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

ANNEXATION (white)

Development Review Committee Submittal Form

For Office Use Only			
Application #	_____	CC Accept - Review Date	_____
Application Date	_____	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
_____ acres x $30 = _____
$15 per acre over 50 acres
_____ acres x $15 = _____
TOTAL _____
NOTE: Plus additional costs for publications, annexation agreement, and Utah County.

Annexation Name: Double A Annexation

Annexation Location: 10497 South 2340 West, Payson, Utah

Utah County Parcel No(s): 30-050-0109, 30-050-0074

Total Acreage: 10.6

Does the annexation contain property in either of the following?

Defined as rural real property? ☐ No ☒ Yes - list parcel #'s 30-050-0074, 30-050-0109

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

Located in Payson Annexation Policy Plan? ☐ No ☒ Yes

Name of Annexation Sponsor: Walter Jan Johnson

Mailing Address: 10497 S. 2300 W. Payson, UT 84651

Telephone: 801-367-8657 Email: waltjohnson@rmf-ts.com

Name of Engineer or Licensed Land Surveyor: Scott Peterson

Company Name: Atlas Engineering LLC

Telephone: 801-655-0566 Email: scott@atlasengineering.net

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

☑ 1. Requested Zone R-9 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.

STATE OF UTAH CLERK AUDITOR UTAH COUNTY

received 4/19/2021

- ☑ 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: Walter J Johnson Date: april 14, 2021

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

PETITION FOR ANNEXATION

Double D Annexation
(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
30-050-0109	Walter Jan Johnson	Walter J Johnson	801-367-8657	10497 S 2340 W Payson, Ut 84660	5.194	$591,000
30-050-0074	Vivian G & Richard David Francom			2792 Work Hollow Way, Bountiful, Ut 84010	5.13	$186,000

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.

DocuSign Envelope ID: 31C85E3B-DA20-46AE-A012-2E24128FC9F5

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30-050-0074	Vivian G & Richard David Francom	DocuSigned by: Richard Francom 87E39AE23BCB496... / DocuSigned by: Viviana Francom 87E39AE23BCB496...	385-274-9516	2792 Work Hollow Way, Bountiful, Ut 84010	5.13	$186,000

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DOUBLE A ANNEXATION BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE CITY BOUNDARY LINE, WHICH POINT LIES SOUTH 0°46'33" EAST 587.62 FEET ALONG THE SECTION LINE AND EAST 503.45 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS: SOUTH 89°13'45" EAST 705.07 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°46'15" WEST 321.42 FEET ALONG AN EXISITING FENCE; THENCE NORTH 89°13'45" WEST 1.61 FEET; THENCE SOUTH 0°57'43" WEST 334.38 FEET; THENCE NORTH 89°05'45" WEST 633.83 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 89°57'20" WEST 69.87 FEET ALONG A FENCE AND ITS EXTENSION; THENCE NORTH 0°22' 00" EAST 335.72 FEET ALONG AN EXISTING CITY BOUNDARY LINE; THENCE SOUTH 89°19'30" EAST 6.10 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 0°20'32" EAST 319.60 FEET ALONG THE EXISITING CITY BOUNDARY LINE TO THE POINT OF BEGINNING.

AREA 10.60 ACRES

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ACKNOWLEDGEMENT OF COSTS AND FEES FOR ANNEXATION

Annexation Name: Double A Annexaion

Name of Annexation Sponsor: Walter Jan Johnson

Mailing Address: 10497 S. 2300 W Payson, Utah 84651

Telephone: 801-367-8657

Email: waltjohnson@rmf-ts.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.

Walter J Johnson
Sponsor Signature

Date: april 14, 2021

State of Utah)
§
County of Utah)

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

SUSAN PEART
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 712319
COMM. EXP. 06-12-2024

Susan Peart
Notary Public

Figure 17. Payson Vision Map, Source: Fregonese Associates.

- Payson Boundary
- Payson Annexation Boundary
- Building Footprint
- Park
- Area of Stability
- Front Runner Commuter Rail
- Stream
- Activity Center
- Employment Center
- Open Space
- Water Body
- Major Corridor
- Existing Connection
- Desired Connection

Utah County Parcel Map

300500109

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 4/6/2021

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Utah County Parcel Map

300500109

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 4/6/2021

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DOUBLE A ANNEXATION -NEIGHBORING PROPERTY OWNERS

Ranae Mangleson	1226 East 100 South	Payson, Utah 84651	30-050-0023
Mont & Sandra Spencer	1010 East 100 South	Payson, Utah 84651	30-050-0025
Norval & Fotima Braithwaite	406 So. Navajo St.	Salt Lake City, Utah 84104	30-050-0028
R&J Brimhall Properties LC	267 So. 1150 East	Payson, Utah 84651	30-050-0032
Board of Education of Nebo School	350 So. Main St.	Spanish Fork, Utah 84660	30-050-0047, -0048, -0079, -0080
The Church of Jesus Christ of Latte	c/o FILE #501-4031 50 E. North Tei	Salt Lake City, Utah 84150	30-050-0058
Ivan & DeLowa Haskell	688 So. 1300 East	Payson, Utah 84651	30-050-0075
Ludean Haskell	10755 So. 2100 West	Payson, Utah 84651	30-050-0082, 30-050-0097
Nedra & George Curtis	1289 E. 420 So.	Payson, Utah 84651	30-050-0095, 36-813-0013
Robert & Lynette Zeeman	10438 So. 2300 West	Payson, Utah 84651	30-050-0110
Joshua & Jennifer Webster Family	235 So. 1250 East	Payson, Utah 84651	30-050-0111
Denton Hatch	10733 So 2100 West	Payson, Utah 84651	30-050-0003
Kathryn Johnson & Wells Brockban	517 Lucerne Dr.	Salem, Utah 84653	30-050-0004
M&S Spencer Properties LLC	1010 East 100 So.	Payson, Utah 84651	30-030-0007
South Fork Land & Livestock	39 Professiona Way	Payson, Utah 84651	30-030-0048, 30-030-0087
Jenny & Eral Spencer	1291 E 370 So.	Payson, Utah 84651	36-813-0001
Megan & Matthew Workman	1279 E 370 South	Payson, Utah 84651	36-813-0002
Joe & Emily Edman	1257 E 370 So	Payson, Utah 84651	36-813-0003
Julianna & Aaron Westberg	1235 E 370 So	Payson, Utah 84651	36-813-0004
Natasha & John Talcott	1227 E 370 South	Payson, Utah 84651	36-813-0005
Paul & Jennifer Pugh	1226 E 370 So.	Payson, Utah 84651	36-813-0008
Tanner & Karlee Gull	1234 E 370 So.	Payson, Utah 84651	36-813-0009
Delores & Alan Harris	1256 E 370 South	Payson, Utah 84651	36-813-0010
Virginia & Luis Sion	1278 E 370 So	Payson, Utah 84651	36-813-0011
Kelly & Heather Kirkwood	1292 E 370 South	Payson, Utah 84651	36-813-0012
Todd & Josie Reynaud	1277 E 420 South	Payson, Utah 84651	36-813-0014
Joseph & Camille Owens	1255 E 420 So	Payson, Utah 84651	36-813-0015
William & Melanie Hunter	133 East 420 So	Payson, Utah 84651	36-813-0016
Micah Derfler	1225 East 420 South	Payson, Utah 84651	36-813-0017