NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Richfield City, Utah (the "Council"), at a special meeting of the Council, duly convened pursuant to notice, on May 24, 2022, adopted an ordinance to annex 12.38 acres of land into the corporate limits of Richfield City.

Pursuant to Utah Code Ann. Section 10-2-407, and Ordinance 2022-18, the corporate limits of Richfield City are extended to include the property identified in the Ordinance 2022-18 and the approved final plat.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Annexation.

DATED this 24th day of May 2022.

CITY COUNCIL, RICHFIELD UTAH

By: _____ , Mayor

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF SEVIER)

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing Notice of Impending Boundary Action are true, accurate, and complete to the best of the undersigned's knowledge and belief by Bryan L. Burrows, Mayor, City Council, Richfield City Utah.

SUBSCRIBED AND SWORN to before me this 24th day of May 2022.

_____
NOTARY PUBLIC

ORDINANCE NO. 2022-18

ORDINANCE ANNEXING SPECIFIC PROPERTY TO RICHFIELD, UTAH

WHEREAS, a majority of the owners of certain real property described below, desire to annex such real property to Richfield, Utah, said owner, Triple J Holdings, LLC; and

WHEREAS, said real property consists of approximately 12.38 acres and lies contiguous to the corporate boundaries of Richfield, Utah; and

WHEREAS, said owners have caused a petition to be filed with the City Recorder together with an accurate plat of the real property which was made under the supervision of a licensed surveyor; and

WHEREAS, Richfield City Council accepted the petition for annexation; and within 30 days the City Recorder reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-408(2), (3), and (4)); and

WHEREAS, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation for the area proposed for annexation and the unincorporated area within a half-mile of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406(1) (b)); and

WHEREAS, no protests to the annexation petition were filed during the period specified;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code, the City Council of Richfield, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE CITY COUNCIL OF RICHFIELD, UTAH, AS FOLLOWS:

ORDINANCE 2022-18 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF RICHFIELD, UTAH.

The real property more particularly described in Paragraph 1, below, is hereby annexed to Richfield, Utah and the corporate limits of Richfield, Utah, are hereby extended accordingly.

1. The real property which is the subject of this Ordinance is described as follows:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1327.24 FEET AND SOUTH 161.02 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., AND RUNNING THENCE NORTH 90°00'00" EAST 166.44 FEET; THENCE S45°00'00"W 202.13 FEET; THENCE SOUTH 00°00'00" EAST 819.31 FEET TO THE SOUTH LINE OF COUNTY ROAD; THENCE SOUTH 77°49'31" WEST ALONG SOUTH SIDE OF COUNTY ROAD 504.45 FEET TO A

897 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING SOUTH 68°08'56" WEST A DISTANCE OF 301.55 FEET; THENCE CONTINUING ALONG SOUTH SIDE OF SAID COUNTY ROAD, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 302.99 FEET; THENCE NORTH 31°31'40" WEST 66.00 FEET TO THE EAST BOUNDARY LINE OF UDOT PARCEL 18:2A; THENCE NORTH 25°08'48" EAST A DISTANCE OF 556.15 FEET; THENCE NORTH 29°43'57" EAST A DISTANCE OF 349.86 FEET TO THE EAST LINE OF INTERSTATE 70; THENCE NORTH 16°22'53" EAST ALONG INTERSTATE 70 LINE A DISTANCE OF 255.69 FEET TO THE SOUTH LINE OF TAX PARCEL 1-10-28; THENCE NORTH 90°00'00" EAST ALONG SOUTH PARCEL LINE 302.03 FEET; THENCE NORTH 00°00'00" EAST A LONG EAST LINE OF SAID PARCEL A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING, CONTAINING 12.38 ACRES MORE OR LESS.

2. The zoning map of Richfield City shall be amended to include the real property described in Paragraph 1. A portion of the real property described in Paragraph 1, above, shall be classified as being **general commercial (CG)** based on approval of the suitable plan presented at the time of this annexation, in accordance with the General Plan for Richfield, Utah, and provisions of Chapter 16 of the City's Land Use Management and Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended. That portion of property is described as follows:

GENERAL COMMERCIAL
BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1327.24 FEET AND SOUTH 161.02 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., AND RUNNING THENCE NORTH 90°00'00" EAST 166.44 FEET; THENCE S45°00'00"W 202.13 FEET; THENCE SOUTH 00°00'00" EAST 387.57 FEET; THENCE SOUTH 90°00'00" WEST 519.39 FEET TO THE EAST LINE OF INTERSTATE 70; THENCE NORTH 29°43'57" EAST A DISTANCE OF 245.45 FEET TO THE EAST LINE OF INTERSTATE 70; THENCE NORTH 16°22'53" EAST ALONG INTERSTATE 70 LINE A DISTANCE OF 255.69 FEET TO THE SOUTH LINE OF TAX PARCEL 1-10-28; THENCE NORTH 90°00'00" EAST ALONG SOUTH PARCEL LINE 302.03 FEET; THENCE NORTH 00°00'00" EAST A LONG EAST LINE OF SAID PARCEL A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES MORE OR LESS.

A portion of the real property described in Paragraph 1, above, shall be classified as being **high-density multi-family residential (RM-24)** based on approval of the suitable plan presented at the time of this annexation, in accordance with the General Plan for Richfield, Utah, and provisions of Chapter 16 of the City's Land Use Management and Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended. That portion of property is described as follows:

RM 24
BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1350.75 FEET AND SOUTH 691.51 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., AND RUNNING THENCE SOUTH 00°00'00" EAST 364.22 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE SOUTH 77°49'31" WEST 518.69 FEET; TO A 963 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING SOUTH 68°08'56" WEST A DISTANCE OF 323.74 FEET TO THE EAST BOUNDARY LINE OF UDOT PARCEL 18:2A; THENCE NORTH 25°08'48" EAST A DISTANCE OF 556.15 FEET; THENCE NORTH 29°43'57" EAST A DISTANCE OF 104.41 FEET; THENCE NORTH 90°00'00" EAST A LONG EAST A DISTANCE OF 519.39 FEET TO THE POINT OF BEGINNING, CONTAINING 6.58 ACRES MORE OR LESS.

3. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Sevier County, Utah by the City Recorder.

4. This Ordinance shall become effective upon adoption and passage by the City Council. A copy of the Ordinance and plat shall be deposited in the Office of the City Recorder.

ADOPTED AND PASSED by the City Council of Richfield, Utah, this 24th day of May 2022.

RICHFIELD CITY
A Utah Municipal Corporation

By _____
Bryan L. Burrows, Mayor

ATTEST:

_____
Michele H. Jolley, Recorder

(S E A L)

	AYE:	NAY:
Councilmember Brayden Gardner	_____	_____
Councilmember Todd Gleave	_____	_____
Councilmember Kip Hansen	_____	_____
Councilmember Elaine Street	_____	_____
Councilmember Tanner Thompson	_____	_____