

ANNEXATION PETITION EVALUATION

Smithfield Planning Commission

Petition Sponsor(s): Jeffrey H Champlin-CKC Properties 103 E 690 S Smithfield UT 84335

Record Owner: Pitcher Family Land LLC

Petition Date: February 20, 2019

Approximate location of annexation: south of 830 South & west of 200 West

Acres to be annexed: 9.88 Acres – Parcel # 08-09-0016

1. Does the property under consideration for annexation fall within the area designated for expansion in the city's annexation policy plan? Yes ☐ No ☐

Comments: _____

2. Is the property under consideration for annexation contiguous to existing city boundaries? Yes ☐ No ☐

Comments: _____

3. Are only whole parcels being considered for annexation, except in cases where the property owner has signed the petition? Yes ☐ No ☐

Comments: _____

4. Have the petitioners stated a proposed land use for the property under consideration? Is the proposed land use in harmony with the General Plan? Yes ☐ No ☐

Comments: _____

5. Has the city's General Plan indicated a need for park or trail land within the area proposed for annexation? Yes ☐ No ☐

6. Will the annexation likely encourage urban sprawl? Yes ☐ No ☐

7. Planning Commission's recommendation and concerns, if any, on the annexation request.

Commission Chairperson

Date

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, STATE OF UTAH:

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Smithfield City hereby submit this Petition for Annexation and respectfully represent the following:

- 1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);**
- 2. That the property is a contiguous, unincorporated area contiguous to the boundaries of Smithfield City and the annexation thereof will not leave nor create an unincorporated island or peninsula;**
- 3. That the signatures affixed hereto are those of the owners of private real property that:**
 - a. is located within the area proposed for annexation;**
 - b. covers a majority of the private land area within the area proposed for annexation;**
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and**
 - d. is described as follows:**

The property subject of this petition lies contiguous to the present boundary of Smithfield City's corporate limits

Legal description goes here

See Attachment

- 4. That the signers of this petition have designated a "Contact Sponsor", with the mailing address as indicated;**
- 5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;**
- 6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125 U.C.A. if:**
 - a. the request or petition was filed before the filing of the annexation petition; and**

b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;

7. That the petitioners have caused an accurate plat map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith; and

8. That the petitioners request the property, if annexed, be re-zoned
All Property comes into the City with an A-10 zone. (Agricultural 10 minimum per residential unit)

WHEREFORE, the Petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation petitioned.

DATED this 20 Day of February, 2019

Petitioner:

Address:

Jeffrey H Champkin
Contact Sponsor
CKC Properties

103 E 690 S Smithfield, UT
435-232-2200

Sponsor

Sponsor

Sponsor

Sponsor

RECORD OWNER

**NO. OF
ACRES**

ASSESSED VALUE

**CACHE
TAX NO.**

Pitcher Family Land LLC

\$250,000

08-109-0016

9.88 Acres



2019 TAX YEAR

TREASURER

179 North Main St. Suite 201 • Logan, UT 84321 • (435) 755-1500

2/20/2019

08-109-0016

Parcel Number

Owner's Name & Address

Parcel 08-109-0016 Entry 1036109
Name PITCHER FAMILY LAND LLC
C/O Name
Address 195 W 200 N

City, ST Zip SMITHFIELD, UT 84335-2003
District 028 COUNTY OUTSIDE
Year 2019 Status TX

Owner(s) List (1/1/2019)

1 PITCHER FAMILY LAND LLC,
1036109 1652/1798

Property Address

Address
City
Assr. Review 05/30/2014

PARCEL HISTORY

COMB W/0015 1/96; REM 1/96-0017;

LEGAL DESCRIPTION FOR 2019

BEG 19 CHS E & 599.13 FT N FROM SW COR OF SE/4 SEC 33 T 13N R 1E & TH W 610 FT TH N 10 CHS & 54.27 FT
TH E 610 TH S 10 CHS & 54.27 FT TO BEG CONT 10.0 AC
SUBJ TO BNDRY LN W/0017 ENT 1209332:
BEG ON W LN OF 200 W ST S89°50'38"W 1437.56 FT & N1°22'45"E 441.50 FT FROM SE COR SD SEC 33 TH
N88°43'13"W 600.87 FT TH N1°09'29"E 714.80 FT TO END

PROPERTY INFORMATION

LG	LAND GREENBELT	Acres	2018	Taxable	2019 VALUES WILL BE AVAILABLE AFTER 5/21/2019
			Market		
			250,000	5,580	
TOTALS		10.00	250,000	5,580	

GREENBELT INFORMATION

Class	Description	Acres	Market	Taxable
IT	IRRIGATION TILLABLE II	10.00	250,000	50
Totals		10.00	250,000	500

BUILDING & TAX INFORMATION

2018 (Final Tax Rate: 0.010053)

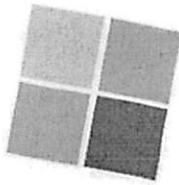
Taxes: 56.10
Special: + 0.00
Rollback: + 0.00
Penalty: + 0.00
Abatements: - 0.00
Payments: - 56.10
Balance Due: 0.00

Last Payment Date: 11/5/2018

The reported property values and calculated
levied amounts for 2019 are approximations
based on estimated working values and the
previous year tax rate. The values and rate
are subject to change.

BACK TAX SUMMARY

NO BACK TAXES



CORNERSTONE REAL ESTATE PROFESSIONALS

565 W 465 N Ste. 100 PROVIDENCE, UTAH 84332
OFFICE 435.787.8683
FAX 435.752.4498

02/20/2019

Chris Tolman
Associate Broker
435-232-8442

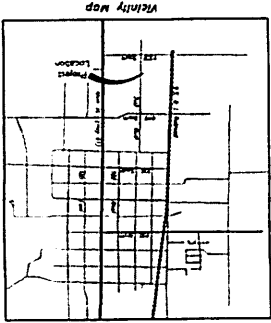
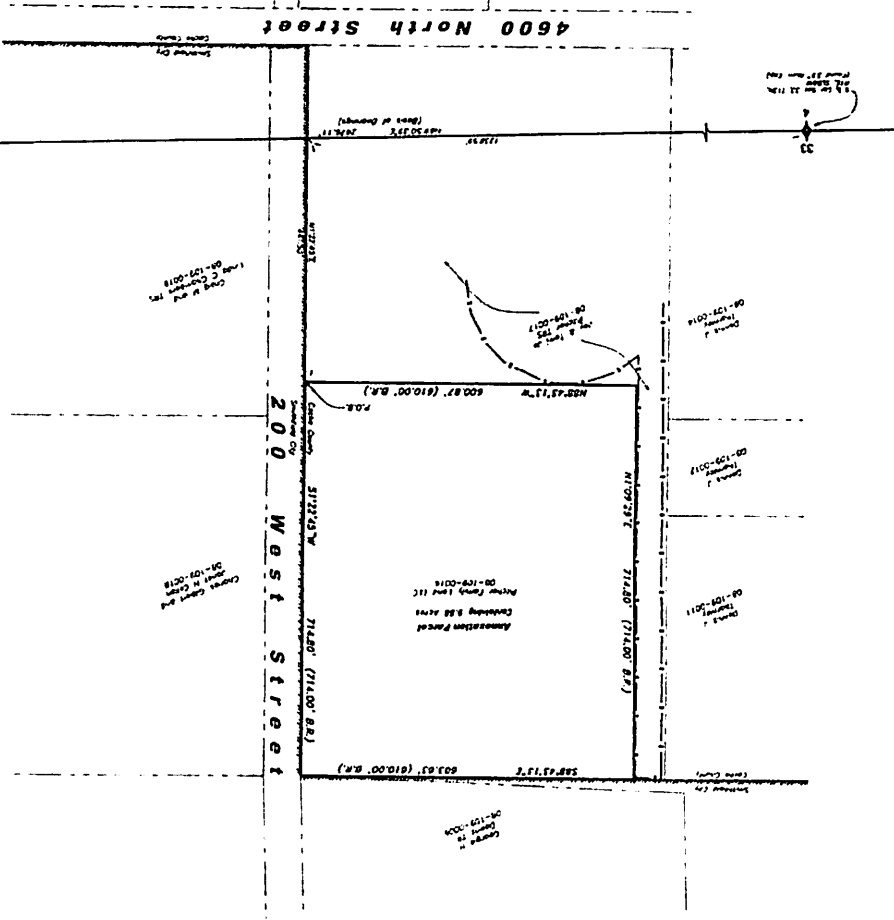
To Whom it may concern,

CKC Properties LLC. has a current accepted contract to purchase 10 acres in Smithfield TAX ID 08-109-0016
Closing date to be on or before March 29, 2019. Sellers are the Pitcher Family Land LLC.

Chris Tolman

dotloop verified
02/20/19 6:25 PM MST
WXZM-ACFV-L0IK-VDY7

CHAMPLIN ANNEXATION
TO
THE CITY OF SMITHFIELD
A PART OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE S.L.B. & M.



ANNEXATION PLAT

SURVEYOR'S CERTIFICATE

I, JEFF C. WELSH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE EXAMINED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THE RULES OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO THE CITY OF SMITHFIELD, CACHE COUNTY, UTAH.

Annexation Boundary

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 1 EAST, S.L.B. & M. IS A PORTION LOCATED NORTH 89°30' EAST, A DISTANCE OF 1,230.50 FEET AND NORTH 01°17'43" EAST, A DISTANCE OF 441.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33 AND THENCE NORTH 89°30' EAST, A DISTANCE OF 400.00 FEET, THENCE NORTH 01°17'43" EAST, A DISTANCE OF 114.00 FEET MORE OR LESS TO THE EXISTING SMITHFIELD CITY CORNER. (1) SOUTH 88°43'13" EAST, A DISTANCE OF 603.81 FEET MORE OR LESS (2) SOUTH 01°17'43" WEST, A DISTANCE OF 114.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SOURCE



2005 MAPS 600 WEST SOUTH D
TAMARA CHAM BLISS
(435) 733-1810 OFFICE
(435) 733-1313 FAX



18-11780g
Preparation Date: 2/23/18

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE CITY OF SMITHFIELD, UTAH, HAS RECEIVED A PETITION REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SMITHFIELD, AND THAT A COPY OF THE PETITION HAS BEEN RECEIVED FOR THE CITY OF SMITHFIELD, AND THAT THE CITY OF SMITHFIELD HAS ADOPTED A RESOLUTION REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SMITHFIELD, AND THAT THE CITY OF SMITHFIELD HAS ADOPTED A RESOLUTION REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SMITHFIELD.

WITNESSES

WITNESSES MY HAND AND OFFICIAL SEAL THIS
____ DAY OF
____, 20____

RECORDED

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FOUND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THE RULES OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO THE CITY OF SMITHFIELD, CACHE COUNTY, UTAH.

COUNTY CLERK COUNTY CLERK

COUNTY RECORDER'S NO.
STATE OF UTAH, COUNTY OF _____
RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____
WITNESSES:
COUNTY RECORDER