD R/W; TH S 40°35'15" E 198 FT; TH N 49°24'45" E 122 FT; TH N 40°35'15" W 198.22 FT TO PT OF BEG CONT 0.55 AC 474-751 716-651; PART OF SEC 9, T3NR4E, SLBM US SURVEY BEG AT APT WH IS N 0°23'54" E ALG THE SEC LN 2800.61 FT; N 90°00'00" W 440.39 FT & S 49°18'38" W 122 FT ALG A FENCE LN MARKING THE SE'LY LN OF AN EXIST COUNTY RD R/W FR THE SE COR OF SD SEC 9 (CAP SET IN CONCRETE MARKING SEC COR); & RUN TH S 40°35'15" E 198 FT; TH S 49°24'45" W 5 FT; TH N 40°35'15" W 198 FT; TH N 49°18'38" E 5 FT TO THE PT OF BEG CONT 0.02 AC 1266-721; BAL 0.57 AC (VESTING 716-651 & 1266-721) (2811-104) 2811-726

BEG AT A PT WH IS N 0°22'34" E 2465.65 FT ALG THE SEC LINE & W 20.22 FT TO AN EXISTING LINE OF FENCE FROM THE SE COR OF SEC 9 T3N R4E SLBM (SAID PT BEING ON THE NW'LY LINE OF A SURVEY PERFORMED DURING THE SUMMER OF 1969 BY CHARLES JOHNSON OF ROCK SPRINGS WYOMING FOR FAY DEARDEN) & RUN TH N 45°36'26" E, 581.68 FT ALG AN EXISTING LINE OF FENCE; TH S 53°19'49" E, 111.92 FT; TH S 3°08'05" E, 42.52 FT; TH S 44°49'42" W, 571.08 FT; TH N 44°23'34" W, 150.30 FT TO THE PT OF BEG; CONT 1.98 AC, M/L.
M28-548 454-837 2081-1830-1834 2082-1743 2116-985

BEGINNING AT A POINT WHICH IS SOUTH 00°22'35" WEST 2329.75 FEET ALONG THE SECTION LINE AND WEST 274.37 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 40°36'34" EAST 198.02 FEET; THENCE SOUTH 49°23'26" WEST 219.76 FEET; THENCE NORTH 40°36'34" WEST 198.22 FEET; THENCE NORTH 49°26'31" EAST 219.76 FEET ALONG THE RIGHT OF WAY FENCE OF SOUTH HENEFER ROAD TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRES, MORE OR LESS.

Description provided by applicant:

A tract of land being part of the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 3 North, Range 4 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD 83) resulting in a bearing being taken as South 00°22'35" West between the Northeast Corner and the Southeast Corner of said Section 9.

Beginning at a point which is South 00°22'35" West 2197.41 feet and West 120.61 feet from the Northeast Corner of Section 9, Township 3 North, Range 4 East, SLB&M, (said point being on the southerly right of way of South Henefer Road); and running thence South 40°34'40" East 198.00 feet along Parcel HT-833-B; thence North 49°25'20" East 151.74 feet along said Parcel more or less to a point on the original Henefer Town Boundary; thence South 50°50'12" East 441.30 feet along said original Town Boundary Line; thence South 44°49'43" West 545.66 feet along Parcel NS-836-2; thence North 44°23'33" West 150.30 feet to a point on the Dearden Beenfield Subdivision; thence South 45°36'27" West 1184.15 feet to and along Parcel NS-833 more or less to a point on the right of way fence of South Henefer Road; the next (9) courses are along said South Henefer Road right of way fence, thence North 56°07'46" West 121.24 feet; thence North 44°56'59" West 33.67 feet; thence North 20°55'09" West 100.73 feet; thence North 18°18'09" West 229.57 feet; thence North 3°03'06" East 24.47 feet; thence North 28°51'00" East 205.13 feet; thence North 28°55'06" East 55.81 feet; thence North 32°35'27" East 125.96 feet; thence North 49°21'04" East 1037.48 feet to the POINT OF BEGINNING; said described tract containing 21.22 Acres, more or less

A complete copy of the Petition and the proposed Annexation Plat is available for viewing and inspection at the Henefer Town Office located at 150 West Center Street, Henefer, Utah, during normal business hours. The town will be publishing an original Notice of Annexation for three (3) consecutive weeks: beginning the week of June 1st through June 22nd, 2026. The original Notice of Annexation was sent to the Affected Entities on June 1, 2026, and the deadline to file a protest with the Summit County Boundary Commission is June 30th, 2026.

Notwithstanding the above, Henefer Town hereby gives notice that it will not contest or object to a written protest filed in compliance with Utah Code Ann. § 10-2-407 by an Affected Entity, as long as it is filed with the Summit County Boundary Commission by June 30th, 2026. The address for the Summit County Boundary Commission is: Attn: County Clerk, 60 N Main Street Coalville Utah 84017. **HENEFER MAY GRANT THE PETITION AND ANNEX THE AREA DESCRIBED IN THE PETITION UNLESS A WRITTEN PROTEST TO THE PETITION IS FILED WITH THE SUMMIT COUNTY BOUNDARY COMMISSION AND A COPY OF THE PROTEST DELIVERED TO THE HENEFER TOWN RECORDER ON OR BEFORE THE PROTEST PERIOD EXPIRES.**

Notice is further given that, if annexed, the proposed addition may automatically be annexed to a local district providing fire protection, paramedic, and emergency services pursuant to Utah Code Ann. § 17B-1-416, if Henefer is entirely within the boundary of a local district: (I) that provides fire protection, paramedic, and emergency services; and (II) in the creation of which an election was not required because of Utah Code Ann. § 17B-1-214(3)(c); and the area purposed to be annexed to Henefer is not already within the boundaries of the local district.

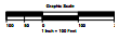
Notice is further given that, if annexed, the proposed addition may be automatically withdrawn from a local district providing fire protection, paramedic, and emergency services, as provided in Utah Code Ann. § 17B-1-502(2), if: the petition proposes the annexation of an area that is within the boundaries of a local district: (I) that provides fire protection, paramedic, and emergency services; and (II) in the creation of which an election was not required because of Utah Code Ann. § 17B-1-214(3)(c); and Enterprise is not within the boundaries of the local district.

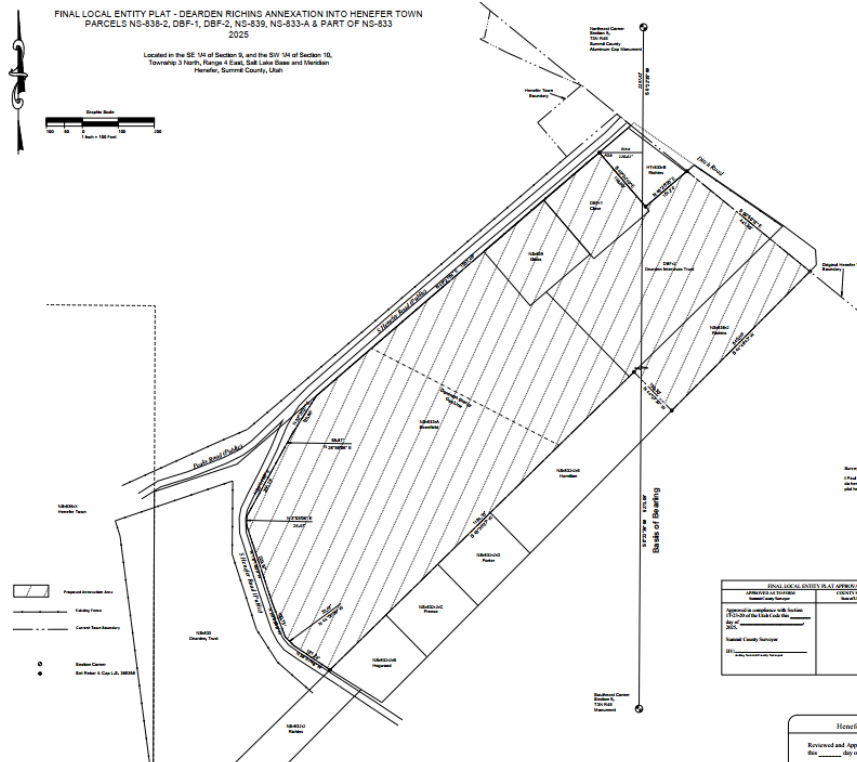
It is anticipated that a Public Hearing will be held on Tuesday, July 7, 2026, at 7:00 PM, in conjunction with the Henefer Town Council Meeting held in the Town Hall at 150 West Center Street, Henefer, Utah. If there are any questions, please call Henefer Town Clerk; (435)336-5365.

Annexation Plat

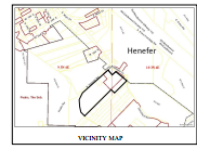
FINAL LOCAL ENTITY PLAT - DEARDEN RICHINS ANNEXATION INTO HENEFER TOWN
PARCELS NS-838-2, DBF-1, DBF-2, NS-839, NS-833-A & PART OF NS-833
2025

Located in the SE 1/4 of Section 9, and the SW 1/4 of Section 10,
 Township 3 North, Range 4 East, Salt Lake Base and Meridian
 Henefer, Summit County, Utah





VENITY MAP



Annexation Description

A local government of the State of Utah, the Henefer Town Council, has adopted a resolution to annex the parcels described in the plat into the Henefer Town. The parcels are located in the SE 1/4 of Section 9, and the SW 1/4 of Section 10, Township 3 North, Range 4 East, Salt Lake Base and Meridian, Henefer, Summit County, Utah. The parcels are shaded in light blue on the map. The Henefer Town boundary is shown as a dashed line. The Salt Lake Base and Meridian are shown as solid lines. The map also shows the location of the parcels within the Henefer Town boundary.

Surveyor's Certificate

I, the undersigned, a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that the survey and plat are correct and true to the best of my knowledge and belief, and that the same comply with the laws and regulations of the State of Utah relating to surveys and plats.

FINAL LOCAL ENTITY PLAT APPROVAL

APPROVED BY TOWN COUNCIL _____ Mayor _____ Council Member _____ Council Member _____ Council Member _____ Council Member	APPROVED BY COUNTY RECORDER _____ County Recorder
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Henefer Town Council

Reviewed and Approved by the Henefer Town Council
 this _____ day of _____, 2025.

 Mayor

 Council Member

COUNTY RECORDER

 County Recorder

DEARDEN RICHINS ANNEXATION SURVEY

Prepared for: Henefer Town Council

Parcels: NS-838-2, DBF-1, DBF-2, NS-839, NS-833-A, & PART OF NS-833

Surveyed by: [Surveyor Name]

Platted by: [Surveyor Name]

Summit County, Utah