PAYSON CITY – Development Services
439 W Utah Avenue, Payson UT 84651
Phone: 801-465-5204 www.paysonutah.org

PAID
FEB 0 2 2021
BY: KB

ANNEXATION (white)

Development Review Committee Submittal Form

For Office Use Only			
Application #	AX2021-001	CC Accept - Review Date	
Application Date	2/2/21	PC Public Meeting Date	
Approval Date		CC Meeting Date	
Denial Date			

Review Fee (15-1) $300+
$200 up to 10 acres ____
$30 per acre up to 50 acres
26.77 acres x $30 = 803
$15 per acre over 50 acres
~~26.77~~ acres x $15 = ~~712~~
TOTAL ~~1012~~ 1103
NOTE: Plus additional costs for publications, annexation agreement, and Utah County.

Short $93

PAID
FEB 0 4 2021
BY: pd $93

Annexation Name: Pace Industrial Park

Annexation Location: Approx 400 North 700 West

Utah County Parcel No(s): 30-024-0103

Total Acreage: 26.77

Does the annexation contain property in either of the following?

Defined as rural real property? ☐ No ☑ Yes - list parcel #'s 30-024-0103

Within an agriculture protection area? ☑ No ☐ Yes - list parcel #'s ____

Located in Payson Annexation Policy Plan? ☐ No ☑ Yes

Name of Annexation Sponsor: Ridgepoint Management Group

Mailing Address: 947 South 500 East, Ste 100, American Fork, UT 84003

Telephone: 801-764-9000 Email: paul@ridgepointmg.com / susan@ridgepointmg.com

Name of Engineer or Licensed Land Surveyor: Matt Brown

Company Name: MW Brown Engineering, Inc

Telephone: 801-377-190 Email: mbrown@mwbrownengineering.com

SUBMITTAL CHECKLIST (applicant – please ensure all items are included in this submittal)

☑ 1. Requested Zone I-1 OR Specific Plan in accordance with Section 19.12.11.1

☑ 2. Percentage of private real property within the annexation represented by the signatures of the owners. 100% %

☑ 3. Percentage of the value of private real property within the annexation represented by the signatures of the owners? 100% %

☐ 4. Signatures from the owners of real property located in the area proposed for annexation that covers a majority of the private land and is equal in value to at least one third (1/3) of the value of all private real property, as shown by the latest tax assessment rolls of Utah County, in the proposed annexation.

☐ 5. Deliver or mail a copy of the annexation petition to the Utah County Clerk. Please provide verification according to county regulations.

☐ 6. An ownership plat map from the Utah County Recorder's Office showing all property owners in Payson within five hundred (500) feet of the proposed annexation and ¼ mile of the annexation in the unincorporated area of Utah County.

☐ 7. One 24" x 36" and one 11" x 17" of the accurate annexation plat map prepared by a licensed surveyor of the area proposed for annexation identifying each parcel and labeling each parcel with the owner's name, tax identification number, and acreage. NOTE: A mylar is required to be submitted following approval by the city council.

☐ 8. Legal description in Word format.

☐ 9. CD or flash drive with plans and supporting documentation in PDF format.

SUBMITTAL CHECKLIST FOLLOWING ACCEPTANCE FOR FURTHER REVIEW

☐ 1. Additional information required by staff.

☐ 2. Documentation for conveyance of public rights-of-way, streets, and other dedications.

☐ 3. Documentation of water rights associated with the property and/or conveyance of water rights.

☐ 4. One stamped, addressed envelope for each owner in Payson within five hundred (500) feet of the proposed annexation and ¼ mile of the annexation in the unincorporated area of Utah County.

☐ 5. Check payable to the Utah County Surveyor for $125 for review of the annexation plat.

☐ 6. Check payable to Payson City for publication fees – actual cost of publication.

☐ 7. Cost for Annexation Agreement.

☐ 8. Mylar of annexation plat map prior to the final public hearing of the city council.

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Property Owner Signature: Jim Reiser Date: 20I

SUBMITTAL REQUIREMENTS

Submit to: Development Service Office, 439 W Utah Avenue, Payson, UT

Submit fee: (per calculation) (Payable to Payson City)

NOTE:

1. Applications will not be accepted without ALL the required submittal materials. The city will not hold partial submittals.
2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the city of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

ADDITIONAL INFORMATION (Links)

Payson City Code, Title 19, Zoning Ordinance and Appendix A - https://paysonutah.org/government-transparency/transparency/city-code

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ACKNOWLEDGEMENT OF COSTS AND FEES FOR ANNEXATION

Annexation Name: Pace Industrial Park

Name of Annexation Sponsor: Ridgepoint Management Group

Mailing Address: 947 South 500 East, Ste 100, American Fork, UT 84003

Telephone: 801-764-9000

Email: paul@ridgepointmg.com / susan@ridgepointmg.com

As conditions of annexation into Payson City, petitioner(s) will be responsible for the following:

1. Determine if South Valley Electric Service District (SESD) has any facilities and/or customers within the proposed area of annexation.
2. Negotiate the cost of purchasing SESD facilities within the area of annexation.
3. Pay negotiated costs of purchasing facilities and deliver to Payson City a letter of satisfaction from SESD, a bill of sale to Payson City along with a map showing the facilities purchased, a list of customers serviced by SESD, inventory lists of facilities purchased, and SESD's valuation calculations.
4. Pay all costs to SESD associated with buying out all customers served by SESD within the annexed area (gross annual revenues), along with the costs of converting these customers to Payson City Power. **OR** With the approval of the City Council, service for these customers may be left with SESD until a time of any new development, or 10 years, whichever is sooner.
5. If the second option under #4 is allowed, prior to approval of any proposed development within the annexed area, determine and pay, or bond for, all costs of buying out any existing SESD customers within the annexed area for the balance of the ten (10) years remaining from the date of annexation, and all costs related to converting these customers to service by Payson City Power.

I understand that with the filing of the annexation request, there are costs associated with the publication requirements for annexation, Annexation Agreement, Utah County, and/or South Valley Electric Service District. I have been informed and understand that I am responsible for the costs of all required publications and fees for this annexation and that I will receive notice of required payment from Payson City. I understand that payment of all fees must be satisfied prior to the recording of the annexation.

Sponsor Signature

Date: 1/14/21

State of Utah)
§
County of Utah)

On this 14 day of January, 2021, personally appeared before me, a Notary Public in and for the State of Utah, Heath Johnston, the signer of the foregoing instrument, who duly acknowledge to me that he/she executed the same.

SCOTT L. POWELL
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 713633
COMM. EXP. 09-05-2024

Notary Public

PETITION FOR ANNEXATION

Pace Industrial Park

(Annexation Name)

We, the undersigned owners of real property located in Utah County, Utah, adjacent to the city of Payson, Utah, do hereby petition the city of Payson for annexation of our real property into the City limits of Payson, Utah.

PARCEL NUMBER	PROPERTY OWNER(S)	SIGNATURE	PHONE NUMBER	MAILING ADDRESS	ACRES	ASSESSED VALUATION
30-024-0103	Tim Kriser	Tim Kriser	801-686-1993	6384 W. 400 N. Payson UT 84651	26.77	$669,300.00
30-024-0047 (portion)						

This petition must include the signatures of the owners of a majority of the property included in the annexation, representing at least one-third of the assessed property valuation according to the last assessment rolls. The petition must also designate up to five signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor.