



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 2, 2021
FROM: Mike DeSimone, Director
SUBJECT: Carles & Jessop Annexation Request
Ordinance 21-05

Background

M. Brett Jensen, on behalf of Charles and Sally Carles Living Trust & Willard and Elaine D. Jessop, is requesting the annexation of approximately 23.58 acres, more or less, into the City of Logan. The property is comprised of two separate tax parcels and is located on the west side of 1000 West and south of 1100 South. The annexation plat also includes portions of the 1100 South and the 1400 West ROW's. The property is currently used for farming/ranching activities. The applicant has a pending 135 lot subdivision application (Willow Lakes) before the Planning Commission on the larger Kunzler project site, of which these properties are a part of.

The Future Land Use Plan Map identifies the site as Detached Residential (DR & DR-DX) and Resource Conservation Area (RCA). The FLUP recognizes the presence of wetland and floodplains. The proposed zoning is Neighborhood Residential (NR-6). The proposed project is consistent with the Detached Residential FLUP designation and the NR-6 zoning designation.

The City Recorder certified the Annexation Petition on January 19, 2021. We publicly noticed this request and notified affected governmental entities, including both school districts, as required by State Law. Any comments received are attached.

If you have questions about this matter, please let me know.

Attachments

Ordinance No. 21-05
Proposed Annexation Plat Information

CITY OF LOGAN, UTAH
ORDINANCE NO. 21-05

**AN ORDINANCE ANNEXING PROPERTY TO THE MUNICIPALITY OF THE
CITY OF LOGAN**

**SECTION 1: BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL, AS
FOLLOWS:**

WHEREAS, the petition filed by M. Brett Jensen on behalf of Charles and Sally Carles Living Trust & Willard and Elaine D. Jessop for the purpose of annexing 23.58 acres, more or less, to the municipality of the City of Logan has been accepted and certified as required by law; and

WHEREAS, comments have been requested from the county government and other affected entities within the area, and the local boundary commission; and

WHEREAS, no protest has been filed with the Cache Boundary Commission;

**NOW THEREFORE, BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL
THAT THE FOLLOWING ANNEXATION TO THE CITY OF LOGAN IS APPROVED**

A tract of land to be included in the Corporate Limits of Logan City, Cache County, Utah located in a portion of the NW1/4 & the NE1/4 of Section 8, Township 11 North, Range 1 East, Salt Lake Base Meridian, more particularly described as described in Attachment A.

The subject properties are contiguous to Logan City and are located on the west side of 1000 West and south of 1100 South. The properties are identified as TIN: 02-080-0007 & 02-081-0004 and include associated public rights of ways.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2021.

AYES:
NAYS:
ABSENT:

ATTEST:

Mark A. Anderson, Chair

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ____ day of _____, 2021.

Mark A. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2021.

Holly H. Daines, Mayor

Attachment A

Beginning at the intersection of the westerly right-of-way line of 10th West (State Hwy 252) and the current Corporate Limits of Logan City located N89°59'11"E along the Section line 479.89 feet and North 3,422.22 feet from the South 1/4 corner of Section 8, T11N, R1E, S.L.B&M.: thence along said Corporate Limits the following 10 (ten) courses and distances: N89°15'11"W 689.29 feet; thence N0°06'51"W 674.14 feet; thence N0°27'21"E 21.32 feet; thence S89°43'31"W 701.17 feet; thence S89°46'56"W 712.60 feet; thence S0°16'26"W 676.45 feet; thence N89°45'31"W 674.65 feet; thence N0°28'12"E 649.60 feet; thence N0°12'04"W 48.32 feet; thence N0°00'29"E 544.50 feet to the centerline of the North Branch of the Logan River; thence S71°09'00"E along said centerline 22.50 feet; thence along the extension of, and along an existing fence line defining the westerly line of Lot 1, Block 14, Logan Island Survey the following 4 (four) courses and distances S0°32'00"E 86.00 feet; thence S0°39'00"W 222.00 feet; thence S0°09'00"E 141.00 feet; thence S0°29'00"E 88.72 feet; thence S89°48'30"E along a fence line and remnants thereof marking the northerly line of 1100 South Street 2,810.95 feet to the westerly line of said State Highway 252; thence along said westerly line the following 4 (four) courses and distances: S0°29'16"W 432.55 feet; thence along the arc of a 1,944.13 foot radius curve to the right 216.03 feet through a central angle of 6°22'00" (chord: S3°40'16"W 215.92 feet); thence N89°52'22"W 31.26 feet; thence S5°19'19"W 65.13 feet to the point of beginning. Contains 23.58 acres, more or less.

**CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION**

TO: Logan Municipal Council

RE: Charles & Sally Carles Living Trust and S. Willard & Elaine D. Jessop properties located on the west side of 1000 West immediately south of 1100 South, Logan, Utah 84321 and consisting of two parcels (TIN: 02-080-0007 & 02-081-0004) containing approximately 23.58 acres.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby certify that the Petition for Annexation filed in my office on January 6, 2021 meets the requirements of UCA 10-2-403 (3), (4), and (5).


Contains signatures of owners of private real property in proposed annexed area.

Includes an accurate and recordable plat map of the proposed annexation, prepared by a licensed surveyor.

Designates as contact sponsor:

M. Brent Jensen, 2694 N 920 E, North Logan, Utah 84341

This petition does not propose the annexation of an area that is currently part of an annexation or a feasibility study.

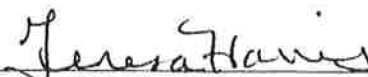

Teresa Harris, City Recorder



This Certification was provided to the Logan Municipal Council on the 19 day of January, 2021, with a copy mailed, postage prepaid on January 20, 2021.
to:

M. Brent Jensen, 2694 N 920 E, North Logan, Utah 84341

DATED this 20 day of January, 2021.


Teresa Harris, City Recorder





APPLICATION FOR ANNEXATION REVIEW

Date of Application 12/21/2020

Total Acreage Involved ~23.58 Acres

Address of Proposed Annexation__

- ALL OF LOT 8 BLK 11 PLAT B LOGAN ISLAND SVY LESS ROAD NET 9.73 AC LESS PARCEL TO UDOT FOR 1000 WEST ST (ENT 1027764) CONT 0.03 AC NET 9.70 AC
- ALL LOT 4 BLK 15 PLAT B LOGAN ISLAND SVY NW/4 SEC 8 T 11N R 1E 10 AC D4113

Current and Proposed Future Use of the Land (Future Zoning) NR-6

Include the following additional information with this application:

1. Plat Map(s) showing all of the land included in the proposed annexation
2. A copy of the current year Cache County Tax Roll Report for each property

Please ensure the following table is complete. Indicate the official sponsor of the annexation by circling the name. Attach additional pages if necessary.

Printed Name of Property Owner	Date	Tax ID #	Property Address	Assessed Valuation	Signature of Property Owner in Favor of Annexation
1. Charles and Sally Carles Living Trust	12-21-20	02-080-0007	1310 W 1100 S Logan, UT 84321	\$214,590	<i>Charles & Sally Carles</i>
Mailing Address and Phone Number of Contact Person				Property Size	
M. Brett Jensen 2694 N 920 E North Logan, UT 84341 435-881-9040				~10 acres	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assessed Valuation	Signature of Property Owner in Favor of Annexation
2. S. Willard Jessop & Elaine D. Jessop	12-21-20	02-081-0004	South west corner of 1100 S and 1000 W	\$4,335.00	<i>S. Willard Jessop Elaine D. Jessop</i>
Mailing Address and Phone Number of Contact Person				Property Size	
M. Brett Jensen 2694 N 920 E North Logan UT 84341 435-881-9040				~9.7 acres	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assessed Valuation	Signature of Property Owner in Favor of Annexation
3.					
Mailing Address and Phone Number of Contact Person				Property Size	

ANNEXATION PLAT
KUNZLER II ADDITION
LOGAN CITY, CACHE COUNTY, UTAH



1. DONNIS P. CASSELL, 60 BELLEVILLE, ILL. 62209, FOR A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 198765 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE, I FURNISH CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF "A" AND TO BE ANNEXED INTO SMITHFIELD CITY, UTAH.

BY: NABERT DETERATION

VOLUME 530 / 1999

[illegible]

9775-6301-27475:0

DENNIS P. CARLISLE
Phone: 408/251-1341 ext. 203 Fax: 408/251-1342

DATE _____

ACCEPTANCE OF LEGISLATIVE BODY
THIS IS TO CERTIFY THAT THE BOARD OF LAND BOARDS OF THE CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LAND BROWN AND WHITE, AND HAVE THEREUPON RESOLVED TO GRANT THE SAME TO THE CITY OF LOS ANGELES, IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1979) 18-46 THROUGH 42, AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION.

WITNESSED MY HAND AND THE SEAL OF THE CITY OF LOS ANGELES, CALIFORNIA, THIS 11TH DAY OF MARCH, 1981.

DATED THIS _____ DAY OF _____ A.D. 20____

THE UNIVERSITY OF CHICAGO

10

APPROVAL BY DEPUTY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS
A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-21-30 AMENDED.

QUALITY COUNCIL SUBVENTION

1999

2007-08-01

ANNEXATION PLAT

KUNZLER II ADDITION
LOGAN CITY, CACHE COUNTY, UTAH

RECORDED #

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE RECORDED AND FILED AT THE REQUEST OF:

[illegible]

civilsolutionsgroupinc

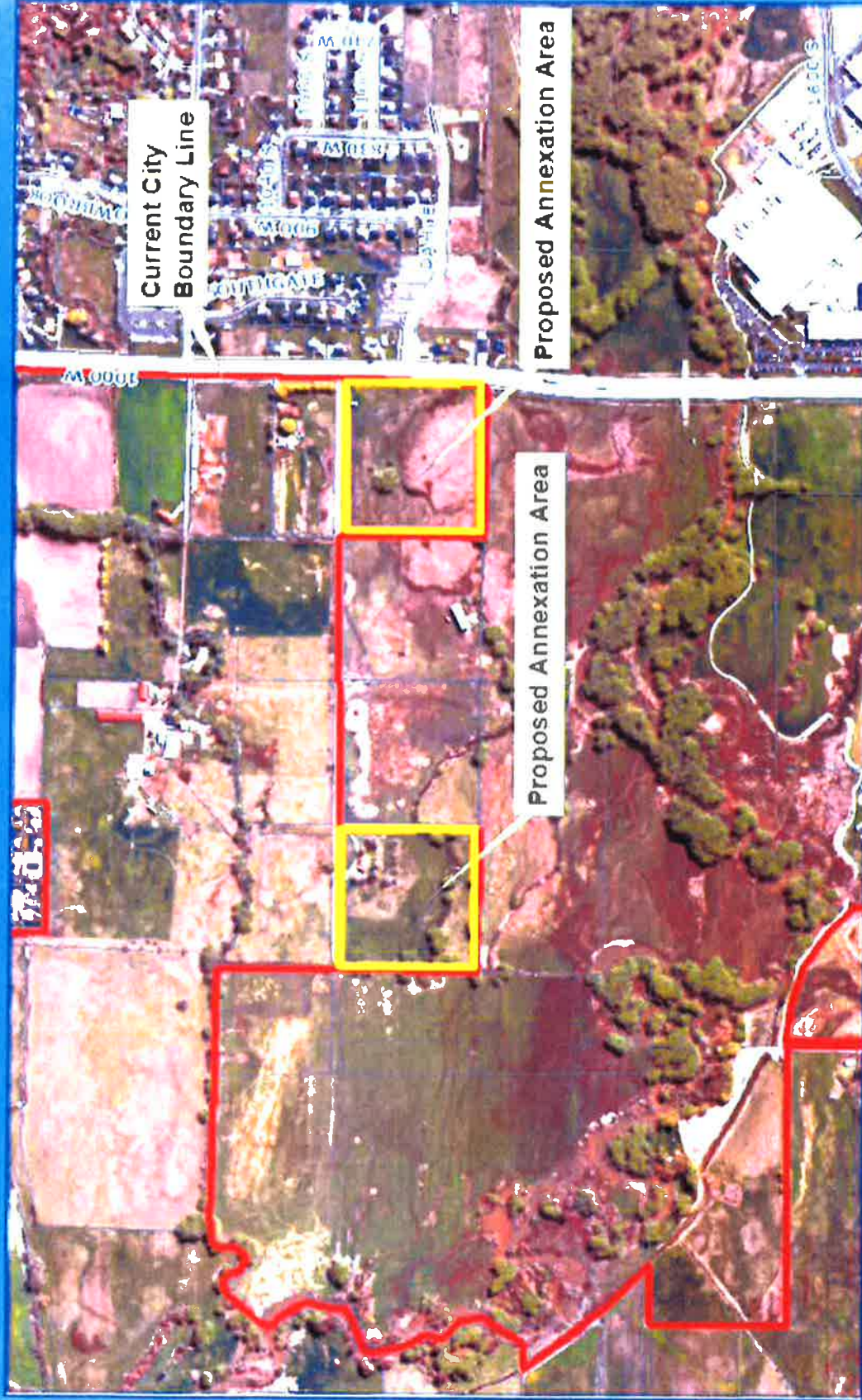

 5200 OLD FARM ROAD
 ROCKVILLE, MD 20852-3928
 TEL: 301/271-6100
 FAX: 301/271-6101
 WWW.ASH-EDUCATION.ORG





Carles Jessop (Kunzler II) Annexation

1100 South 1000 West (approx.)



Jan. 2021

Charles Jessop (Kunzler II) Annexation

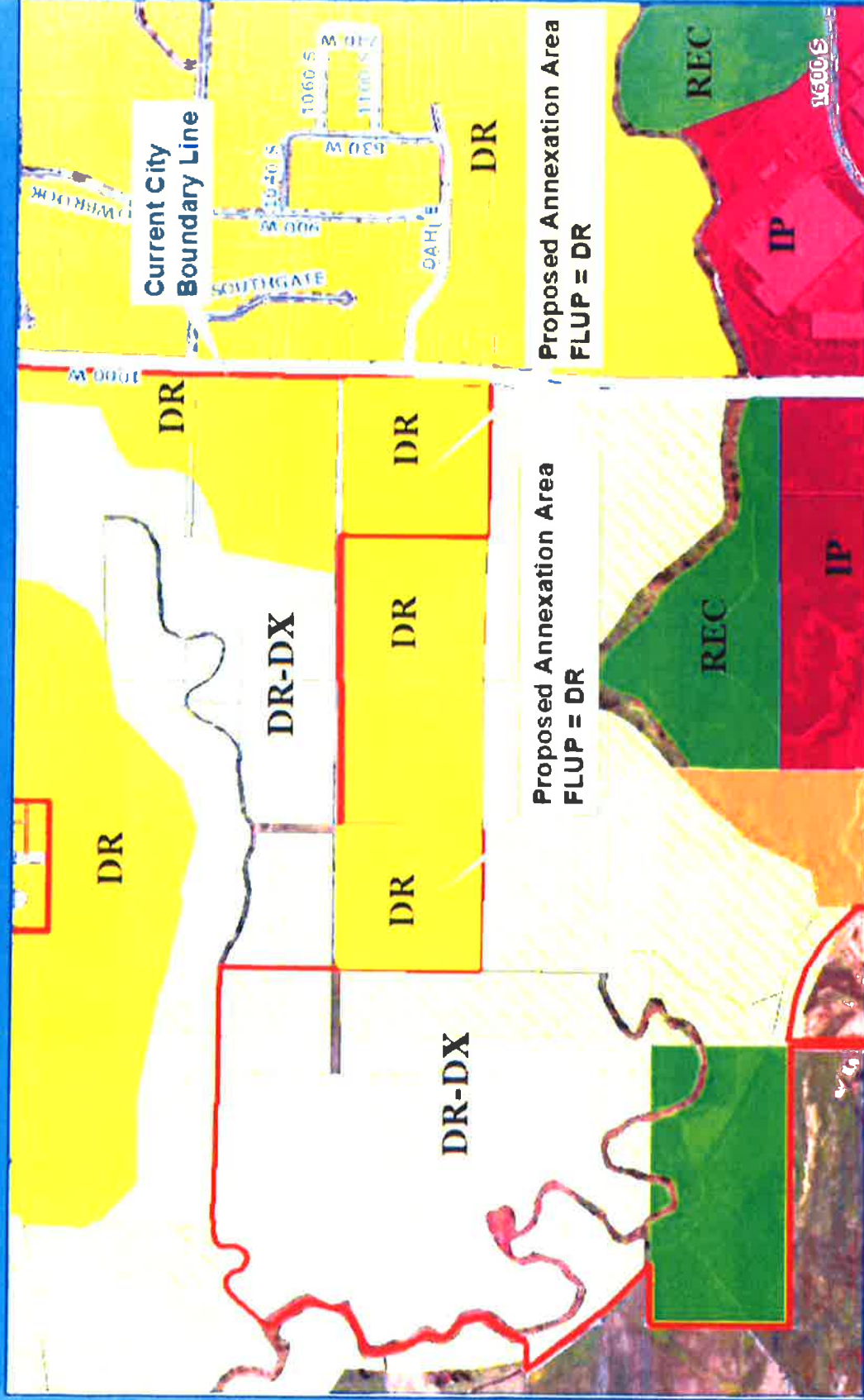
1100 South 1000 West (approx.) 19.7 acres



Jan. 2021

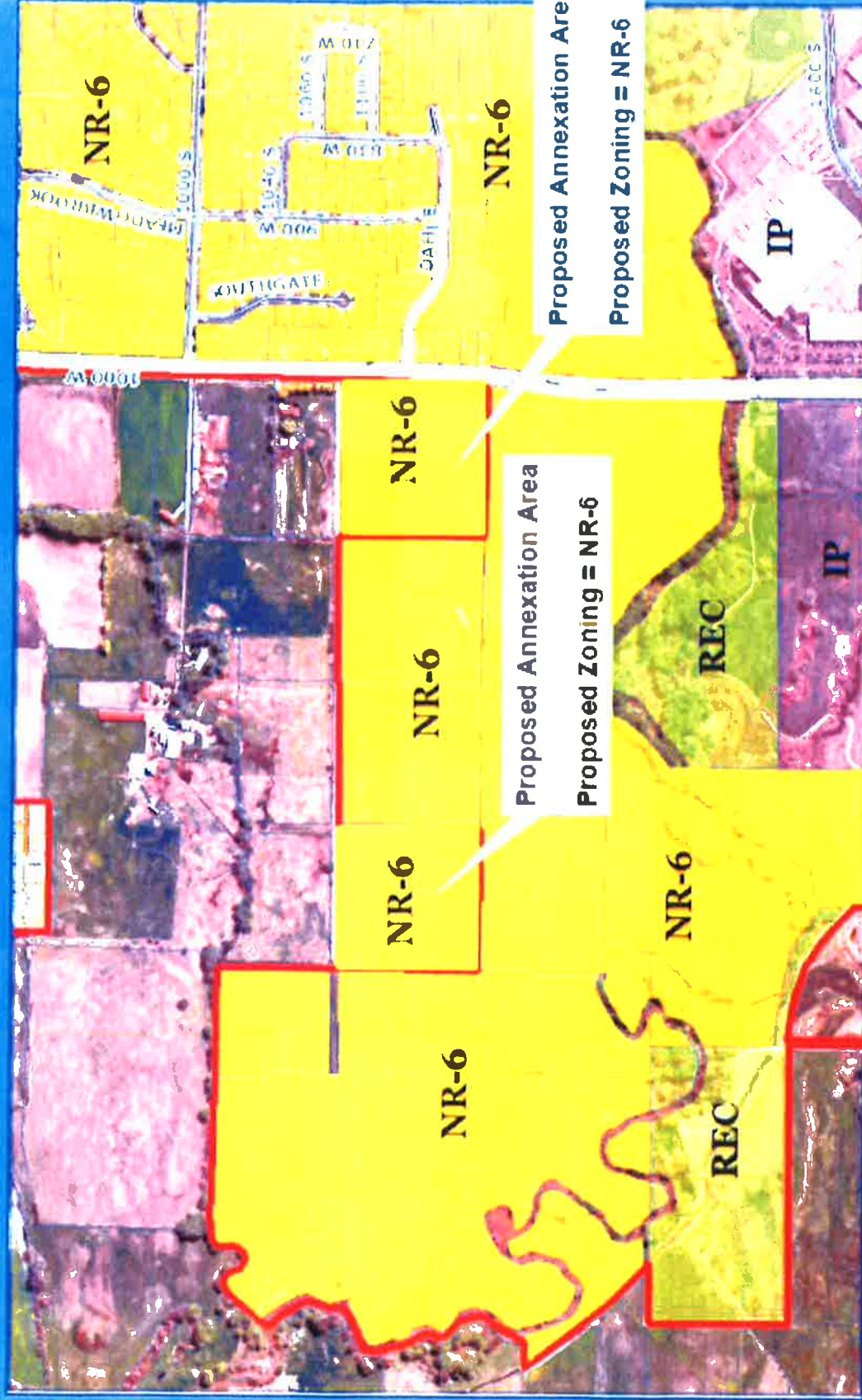
Carles Jessop (Kunzler II) Annexation

1100 South 1000 West (approx.) 19.7 acres



Carles Jessop (Kunzler II) Annexation

1100 South 1000 West (approx.) 19.7 acres



Proposed Zoning

Jan. 2021

NOTICE OF INTENT TO FILE A PETITION FOR ANNEXATION INTO THE CITY OF LOGAN

Pursuant to U.C.A §10-2-403, I, petitioner, on behalf of Charles & Sally Carles Living Trust and S. Willard & Elaine D. Jessop, do hereby inform you of the intent to submit to the City of Logan a formal petition for annexation of property located on the west side of 1000 West and south of 1100 South, consisting of approximately 19.7 acres and identified as TIN: 02-080-0007 (Carles) and 02-081-0004 (Jessop). This notice is being sent to you because you are considered an “affected entity” as defined in U.C.A. §10-2-401(a),

M. Brett Jensen
2694 N 920 E
North Logan, UT 84341

This Notice is being sent to:

Logan City Recorder
Providence City Recorder
Millville City Recorder
Nibley City Recorder
Cache County Recorder
Cache County Clerk
Cache County Assessor
Cache County Development Services
Cache County Boundary Commission
Logan City School District
Cache County School District
Cache County Fire District
Cache Valley Transit District
Cache Mosquito Abatement District

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE CITY OF LOGAN**

The Municipal Council of the City of Logan has accepted the petition of M. Brett Jensen, on behalf of Charles and Sally Carles Living Trust & Willard and Elaine D. Jessop, for the purposes of annexing 19.7 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on January 19, 2021 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403(3), (4), and (5).

The subject property is contiguous to Logan City, is located on the west side of 1000 West and south of 1100 South, and is identified as TIN: 02-080-0007 & 02-081-0004. The area of annexation is described as follows:

A tract of land to be included in the Corporate Limits of Logan City, Cache County, Utah located in a portion of the NW1/4 & the NE1/4 of Section 8, Township 11 North, Range 1 East, Salt Lake Base Meridian, more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of 10th West (State Hwy 252) and the current Corporate Limits of Logan City located N89°59'11"E along the Section line 479.89 feet and North 3,422.22 feet from the South 1/4 corner of Section 8, T11N, R1E, S.L.B&M.: thence along said Corporate Limits the following 10 (ten) courses and distances: N89°15'11"W 689.29 feet; thence N0°06'51"W 674.14 feet; thence N0°27'21"E 21.32 feet; thence S89°43'31"W 701.17 feet; thence S89°46'56"W 712.60 feet; thence S0°16'26"W 676.45 feet; thence N89°45'31"W 674.65 feet; thence N0°28'12"E 649.60 feet; thence N0°12'04"W 48.32 feet; thence N0°00'29"E 544.50 feet to the centerline of the North Branch of the Logan River; thence S71°09'00"E along said centerline 22.50 feet; thence along the extension of, and along an existing fence line defining the westerly line of Lot 1, Block 14, Logan Island Survey the following 4 (four) courses and distances S0°32'00"E 86.00 feet; thence S0°39'00"W 222.00 feet; thence S0°09'00"E 141.00 feet; thence S0°29'00"E 88.72 feet; thence S89°48'30"E along a fence line and remnants thereof marking the northerly line of 1100 South Street 2,810.95 feet to the westerly line of said State Highway 252; thence along said westerly line the following 4 (four) courses and distances: S0°29'16"W 432.55 feet; thence along the arc of a 1,944.13 foot radius curve to the right 216.03 feet through a central angle of 6°22'00" (chord: S3°40'16"W 215.92 feet); thence N89°52'22"W 31.26 feet; thence S5°19'19"W 65.13 feet to the point of beginning. Contains 23.58 acres, more or less.

The complete annexation petition and supporting documentation is available for inspection and copying in the offices of the City Recorder, City of Logan 290 North 100 West Logan, Utah 84321 and in the Department of Community Development at the same address during regular City business hours. More information is available by contacting Mike DeSimone, Director of Community Development, at 435-716-9022 or mike.desimone@loganutah.org.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, March 2, 2021 beginning at 5:30 p.m. in the Municipal Council Chambers at the Logan City Hall, 290 North 100 West, Logan. All public comments shall be submitted in writing by February 19, 2021. This public hearing will take place and action may be taken unless a protest is filed with the Cache County Boundary Commission. A protest to the proposed annexation may be filed by the legislative body or governing board of an affected entity or the owner of rural real property as defined in Utah Code Ann. §17B-2a-1107.

The written protest must be filed with the Cache County Boundary Commission, 199 North Main, Logan, Utah 84321, no later than 4:00 p.m. on February 19, 2021 and a copy of the protest delivered to the Logan City Recorder, 290 North 100 West, Logan, Utah 84321. Failure to meet any and all of the requirements specified in Utah Code shall invalidate the protest.

Teresa Harris, Logan City Recorder

Publication Dates: January 26, February 2, and February 9, 2021

Parcel #02-080-0007 in 2020 - Cache County CORE

Owner(s)

History



CARLES, CHARLES E & SALLY L TRS (06/14/2016 - Present) (Vesting: 1147789)

Owner(s)

History

CARLES, CHARLES E & SALLY L TRS (06/14/2016 - Present) (Vesting: 1147789)

Property Address

1310 W 1100 S
LOGAN

Current Owner Mailing Address

1310 W 1100 S
LOGAN, UT 84321-6267

① Tax District: COUNTY OUTSIDE(028)

① Tax Status: Taxable

① Building Type: SFR

① Year Built: 1980

① Legal Description: ALL LOT 4 BLK 15 PLAT B LOGAN ISLAND SVY NW/4 SEC 8 T 11N R 1E 10 AC D4113

① Acres: 10

① Water Rights: NO

① Square Feet: 1734

Taxation Term

Amount

Prior Year Taxes (2019)

\$1,456.48

① Market Value

\$483,400.00

BUILDING RESIDENTIAL

\$303,400.00

LAND GREENBELT

\$100,000.00

LAND HOMESITE (GREENBELT LAND)

\$80,000.00

① Taxable Value

\$214,590.00

① Tax Rate

x 0.009244

① Tax Amount

\$1,983.67

① Last Payment Date

11/09/2020

Payment Category

Amount

① Principal

\$1,983.67

① Payments

\$1,983.67

① Current Amount Due

\$0.00

Parcel #02-081-0004 in 2020 - Cache County CORE

Owner(s)

History



JESSOP, S WILLARD & ELAINE D (07/28/1992 - Present) (Vesting: 561742)

Owner(s)

History

JESSOP, S WILLARD & ELAINE D (07/28/1992 - Present) (Vesting: 561742)

Property Address

Current Owner Mailing Address

311 S MAIN ST
LEWISTON, UT 84320-2004

① Tax District: COUNTY OUTSIDE (028)

① Acres: 9.7

① Tax Status: Taxable

① Water Rights: NO

① Parcel History: REM 8/10 UDOT;

① Legal Description: ALL OF LOT 5 BLK 11 PLAT B LOGAN ISLAND SVY LESS ROAD NET 9.73 AC LESS PARCEL TO UDOT FOR 1000 WEST ST
(ENT 1027764) CONT 0.03 AC NET 9.70 AC

Taxation Term

Amount

Prior Year Taxes (2019)

\$42.59

① Market Value

\$257,192.00

LAND GREENBELT

\$255,000.00

BUILDING AGRICULTURE

\$2,192.00

① Taxable Value

\$4,335.00

① Tax Rate

x 0.009244

① Tax Amount

\$40.07

① Last Payment Date

11/05/2020

Payment Category

Amount

① Principal

\$40.07

① Payments

\$40.07

① Current Amount Due

\$0.00

02-091

TAX UNIT 27 & 28

0661 MICH
02275 IN
M GLEED

NW⁴ Section 8 Township 11 North Range 1 East
Scale 1 inch = 3 ch.

TAX UNIT 28 ±
928

