



Development Services
439 W Utah Ave. Payson, UT 84651
Phone: 801-465-5204
www.paysonutah.org

Annexation (white) Development Review Committee Submittal Form

For Office Use Only		Review Fee (15-1)
Application # <u>AX 2021-004</u>	CC Accept - Review Date _____	\$300+
Application Date <u>8/19/21</u>	PC Public Meeting Date _____	\$200 up to 10 acres _____
Approval Date _____	CC Meeting Date _____	\$30 per acre up to 50 acres _____
Denial Date _____		_____ acres x \$30 = _____
		\$15 per acre over 50 acres _____
		<u>56</u> acres x \$15 = <u>840</u>
		TOTAL <u>1140</u>

NOTE: Plus additional costs for publications, annexation agreement, and Utah County.

Annexation Name: Sunset Ranch Annexation

Annexation Location: 11950 South 1950 West Payson, Utah

Utah County Parcel No(s): 29:024:0020, 29:024:0041, 29:024:0006

Total Acreage: 56.2

Does the annexation contain property in either of the following?

Defined as rural real property? ☒ No ☐ Yes - list parcel #'s _____

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

Located in Payson Annexation Policy Plan? ☐ No ☒ Yes

Name of Annexation Sponsor: Hawkmoon Holdings, LLC

Mailing Address: 520 S. 850 E. Ste. A4 Lehi, Utah 84043

Telephone: 801-330-2140

Email: tyler@whitehorsedevelopers.com

Name of Engineer or Licensed Land Surveyor: Nate Walter

Company Name: LEI Consulting Engineers and Surveyors

Telephone: 801-798-0555

Email: nate@lei-eng.com

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

- ☒ 1. Requested Zone Specific Plan 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.

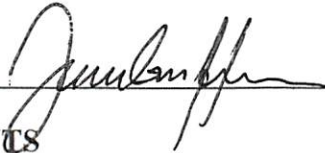
- ☒ 6. An ownership plat map from the Utah County Recorder's Office showing all property owners in Payson within five hundred (500) feet of the proposed annexation and ¼ mile of the annexation in the unincorporated area of Utah County.
- ☒ 7. One 24" x 36" and one 11" x 17" of the accurate annexation 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: _____



Date: _____

8/19/2021

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)

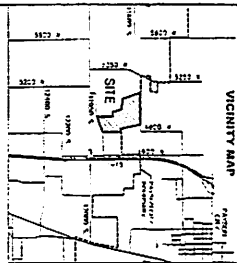
Payson City Code, Title 19, Zoning Ordinance and Appendix A - <https://paysonutah.org/government-transparency/transparency/city-code>

Sunset Ranch Annexation

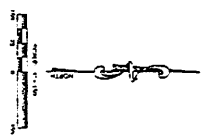
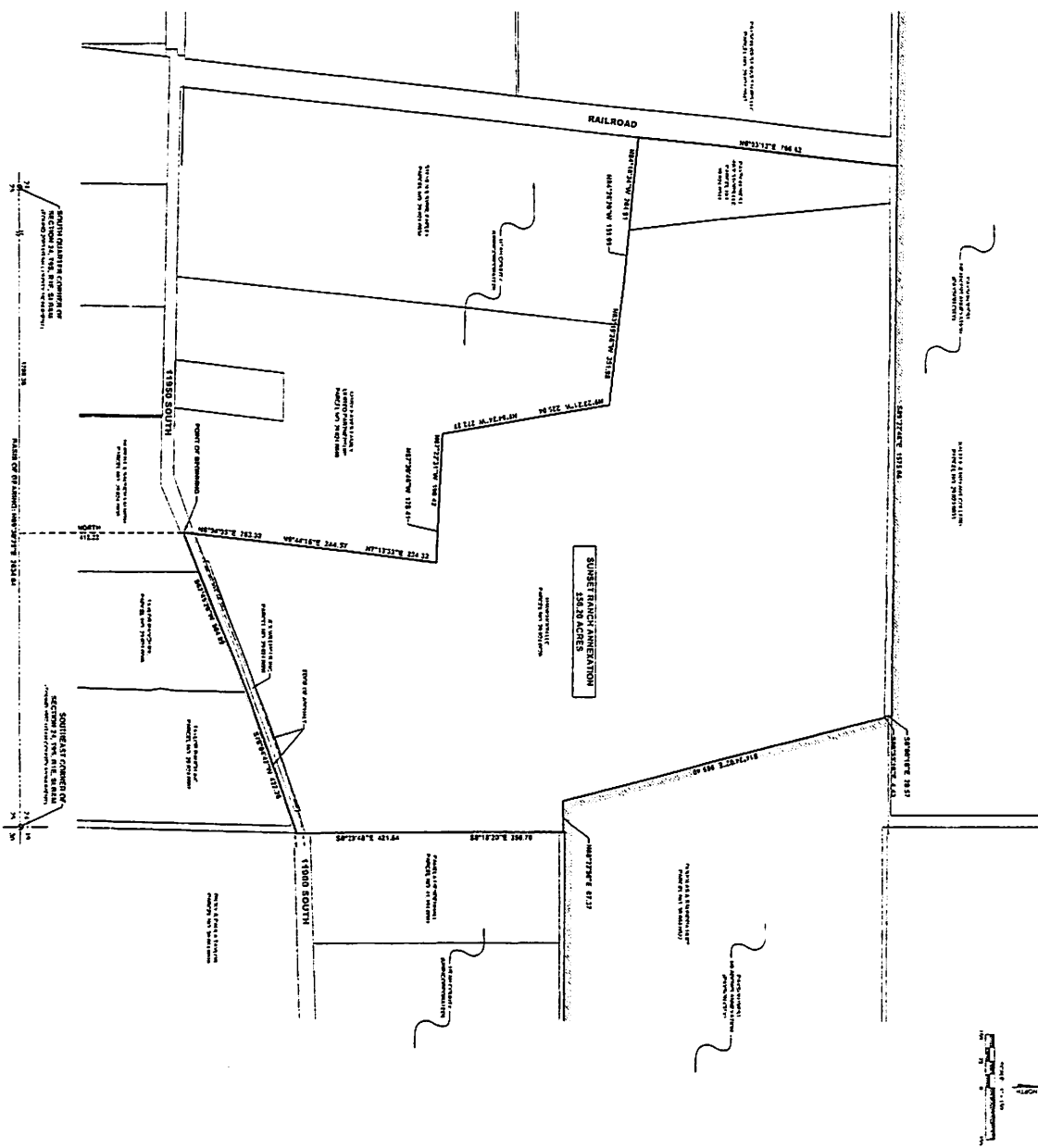
We, the undersigned owners of real property located in Utah County, Utah, adjacent to the city of Payson, Utah, do hereby petition the city of Payson for annexation of our real property into the City limits of Payson, Utah.

[illegible]

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.



NO.	DATE	DESCRIPTION
1	10/1/80	Original Survey
2	10/1/80	Original Survey
3	10/1/80	Original Survey
4	10/1/80	Original Survey
5	10/1/80	Original Survey



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey of the Sunset Ranch Annexation, as shown on the map and plat of the same, and that the same is in accordance with the provisions of the laws of the State of Utah relating to the survey of land.

BOUNDARY DESCRIPTION

The Sunset Ranch Annexation is situated in the City of Salt Lake City, Utah, and is bounded by the following: On the north by the 11800 SOUTH line; on the south by the 12000 SOUTH line; on the east by the 11900 SOUTH line; and on the west by the 11800 SOUTH line. The area is 158.28 acres in extent.

WITNESSED my hand and the seal of my office this 10th day of October, 1980.

Surveyor

ACCEPTANCE BY LEGISLATIVE BODY

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey of the Sunset Ranch Annexation, as shown on the map and plat of the same, and that the same is in accordance with the provisions of the laws of the State of Utah relating to the survey of land.

City Clerk

11800 SOUTH

11900 SOUTH

12000 SOUTH

ACCEPTANCE BY COUNTY SURVEYOR

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey of the Sunset Ranch Annexation, as shown on the map and plat of the same, and that the same is in accordance with the provisions of the laws of the State of Utah relating to the survey of land.

County Surveyor

ANNEXATION PLAT

SUNSET RANCH

SALT LAKE COUNTY, UTAH

SUNSET RANCH ANNEXATION BOUNDARY

Commencing at a point located N89°30'25"E along the section line 1788.38 feet and North 412.22 feet from the South Quarter Corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence N6°04'05"E 263.00 feet; thence N6°44'16"E 244.57 feet; thence N7°13'33"E 234.32 feet; thence N87°39'46"W 178.41 feet; thence N87°22'31"W 190.42 feet; thence N9°54'24"W 272.27 feet; thence N9°23'21"W 225.04 feet; thence N83°19'26"W 351.98 feet; thence N84°26'20"W 151.99 feet; thence N84°16'34"W 264.91 feet to the railroad right-of-way; thence N6°03'13"E along said railroad 766.62 feet to the south line of the Payson West Meadows Annexation; thence along said annexation line the following five (5) courses: S89°22'46"E 1575.66 feet; thence S0°00'16"E 20.57 feet; thence S88°55'10"E 4.43 feet; thence S14°24'02"E 969.40 feet; thence N88°22'56"E 87.37 feet; thence S0°18'20"E 356.70 feet; thence S0°29'48"E 421.64 feet; thence S70°04'47"W 422.26 feet; thence S67°45'20"W 504.89 feet to the point of beginning.

Contains: ±56.20 acres

Acknowledgement of Costs & Fees for Annexation

Annexation Name: Sunset Ranch Annexation

Name of Annexation Sponsor: Hawkmoon Holdings, LLC

Mailing Address: 520 S 850 E Suite A4 Lehi, Utah

Telephone: 801-330-2140

Email: tyler@whitehorsedevelopers.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.

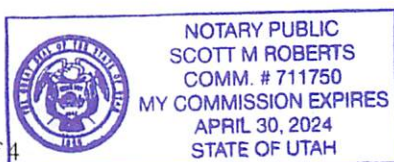
I understand that with the filing of the annexation request, there are costs associated with the publication requirements for annexation, Annexation Agreement, Utah County, and/or South Valley Electric Service District. I have been informed and understand that I am responsible for the costs of all required 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: 8/19/2021

State of Utah)
 §
County of Utah)

On this 19th day of August, 2021, personally appeared before me, a Notary Public in and for the State of Utah, Jacob Huron, the signer of the foregoing instrument, who duly acknowledge to me that he/she executed the same.




Notary Public



NOTICE OF INTENT
TO FILE A PETITION FOR ANNEXATION
INTO PAYSON CITY, UTAH

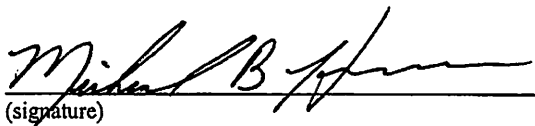
I/we, the undersigned, do hereby declare my/our intent to file a petition for annexation to Payson City, Utah.

I/we certify I/we am/are the owner(s) of real property lying outside the corporate limits of Payson City, Utah, but contiguous thereto and designated as part of the Payson City Annexation Policy Plan.

The property(ies) proposed to be annexed is (are) identified below and a map outlining said property(ies) is attached hereto.

Name of Property Owner (print clearly)	Utah County Parcel Number
Hawkmoon Holdings, LLC	29:024:0020
Hawkmoon Holdings, LLC	29:024:0041
Hawkmoon Holdings, LLC	29:024:0006

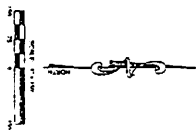
Signed this 2 day of September, 2021.


(signature)

By: Mike Horan

Phone: 801-330-2140

Email: tyler@whitehorsedevelopers.com



\$4587.14

Entity	Attn	Address	City State Zip
Utah County Assessor's Office	Attn: Boundary Commission - Kris Poulson	100 E Center Street #1100	Provo, UT 84606
Utah County Commission		100 East Center Street #2300	Provo UT 84606
Utah County Clerk/Auditor's Office	Attn Josh Daniels, Clerk/Auditor	100 E Center Street #3600	Provo UT 84606
Nebo School District	Attn: Matt Gledhill	350 South Main	Spanish Fork, UT 84660
Central Utah Water Conservancy District		1426 East 750 North #400	Orem, UT 84097
South Utah Valley Electric Service District	(Must be Certified Mail)	803 North 500 East P O Box 349	Payson UT 84651
Benjamin Cemetery Maintenance District		8042 South 3200 West	Spanish Fork, UT 84660
Utah Valley Dispatch Special Service District		3047 North 400 West	Spanish Fork UT 84660
Benjamin Drainage District		2837 West 7300 South	Spanish Fork, UT 84660
Lake Shore & Benjamin Drainage District		1215 West 900 South	Spanish Fork, UT 84660
South Utah Valley Solid Waste District		2450 West 400 South PO Box 507	Springville, UT 84663
Santaquin City	Attn: City Recorder	275 W. Main St.	Santaquin, UT 84655
Genola Town	Attn: City Recorder	74 West 800 South	Genola UT 84655
Rocky Mountain Power	Annexations	P.O. Box 400	Portland, OR 97207-0400
Dominion Energy	Attn: Dave Christensen	1640 N Mountain Springs Parkway	Springville UT 84663
Comcast	Attn: Elysia Valdez	1350 E Miller Avenue	Salt Lake City UT 84106

UTOPIA	Attn Keith Perkins	5858 South 900 East	Murray UT 84121
Century Link	Attn: Ryan Allred	475 East 1325 South	Provo UT 84606
Salem Canal & Irrigation Company		321 North 100 East	Salem UT 84653
Strawberry Water Users Association	Attn: Sterling Brown	745 North 500 East	Payson UT 84651
Strawberry High Line Canal Company	Attn: General Manager	1608 W American Way	Payson UT 84651
Payson Post Office	Ron Mendell, Postmaster	955 East 100 North	Payson UT 84651
Old Field Irrigation	Attn: Jeff Loveless	8788 S Dixon Rd	Spanish Fork UT 84660
Bureau of Reclamation	Attn: Bruce Whiting	302 East 1860 South	Provo UT 84606
Utah Transit Authority		669 West 200 South	Salt Lake City UT 84101
South Utah Valley Animal Service District		582 West 3000 North	Spanish Fork UT 84660
Utah Department of Transportation	Attn: Dan Avila	658 North 1500 West	Orem UT 84057
Utah County Health Department		151 S University Ave	Provo UT 84601