



Project #22-062 Global Property Annexation

REPORT SUMMARY...

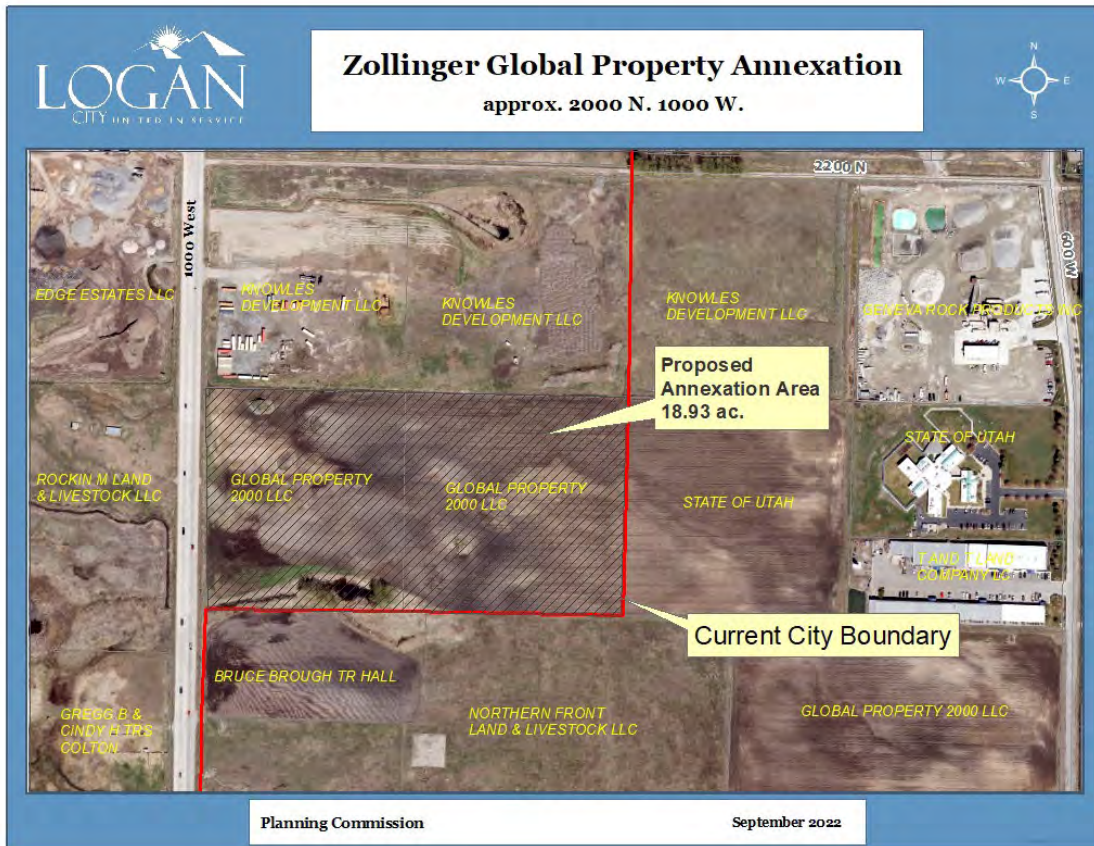
Project Name: Global Property Annexation
Proponent/Owner: Guy Marker/Lance Zollinger
Project Address: 2000 North 1000 West
Request: Annexation Review & Recommendation
Type of Action: Legislative
Date of Hearing: October 27, 2022
Submitted By: Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed Global Property Annexation (Zollinger) with proposed Industrial zoning.

PROPERTY LOCATION

The subject property is contiguous to Logan City, is located at on the east side of 1000 West at approximately 2000 North and is identified as TIN: 04-076-0010 and 04-076-0011. The area contains approximately 18.93 acres. A complete Boundary Description can be found in the attached public notice.



BACKGROUND

Due to the changes made to the Land Development Code June 21, 2022, annexation petitions are now referred to the Planning Commission for a recommendation to the Logan Municipal Council. According to Section 17.53.040.A.3, the Planning Commission shall hold a public hearing on the proposed annexation request and then make a recommendation to the Council.

ANNEXATION REVIEW PROCESS

Annexations are governed by Utah Municipal Code 10.2.4 and the Land Development Code. The following process and dates have been followed for the current annexation petition:

- 9/16/22 - Applicant filed Petition with Cache County and the County Recorder conducts a Public Mailing
- 9/20/22 - Applicant filed Petition with City of Logan
- 9/22/22 - City sent Notice of Intent to Affected Entities
- 10/4/22 - City Council Accepted the Petition
- 10/4/22 - City Recorder Certified the Petition
- 10/4/22 - City Recorder published the public notice & established the 30 day protest period
- 10/6/22 - CD sends Public Notice to owners within ½ mile of site and distributes Petition to governmental entities for review
- 10/27/22 - Planning Commission hearing & recommendation on Petition
- 11/3/22 - Protest Period Expires
- 11/15/22 - Council Workshop on Petition
- 12/8/22 - Council Hearing on Petition
- 12/8/22 – 2/8/22 – Applicant has 60 days to finalize the Annexation Plan, and once finalized, the Recorder sends the signed Annexation Plat & decision to Utah Lt. Governor's office for approval

ANNEXATION EVALUATION

According to LDC Chapter 17.53.040.A.4, the following items need to be considered during the evaluation of an annexation request.

- *An accurate map of the proposed annexation area showing the boundaries, property ownership, and significant critical lands;*

The petition includes a surveyed annexation map (included as an attachment) while the map above shows surrounding property ownership. The applicant also owns two adjoining parcels (east & southeast) totaling approximately 24 acres. The property just east of the annexation site on the map above is mislabeled as State of Utah and is actually owned by the applicant. The map to the right shows the presence of wetlands on the southwestern portion of the property. A



wetland delineation will be required when the applicant submits a design review permit application to the City.

The site is located south of the Logan Cache airport and is located within the Airport Overlay Zone. While the airport overlay zone does not affect the annexation of the property (or vice versa), future development plans will be subject to any limitations placed on it by the airport overlay zone, namely potential height limitations for new construction. The annexation request has been sent to the airport for review and comment.

- *Current and potential population of the annexation area;*

The annexation area is either undeveloped or used for agricultural. The adjoining areas are also either undeveloped, used for agricultural or industrial uses, while immediately east is the State of Utah juvenile correction facility. There are no residential uses in the immediate vicinity.

- *Current and potential residential densities of the annexation area and the immediate neighborhoods;*

The site is proposed for Industrial uses. Both the General Plan and Zoning support future industrial development in this area.

- *Existing land uses and development character of adjoining properties and neighborhoods;*

The annexation area is either undeveloped or used for agricultural. The adjoining areas are either undeveloped, used for agricultural or industrial uses, or immediately east is the State of Utah juvenile correction facility. The annexation of this site and any future industrial type of project is compatible with the surrounding area.

- *Current and proposed Future Land Use Plan Map designations;*

Industrial (IP)

- *Current and proposed zoning designations of immediate area and proposed annexation area;*

Industrial

- *Statement as to how the proposed annexation area, and its proposed land uses, would contribute to the achievement of the goals and policies of the Logan City General Plan;*

The area is planned for industrial growth and development. This site expands Logan's industrial land base thereby contributing to growth in the City's employment and tax base.

- *Assessed valuation of the current properties;*

According to Cache County, the market value of Parcel 04-076-0010 is \$627,900 and the market value of Parcel 04-076-0011 is \$325,000.

- *Anticipated demand for municipal services for the proposed annexation area;*

The applicant indicated their preliminary development plans include both industrial and commercial uses. They are anticipating they will need water, sewer, access to public roads, and electrical service, all of which are available in both 1000 West and 600 West. They are located on two future gridded streets (2000 North and 800 West) and will be required to dedicate and improve those roadways. We will also condition the annexation request to include to the centerline of the 1000 West right of way.

In regard to municipal services, the City's Department of Public Works responded with the following comments:

- 1) The 2000 North and 800 West street alignments are designated as a gridded street. The adjacent half street dedication and improvements typical of this street classification will be required of the properties as they develop.
- 2) As mentioned in the feasibility report, water line connectivity between 1000 West and 600 West will be necessary and as such will need to be extended by the developer as properties develop. Water lines in 800 W will also be necessary and will need to be extended by the developer. Sewer lines may also be necessary to be constructed within portions of 2000 N and 800 W to serve the development.
- 3) As mentioned, wetland areas appear to exist on the property over which the gridded street(s) will align. A wetland delineation approved by the Army Corps of Engineers will be required as a part of development of the properties. Depending on the results of the delineation, an Army Corps of Engineers approved mitigation plan may also be required by the City for improvements over dedicated right-of-way areas.

- *Distances from existing utilities to property;*

Utilities are adjacent to the site.

- *Distances to public schools, parks, commercial areas;*

Bridger Elementary and Bridgerland Park are located approximately one mile south. There are a variety of industrial and commercial uses within ½ mile of the site.

- *Traffic generated by expected land uses at buildout;*

Unknown at this time as the actual uses are not known.

- *Assessment of service and capacity demands;*

I have sent the annexation request to all City departments and other governmental entities for comments relative to service and capacity demands and other than the comments from Public Works, I have not received any comments back.

- *Any special requirements due to the presence of environmentally sensitive areas.*

The City will require a wetland delineation be conducted and submitted with the development application. Depending upon the delineation, additional permitting through the U.S. Army Corps of Engineers may be required.

- *Effect the annexation will have upon City boundaries and whether the annexation will ultimately create a potential for islands, undesirable boundaries, and difficult service areas;*

This annexation petition is a logical extension of City boundaries and does not create any islands, undesirable boundaries, or difficult service areas.

- *A specific timetable for extending services to the area and how these services would be financed;*

The applicant has not provided a specific timeframe for service needs.

- *Potential revenue generated by the proposal versus service costs;*

According to Cache County, the amount of tax collected in 2021 for Parcel 04-076-0010 is \$12.57 and the amount of tax collected in 2021 for Parcel 04-076-0011 is \$16.79. Changing the use of these parcels from agricultural to industrial or commercial will substantially increase their taxable values and overall taxes collected.

- *An estimate of the tax consequences to residents of the annexation area;*

None.

- *Planning Commission recommendation;*

TBD

- *Recommended zoning for the areas under consideration;*

Industrial

- *Recommendations or comments from City Departments or Affected Entities;*

Public Works comments are provided above.

- *Findings substantiating whether the proposed annexation petition and annexation plat comply with the requirements of this Chapter, Utah Code, and the Logan City Annexation Policy Plan;*

See findings below.

STAFF RECOMMENDATION AND SUMMARY

Staff recommends the Planning Commission forward a positive recommendation to the Council on the annexation petition with the proposed Industrial Zone designation.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment.

PUBLIC NOTIFICATION

The public notification process is discussed above. All requirements have been met.

AGENCY AND CITY DEPARTMENT COMMENTS

Any comments from other governmental entities or City departments have been included with this report.

RECOMMENDED FINDINGS FOR APPROVAL

1. The proposed Global Property Annexation request is a logical extension of Logan City boundaries.
2. The annexation petition is consistent with the Logan General Plan.
3. The annexation and future development of this site is compatible with neighboring land uses. The request to annex into Logan City as Industrial zoned property in this location is consistent with the General Plan and adjacent land uses.
4. The site has access to municipal services and the City has the capacity available to serve this site.
5. Any comments received from Affected Entities have been considered in the preparation of this annexation review and recommendation.
6. All minimum public notification requirements established by Utah State Law have been met.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

**CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION**

TO: Logan Municipal Council

**RE: Global Property 2000 LLC (owner) and Lance Zollinger & Guy Marker (applicant).
Property located on the east side of 1000 West at approximately 2200 North, consisting of
two parcels (04-076-0010 and 04-076-0011) and containing approximately 18.73 acres.**


I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby accept and certify that the Petition for Annexation filed in my office on 9/26/22 for the following properties meets the requirements of UCA 10-2-403.

BOUNDARY DESCRIPTION

A portion of Lot 4. Block 14. Plat "D", LOGAN FARM SURVEY. located in the NE1/4 of Section 20, Township 12 North. Range 1 East. S L B & M., Logan. Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 7 of said block. and an extension of the southerly line of said Lot 4. and the current Corporate Limits of Logan City located N84°21'19"W 1,314.43 feet along the monument line between Logan City GIS Monuments LC-289B & LC-294 and North 1,315.58 feet from Logan City GIS Monument LC-289B, thence N88°50'00" W along said Corporate Limits and the extension of said southerly line 1,294.03 feet to the westerly line of 1000 West Street; thence N0°59'50"E along said westerly line 662.63 feet to the northerly line of said Lot 4; thence S88°28'00"E along said northerly line and the extension thereof 1,255.20 feet to the northwest of said lot 7 and the current Corporate Limits of Logan City; thence S1°32'00"W along said Corporate Limits 654.60 feet to the point of beginning. Contains 18.93 +/- acres.

The designated contact sponsor:
Lance Zollinger
Guy Marker
695 W 1700 S BLDG 7
Logan, UT 84321-6263



Teresa Harris, City Recorder



This Certification was provided to the Logan Municipal Council on the 4 day of October, 2022, with a copy mailed, postage prepaid on the 5 day of October, 2022, to:

Lance Zollinger
Guy Marker
695 W 1700 S BLDG 7
Logan, UT 84321-6263

Cache County Council
199 North Main
Logan, UT 84321

DATED this 5 day of October, 2022.



Teresa Harris, Recorder





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 4, 2022
FROM: Mike DeSimone, Director
SUBJECT: Zollinger Global Property Annexation Request

Lance Zollinger and Guy Marker, on behalf of Global Property 2000 LLC, have submitted a formal annexation petition for property located on the east side of 1000 West at approximately 2000 North, consisting of approximately 18.93 acres and identified as TIN: 04-076-0010 and 04-076-0011.

Once an annexation petition has been submitted to the City according to UCA 10-2-405, the Municipal Councils needs to either accept the petition for further consideration or reject the petition due to specific deficiencies. If the annexation petition is accepted by the Council, the City Recorder will certify the petition and then it will be referred to Community Development for distribution to city agencies, affected entities, and the Planning Commission for review & recommendations.

The proposed annexation request has tentatively been scheduled on the Planning Commission's October 27, 2022 public hearing agenda, the Council's November 15, 2022 workshop agenda, and the Council's December 6, 2022 hearing agenda.

If the Council rejects the petition, staff will then follow the process outlined in UCA 10-2-405(3)(a)&(b) and direct the applicant to address any deficiencies with their annexation petition and then have them resubmit once corrected.

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

Attachments
Proposed Annexation Information



ANNEXATION REVIEW & COMMENT

Comments are **due** to the
Department of Community Development by

Tuesday, October 18, 2022

Global Property 2000 LLC (Zollinger) Annexation
18.93 Acres

(See Attached Annexation Plat and Notice)

Please review this request and submit written comments to mike.desimone@loganutah.org about any issues, service capability, or difficulties in providing service to this site that should be considered. The annexation process has changed recently and now includes a public hearing with the Planning Commission who will make a recommendation to the Municipal Council. If you have any comments, please respond back to me by the date listed above.

The complete file is available in our office should you need further information. If you have any questions, let me know at mike.desimone@loganutah.org or 716-9022.

Thanks

**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 Lance Zollinger & Guy Marker, on behalf of Global Property 2000 LLC, for the purposes of annexing 18.93 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on October 4, 2022 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403.

The subject property is contiguous to Logan City, is located at on the east side of 1000 West at approximately 2000 North and is identified as TIN: 04-076-0010 and 04-076-0011. The area of annexation is described as follows:

Boundary Description

A portion of Lot 4. Block 14. Plat "D", LOGAN FARM SURVEY. located in the NE1/4 of Section 20, Township 12 North. Range I East. S L B & M., Logan. Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 7 of said block. and an extension of the southerly line of said Lot 4. and the current Corporate Limits of Logan City located N84°21'19"W 1,314.43 feet along the monument line between Logan City GIS Monuments LC-289B & LC-294 and North 1,315.58 feet from Logan City GIS Monument LC-289B, thence N88°50'00" W along said Corporate Limits and the extension of said southerly line 1,294.03 feet to the westerly line of 1000 West Street; thence N0°59'50"E along said westerly line 662.63 feet to the northerly line of said Lot 4; thence S88°28'00"E along said northerly line and the extension thereof 1,255.20 feet to the northwest of said lot 7 and the current Corporate Limits of Logan City; thence S1°32'00"W along said Corporate Limits 654.60 feet to the point of beginning. Contains 18.93 +/- acres.

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 Logan City Planning Commission has scheduled a public hearing on this proposed annexation on Thursday, October 27, 2022, at 5:30 p.m. to be held in the Municipal Council Chambers at Logan City Hall, 290 North 100 West, Logan where they will review the request and make a recommendation on the annexation to the Logan Municipal Council.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, December 6, 2022 beginning at 5:30 p.m. in the Municipal Council Chambers at the Logan City Hall, 290 North 100 West, Logan. 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 November 3, 2022 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: October 8, 2022




APPLICATION FOR ANNEXATION PETITION

For Staff Only			
Date Received	Annexation Petition Date Set	Fee amount	Fee paid
NAME OF PROPOSED ANNEXATION To be determined		TOTAL ACREAGE INVOLVED: 18.93	
ADDRESS OR LOCATION OF PROPOSED ANNEXATION Parcels 1000 W 2000 N Logan, Utah 84321		COUNTY PLAT TAX ID # 04-076-0010 & 0011	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER(S) Lance Zollinger and Guy Marker		PHONE # 435-770-2450 or 435-232-2544lance	
MAILING ADDRESS	CITY	STATE	ZIP
To be determined	Logan	Utah	84341
EMAIL ADDRESS lance@zollingerllc.com or gmarker518@gmail.com			
WHAT PERCENT OF THE PRIVATE REAL PROPERTY WITHIN THE PROPOSED ANNEXATION IS REPRESENTED BY THE SIGNATURES OF THE OWNERS? 100 percent			
WHAT PERCENT OF THE VALUE OF PRIVATE REAL PROPERTY WITHIN THE ANNEXATION PLAT IS REPRESENTED BY THE SIGNATURES OF THE OWNERS? 100 percent			
CURRENT USE OF THE PROPERTY Agriculture			
PROPOSED USE OF THE PROPERTY It is anticipated that this project will encompass commercialism, industrial, manufacturing structures and amendments needed for such needs as parking for cars and trucking as well as storage tanks.			
ZONING REQUESTED WITH ANNEXATION Industrial - warehouse, storage, factory			
WHAT IS THE ANTICIPATED TIMELINE FOR NEW DEVELOPMENT? <small>It is anticipated that this project will encompass commercialism, industrial, manufacturing structures and amendments needed for such needs as parking for cars and trucking as well as storage tanks. Plans call for the construction of two industrial properties. As of September 1, 2022, this project is undergone conceptual annexation review. Building permit applications have not been submitted. Information regarding the selection of an architect and general contractor has not been released. A timeline has not been established, other than our expected anticipated start time is set between March and April of 2023. Project information, including timeline and contacts of the management team as we continue to pursue additional details; inquiries should be directed to the contact(s) listed within in this declaration of annexation.</small>			
WHAT ARE THE ANTICIPATED DEMANDS ON CITY SERVICES AND INFRASTRUCTURE? We anticipate we will need Electricity, Gas, Sewer, Police, Fire.			
HAS A COPY OF THE ANNEXATION PETITION BEEN DELIVERED TO THE CACHE COUNTY RECORDER? Not yet needs date when delivered			
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner(s).		Signature of Property Owner's Authorized Representative 	

ANNEXATION PETITION FOR:

"NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF LOGAN CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NOT LATER THAN 30 DAYS AFTER THE CITY OF LOGAN RECEIVES NOTICES THAT THE PETITION HAS BEEN CERTIFIED."

WE HEREBY CERTIFY THAT ALL OF THE UNDERSIGNED TOGETHER CONSTITUTE THE OWNERS OF A MAJORITY OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF SAID REAL PROPERTY TO BE ANNEXED, AND ALSO ARE THE OWNERS OF MORE THAN ONE THIRD IN VALUE OF SAID REAL PROPERTY AS SHOWN BY THE LAST ASSESSMENT ROLLS FOR TAXES, AND THAT SAID LAND IS CONTIGUOUS TO THE CORPORATE LIMITS OF LOGAN CITY.

PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
GLOBAL PROPERTY 2000 LLC By LANCE ZOLLINGER	04-076-0010 04-076-0011	1000 WEST 2000 NORTH LOGAN, UT	851 k	18.93 ac
OWNERS SIGNATURE 			DATE 9-20-22	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
OWNERS SIGNATURE			DATE	
PRINTED NAME OF PROPERTY OWNER	TAX ID #	PROPERTY ADDRESS	ASSESSED VALUATION	PROPERTY SIZE
OWNERS SIGNATURE			DATE	

Parcel #04-076-0010 in 2022 - Cache County CORE

Owner(s) History 

GLOBAL PROPERTY 2000 LLC (09/13/2004 - Present) (Vesting: 871517)

Owner(s) History

GLOBAL PROPERTY 2000 LLC, (09/13/2004 - Present) (Vesting: 871517)

Property Address

Current Owner Mailing Address

695 W 1700 S BLDG 7
LOGAN, UT 84321-6263

📍 Tax District: COUNTY OUTSIDE (028)

📍 Acres: 8.97

📍 Tax Status: Taxable

📍 Water Rights: NO

📍 Parcel History: REM 8/25/82

📍 Legal Description: THE W/2 LOT 4 BLK 14 PLAT D LOGAN FARM SVY CONT 10 AC LESS BEG AT SW COR SD LT & TH N 1*31'51" E 662.88 FT TO NW COR SD LT 4 TH E 64.88 FT TH S 0*59'50" W 662.74 FT TO S LN SD LT 4 TH W 71.06 FT TO BEG CONT 1.03 AC NET 8.97 AC

Taxation Term	Amount
Prior Year Taxes (2021)	\$14.57
📍 Market Value	\$627,900.00
Greenbelt Land	\$627,900.00
📍 Taxable Value	\$1,700.00
📍 Tax Rate	<u>0.0073960000000000015</u>
📍 Tax Amount	\$12.57
Payment Category	Amount
📍 Principal	\$12.57
📍 Current Amount Due	\$12.57



www.cachecounty.org/treasurer
 Website is updated nightly to reflect payments.
 Additional answers and resources are available online.

Cache County Treasurer's Office
 Craig McAllister - Treasurer
 179 North Main Street, Room 201
 Logan, Utah 84321
 (435) 755-1500
 (877) 690-3729 Phone Payments
 USE JURISDICTION CODE: 3412

2021 TAX NOTICE

DUE Tuesday, November 30, 2021

Parcel Number: 04-076-0010



Tax Area: 028

Page 1 of 2 (OVER)

PROPERTY ADDRESS / LEGAL DESCRIPTION	
Printed Tuesday, September 20, 2022	THE W/2 LOT 4 BLK 14 PLAT D LOGAN FARM SVY CONT 10 AC LESS BEG AT SW COR SD LT & TH N 1*31'51" E 662.88 FT TO NW COR SD LT 4 TH E 64.88 FT TH S 0*59'50" W 662.74 FT TO S LN SD LT 4 TH W 71.06 FT TO BEG CONT 1.03 AC NET 8.97 AC
THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION	

04-076-0010

GLOBAL PROPERTY 2000 LLC,
 695 W 1700 S BLDG 7
 LOGAN, UT 84321-6263

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT		
LAND GREENBELT	8.97	627,900	1,670	14.57		
*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***		TOTALS	8.97	627,900	1,670	14.57

ENTITY	TAXING UNIT	TAX RATE	TAX AMOUNT - BREAKDOWN
28	CACHE CO GENERAL FUND <RETAINED BY COUNTY>	0.001420	2.37
38	CACHE CO HEALTH FUND <RETAINED BY COUNTY>	0.000083	0.14
58	CACHE CO A & C <RETAINED BY COUNTY>	0.000288	0.48
30	CACHE SCHOOL DISTRICT	0.005130	8.57
67	CACHE SCHOOL CHARTER LEVY	0.000050	0.08
60	CACHE SCHOOL STATE LEVY <HOUSE BILL 293>	0.001661	2.77
48	MULTI-CO A & C <SENT TO STATE>	0.000012	0.02
70	CACHE MOSQUITO ABATE. DISTRICT	0.000055	0.09
36	CACHE WATER DISTRICT	0.000026	0.04

Please see reverse side of this notice for additional information - Thank you for your timely payment.

PAID IN FULL	2021 TOTAL TAXES	0.008725 \$	14.57
	2021 Last Payment Date: 11/19/2021	PREPAYMENTS	14.57
		ADJUSTMENTS TO TAXES	0.00
		2021 TAX DUE	0.00 \$
		TOTAL DUE	0.00 \$

SUBJECT TO FUNDING FROM YOUR BANK

PLEASE BRING ENTIRE NOTICE WHEN PAYING IN PERSON IF MAILING IN PAYMENT, DETACH AND KEEP ABOVE PORTION FOR YOUR RECORDS.

If you are interested in making prepayments for 2022 on parcels that are \$100 or more, please COMPLETELY FILL IN THE TOP BOX BELOW. A coupon book will be sent to you at no additional charge by the end of February 2022. Payments may be sent or made on-line at www.cachecounty.org/treasurer

Property Address:

Property Owner/Address: GLOBAL PROPERTY 2000 LLC,
 695 W 1700 S BLDG 7
 LOGAN, UT 84321-6263

Yes, I am interested in a coupon book.

Please include parcel number on all checks or correspondence.
 Make check payable to: Cache County Treasurer

Parcel Number: 04-076-0010



PLEASE NOTE ONLY A CHANGE OF MAILING ADDRESS BELOW:

GLOBAL PROPERTY 2000 LLC,

Address _____

City _____ State _____ Zip _____

OVER

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	04-076-0010
TOTAL DUE	\$0.00

Taxes are delinquent at 5:00 p.m.
 Tuesday, November 30, 2021

Parcel #04-076-0011 in 2022 - Cache County CORE

Owner(s)

[History](#)



GLOBAL PROPERTY 2000 LLC (09/13/2004 - Present) (Vesting: 871517)

Owner(s)

[History](#)

GLOBAL PROPERTY 2000 LLC, (09/13/2004 - Present) (Vesting: 871517)

Property Address

Current Owner Mailing Address

695 W 1700 S BLDG 7
LOGAN, UT 84321-6263

📍 Tax District: COUNTY OUTSIDE (028)

📍 Acres: 10

📍 Tax Status: Taxable

📍 Water Rights: NO

📍 Legal Description: THE E/2 OF LOT 4 BLK 24 PLAT D LOGAN FARM SVY CONT 10 AC NE/4 SEC 20 T 12N R1E B1466C

Taxation Term

Amount

Prior Year Taxes (2021)

\$19.46

📍 Market Value

\$325,000.00

Greenbelt Land

\$325,000.00

📍 Taxable Value

\$2,270.00

📍 Tax Rate

x 0.0073960000000000015

📍 Tax Amount

\$16.79

Payment Category

Amount

📍 Principal

\$16.79

📍 Current Amount Due

\$16.79



www.cachecounty.org/treasurer
 Website is updated nightly to reflect payments.
 Additional answers and resources are available online.

Cache County Treasurer's Office
 Craig McAllister - Treasurer
 179 North Main Street, Room 201
 Logan, Utah 84321
 (435) 755-1500
 (877) 690-3729 Phone Payments
 USE JURISDICTION CODE: 3412

2021 TAX NOTICE

DUE Tuesday, November 30, 2021

Parcel Number: 04-076-0011



Tax Area: 028

Page 1 of 2 (OVER)

Printed Tuesday, September 20, 2022

PROPERTY ADDRESS / LEGAL DESCRIPTION
THE E/2 OF LOT 4 BLK 24 PLAT D LOGAN FARM SVY CONT 10 AC NE/4 SEC 20 T 12N R1E B1466C
THIS MAY NOT BE A COMPLETE LEGAL DESCRIPTION

04-076-0011
 GLOBAL PROPERTY 2000 LLC,
 695 W 1700 S BLDG 7
 LOGAN, UT 84321-6263

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT		
LAND GREENBELT	10.00	325,000	2,230	19.46		
*** NEW PAYMENT OPTIONS ON BACK OF NOTICE ***		TOTALS	10.00	325,000	2,230	19.46

ENTITY	TAXING UNIT	TAX RATE	TAX AMOUNT - BREAKDOWN
28	CACHE CO GENERAL FUND <RETAINED BY COUNTY>	0.001420	3.17
38	CACHE CO HEALTH FUND <RETAINED BY COUNTY>	0.000083	0.19
58	CACHE CO A & C <RETAINED BY COUNTY>	0.000288	0.64
30	CACHE SCHOOL DISTRICT	0.005130	11.44
67	CACHE SCHOOL CHARTER LEVY	0.000050	0.11
60	CACHE SCHOOL STATE LEVY <HOUSE BILL 293>	0.001661	3.70
48	MULTI-CO A & C <SENT TO STATE>	0.000012	0.03
70	CACHE MOSQUITO ABATE. DISTRICT	0.000055	0.12
36	CACHE WATER DISTRICT	0.000026	0.06

Please see reverse side of this notice for additional information - Thank you for your timely payment.

PAID IN FULL	2021 TOTAL TAXES	0.008725 \$	19.46
	2021 Last Payment Date: 11/19/2021	PREPAYMENTS	19.46
		ADJUSTMENTS TO TAXES	0.00
		2021 TAX DUE	0.00 \$
		TOTAL DUE	0.00 \$

SUBJECT TO FUNDING FROM YOUR BANK

PLEASE BRING ENTIRE NOTICE WHEN PAYING IN PERSON IF MAILING IN PAYMENT, DETACH AND KEEP ABOVE PORTION FOR YOUR RECORDS.

If you are interested in making prepayments for 2022 on parcels that are \$100 or more, please COMPLETELY FILL IN THE TOP BOX BELOW. A coupon book will be sent to you at no additional charge by the end of February 2022. Payments may be sent or made on-line at www.cachecounty.org/treasurer

Property Address:

Property Owner/Address: GLOBAL PROPERTY 2000 LLC,
 695 W 1700 S BLDG 7
 LOGAN, UT 84321-6263

Yes, I am interested in a coupon book.

Please include parcel number on all checks or correspondence.
 Make check payable to: Cache County Treasurer

Parcel Number: 04-076-0011



PLEASE NOTE ONLY A CHANGE OF MAILING ADDRESS BELOW:

GLOBAL PROPERTY 2000 LLC,

Address _____

City _____ State _____ Zip _____

(OVER)

THIS PROPERTY MAY BE RE-APPRAISED

PARCEL NUMBER	04-076-0011
TOTAL DUE	\$0.00

Taxes are delinquent at 5:00 p.m.
 Tuesday, November 30, 2021

ANNEXATION REQUEST FEASIBILITY REPORT

12 SEPTEMBER 2022

PARCELS: 04-076-0010 and 04-076-0011

On 10th West between 1800 NORTH AND 2200 North in Logan, UTAH

Owned by: **Global Properties 2000 LLC, dba 'Zollinger Addition'**

SUBDIVISION FEASIBILITY SUMMARY

At the request of Global Properties, a feasibility study has been prepared for parcels **04-076-0010** and **04-076-0011**. The parcels are in Cache County off 10th West and between 1800 North and 2200 North, Logan City, Utah.

Global Properties, desires to develop these parcels into industrial and commercial. To proceed with development, the above-mentioned parcels need to be annexed into the Logan City. Global Properties 2000 LLC. other parcels *02-004-0003* and *02-004-0005* already in Logan City limits.

The requested parcels are in the Logan City annexation masterplan and makes sense to the developer to proceed with annexing the additional two parcels into Logan City as well.

Based on the details contained in this report, parcels **04-076-0010** and **04-076-0011** should be added to the Logan City Annexation masterplan, So that the four parcels owned by Global Properties can be developed. It is in this it best for Global Properties to have their development options open so to meet any projected opportunities that may arise for the development of these parcels.

NOTE: This feasibility study is based on utility research, on site topography and sampling, meetings with the city and other online resources.

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- 2.0 CURRENT ANEXATION
- 3.0 SITE- LAYOUT AND DENSITY
- 4.0 POWER
- 5.0 CULINARY WATER
- 6.0 SEWER DISPOSAL
- 7.0 STORM WATER
- 8.0 GEOLOGICAL/GEOTECHNICAL
- 9.0 FLOOD WATER /WETLANDS
- 10.0 CONCLUSION/ RECOMMENDATION

LIST OF ATTACHMENTS

- Figure 1. Current Annexation Map
- Figure 2. Parcel location Map
- Figure 3. Logan City limits line
- Figure 4. Wetlands Map 04-076-0011 -0010
- Figure 5. ArcGIS Web Map
- Figure 6. Earthquake Fault Map of a Portion of Cache County, Utah

ANNEXATION REQUEST FEASIBILITY REPORT

1.0 Opening

The purpose of this report is to determine the feasibility of annexing parcels **04-076-0010** and **04-076-0011** with a total of 18.93 acers into Logan City, owned by Global Properties 2000 LLC. These parcels are in Cache County on the East side of North 10th West just North of 1800 North and just South of 2200 North.

The adjacent property to the east and south is currently in Logan City limits so this annexation will not create any islands or peninsulas. To the east is parcel **04-079-0003** it also owned by Global Properties, and to the south are parcels **04-076-0016** owned by Northern Front Land & Livestock LLC., and parcel **04-076-0014** owned by Bruce Brough, TR Hall.

This being said all the Global Properties parcels are now being considered for future development, and the developer knows that a successful development is based on the ability of a City to provide the necessary services. This report has been compiled to analyze the ability of Logan City to provide said services.

2.0 Current Annexation

The current annexation for parcels **04-076-0010** and **04-076-0011** is included in Global Properties master plan. As Global Properties, owns free and clear Parcels **04-076-0010** and **04-076-0011** along with **04-079-0003** and **04-079-0005** to be developed.

The parcels **04-079-0003** and **04-079-0005** being considered for annexation to Logan City. Are per the Logan City annexation masterplan anticipated for annexation to Logan City.

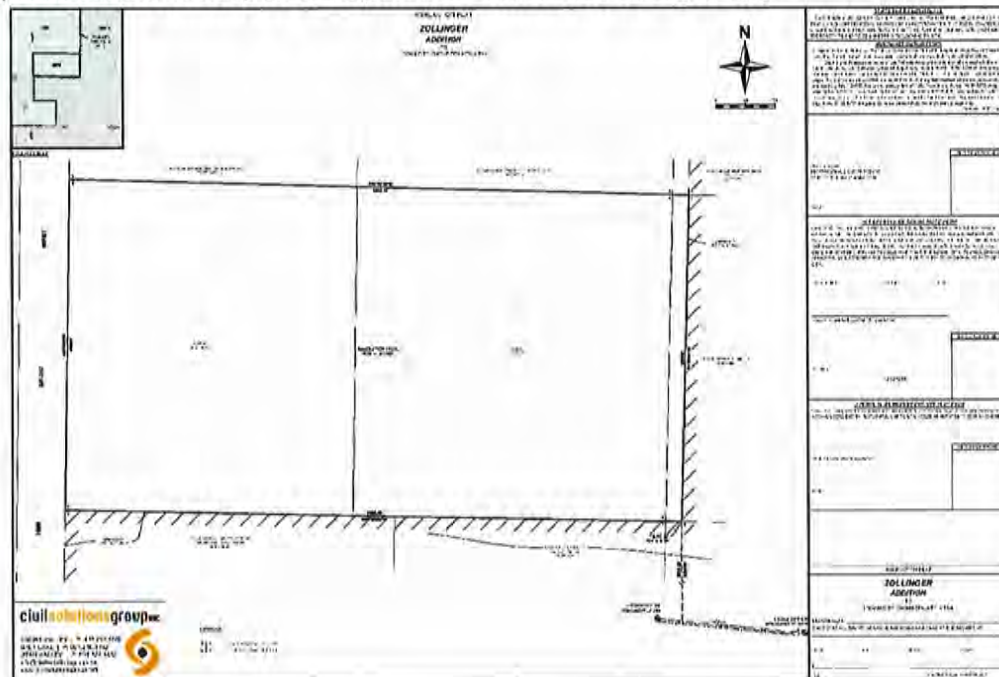


Figure 1: Annexation Plot Plan

ANNEXATION REQUEST FEASIBILITY REPORT



Figure 2: Show the location of the parcels



Figure 3: Logan City Master plan area of the development as shown in this image for the stated section of the Logan City Master plan.

ANNEXATION REQUEST FEASIBILITY REPORT

3.0 Site-Layout and density

The conceptual project will contain industrial and commercial properties that will cater to the growing commercial area of North West Logan City in all stages commerce with approximately (4) active commercial lots, having a total of 42.91 acres.

The project is bordered on the South parcel 04-076-0014 owned by Bruce Brough and TR Hall and 04-076-0014 an empty lot and owned by Northern Front Land & Livestock LLC., an empty lot. On westside is 10th West on the West and to the North parcels 04-076-0009 and 04-079-0001 Both owned by Knowles Development LLC., empty lots. Just North of 1800 North and South of 2200 North in Logan City. The right a way on 10th West is 100-feet and on 6th West is 80-feet and sufficient capacity for the proposed development.

4.0 Power

Per a meeting with Logan City power utilities are adjacent the parcels and provide all the future power needed to achieve the future development along and between 6th West and 10th West and as well the power services needed down 1800 North and 2200 North. The Logan City power has adequate supply to meet the future need for such a developments in the future.

5.0 Culinary Water

Per a meeting with Logan City, the City has adequate pressure and water capacity in the area. The development will be serviced by existing waterlines in 10th and 6th West. As part of the development the waterlines on 10th and 6th West to the west will possibly be extended between 10th and 6th West providing an additional looping for the Commercial development to the east). The water line on 10th West is a 12-inch and on 6th West the line is an 8-inch.

6.0 Sewer Disposal

Per a meeting with Logan City, the City has sufficient sewer capacity in the area. An existing sewer line runs down the entire length of 10th West with an 18-inch line all the way to 2500 North, and 6th West has a 24-inch line that run all the way to 2500 North as well. In order to ensure that the sewer is deep enough to service the entire project, a field topographic study will be performed. An analysis of maximum sewer depths based on an assumed layout shall then be performed. The sewer are adequately deep for any needs by the developer.

7.0 Storm Water

The property is next to 10th West and 6th West North of 1800 N and South of 2200 N. and will design into this development. The needed storm drainage and retention ponds will be provided. Storm water is also addressed in (8.0 Flood Water/Wetlands). The project will designate areas sufficient in size for the detention requirements throughout. As such the project will have zero impact on the city's facilities.

ANNEXATION REQUEST FEASIBILITY REPORT

8.0 Geological/Geotechnical

The developer has contracted with Civil Solutions to perform a full Geotechnical investigation. The developer does not anticipate any issues regarding ground water, liquefaction, fault lines or collapsible soils. That would limit the property's ability to develop.

9.0 Flood Water/Wetlands

The developer contracted back in 2004 with a local engineer to study the actual wetlands located on the property based on that study we feel the impact will be very small. However, based on the current FEMA flood map, "Cache County, Utah Map no. 49005C0379C Effective May 24, 2011, the previously discussed parcels contain a small amount of area with flood potential. The area is located along the Southwest corner of parcels **04-076-0010** and **04-076-0011** and along the East side of W 10th Street. Logan City. These parcels show a small area of wetlands and can and will be amended with the Core of Engineers. The developers have contracted with Civil Solutions to study this which is already under way and is expected in the next 30 days. In a recent meeting with the city, we were informed that part of the area is currently under review by FEMA and is scheduled to be amended within a year. Based on the actual location of Spring Creek, the natural rising slope of the land to the north and the distance of the future lots, we believe the revised map will have a minimal impact on the development.

Per the Fish and Wildlife Wetlands Map, a small amount of Fresh Water Emergent Wetlands exists along parcels **04-076-0010** and **04-076-0011** and along the East side of W 10th Street. With a storm pile crossing under 10th West to the adjacent property on the other side of 10th West. These wetlands Can be designed into a retention and holding pond along the south side of parcels **04-076-0010** and **04-076-0011** to meet the recommendations set by the Core of Engineers and will need to be mitigated. However, given the small amount of wetlands. We don't believe there will any impact to the adjacent properties to the North, East and South. Any retention and holding ponds will be constructed using Section 404 of the Clean Water Act. The location of both the flood water and wetlands are shown in Figure 4 and Figure 5 is on the next page.

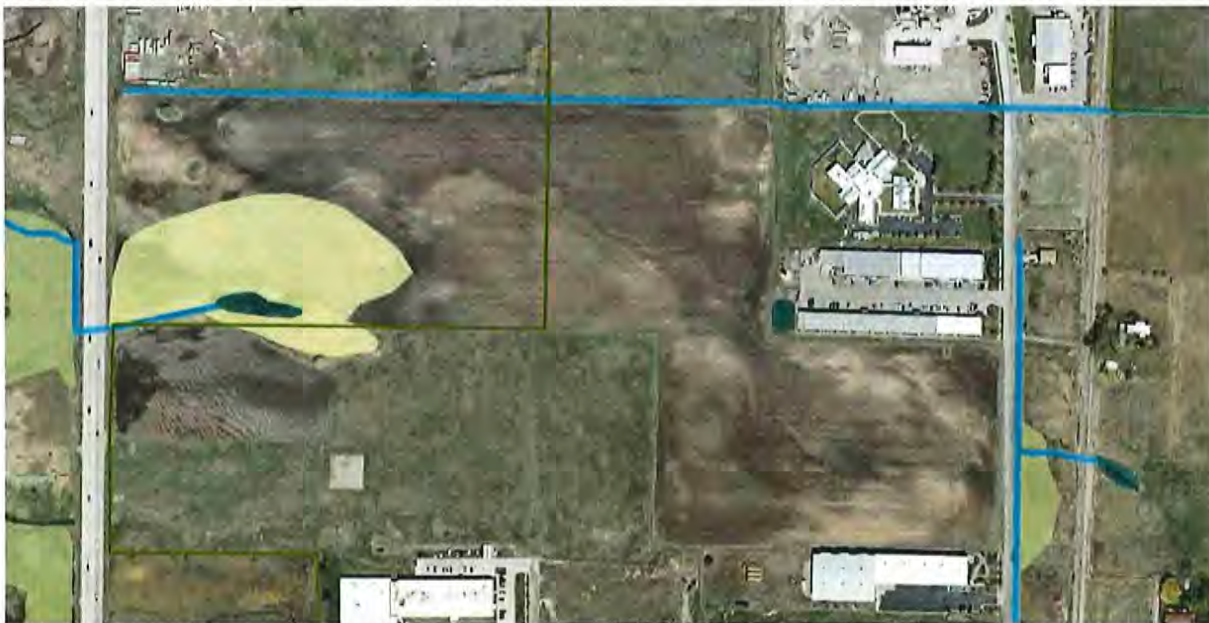
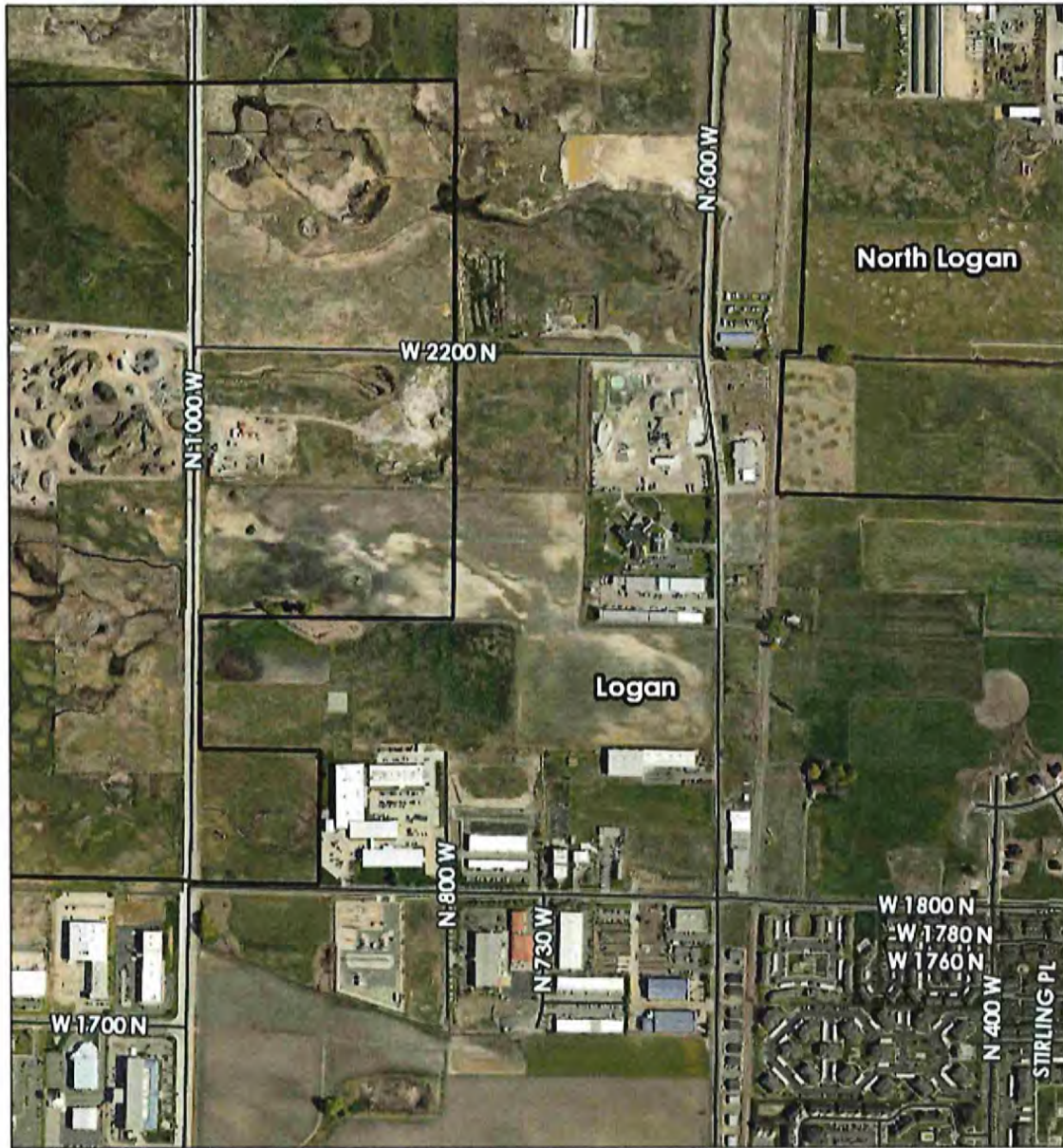


Figure 4: Wetlands Map 04-076-0011 -0010

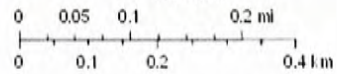
ANNEXATION REQUEST FEASIBILITY REPORT

ArcGIS Web Map



9/12/2022, 10:17:32 AM

1:11,407



Web AppBuilder for ArcGIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Figure 5: ArcGIS Web Map

ANNEXATION REQUEST FEASIBILITY REPORT

10.0 Conclusion/ Recommendation

Per the below summary the Parcels **04-076-0010** and **04-076-0011** are perfectly suited to be annexed into Logan City.

1. All necessary utilities (gas, phone, cable, power, sewer and water) are readily available.
2. The City has sufficient sewer capacity and the sewer is deep enough to service the entire project.
3. The City has sufficient water pressure flow along 10th West and 6th West.
4. Storm water will be detained on site and will be released and held in a new drainage and retention holding pond to be engineered. There will be zero impact on City storm facilities.
5. Access is plentiful with right a ways on 10th West of 100-foot and on 6th West 66-foot wide rights-of-ways.
6. The site is located over 3 miles from the nearest fault lines on the East and West and has a low potential for liquefaction. See: DETAILED MAPPING OF THE EAST AND WEST CACHE FAULT ZONES, UTAH — USING NEW HIGH-RESOLUTION LIDAR DATA TO REDUCE EARTHQUAKE RISK see *Figure 6* below.

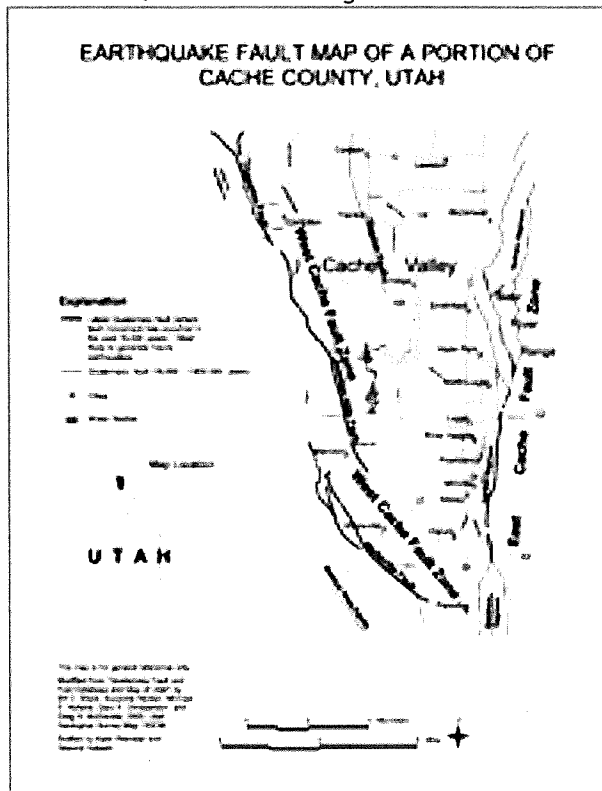


Figure 6

7. Geo tech studies are underway, and all structures will be built in accordance with the design parameter set forth by that study. But the developer does not anticipate any specific concerns with the property.
8. There is limited potential impact from wetlands or flooding. The wetlands and floodplain only impact the properties to the West across 10th West. But given the elevation of 10th west it would be difficult to see any impact to the west. The parcels are at the end of the stated wetlands due to the construction of 10th west. And as stated in (4,5 and 7) the

ANNEXATION REQUEST FEASIBILITY REPORT

engineering of a new retention and holding ponds on the property will address any challenges to 10- and 100-year flood plains in the future.

Thank You



Lance Zollinger

LA Zollinger and Son's, Inc.
695 West 1700 South
Logan, Utah, 84321

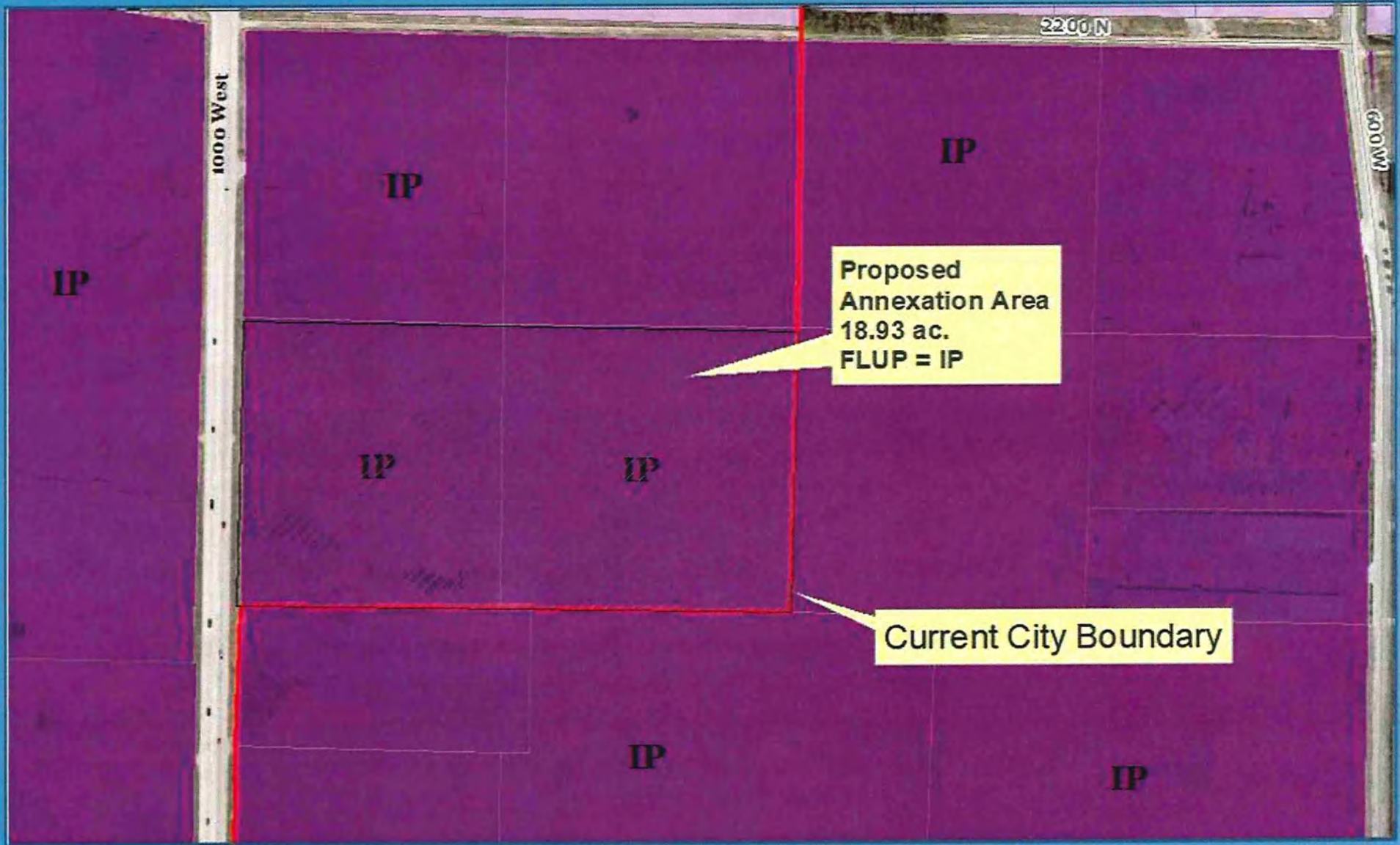
Zollinger Global Property Annexation

approx. 2000 N. 1000 W.



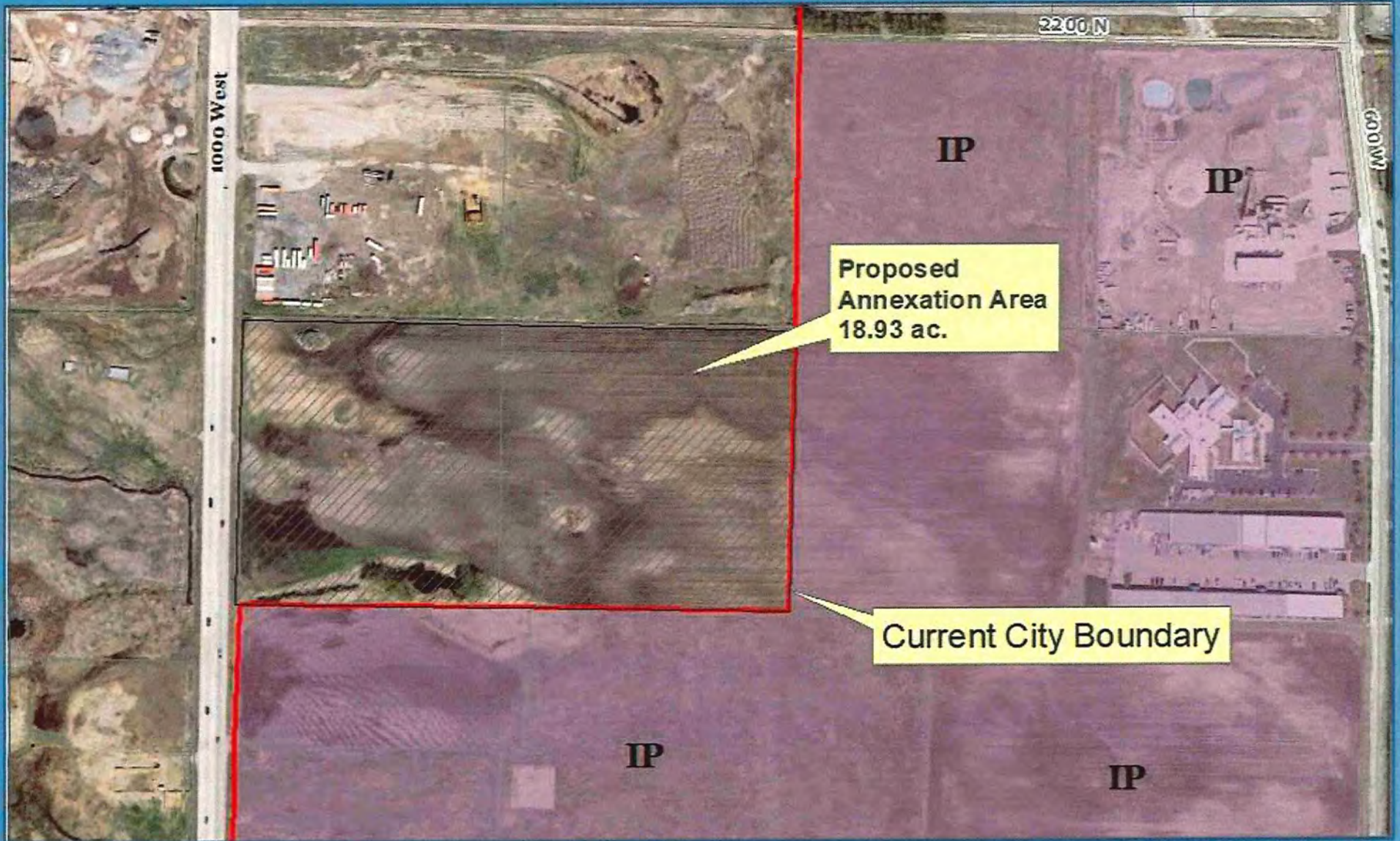
Zollinger Global Property Annexation

approx. 2000 N. 1000 W.



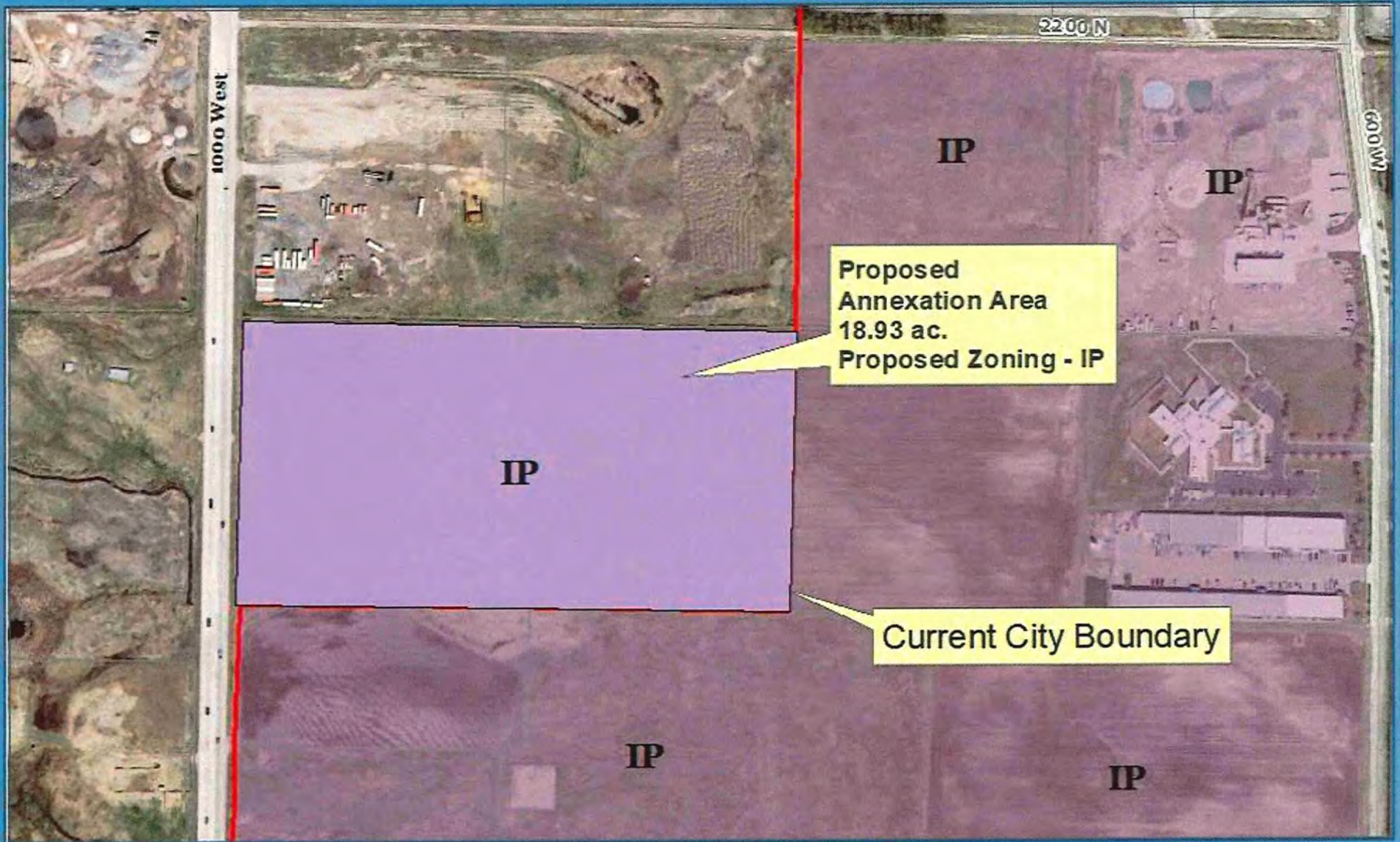
Zollinger Global Property Annexation

approx. 2000 N. 1000 W.



Zollinger Global Property Annexation

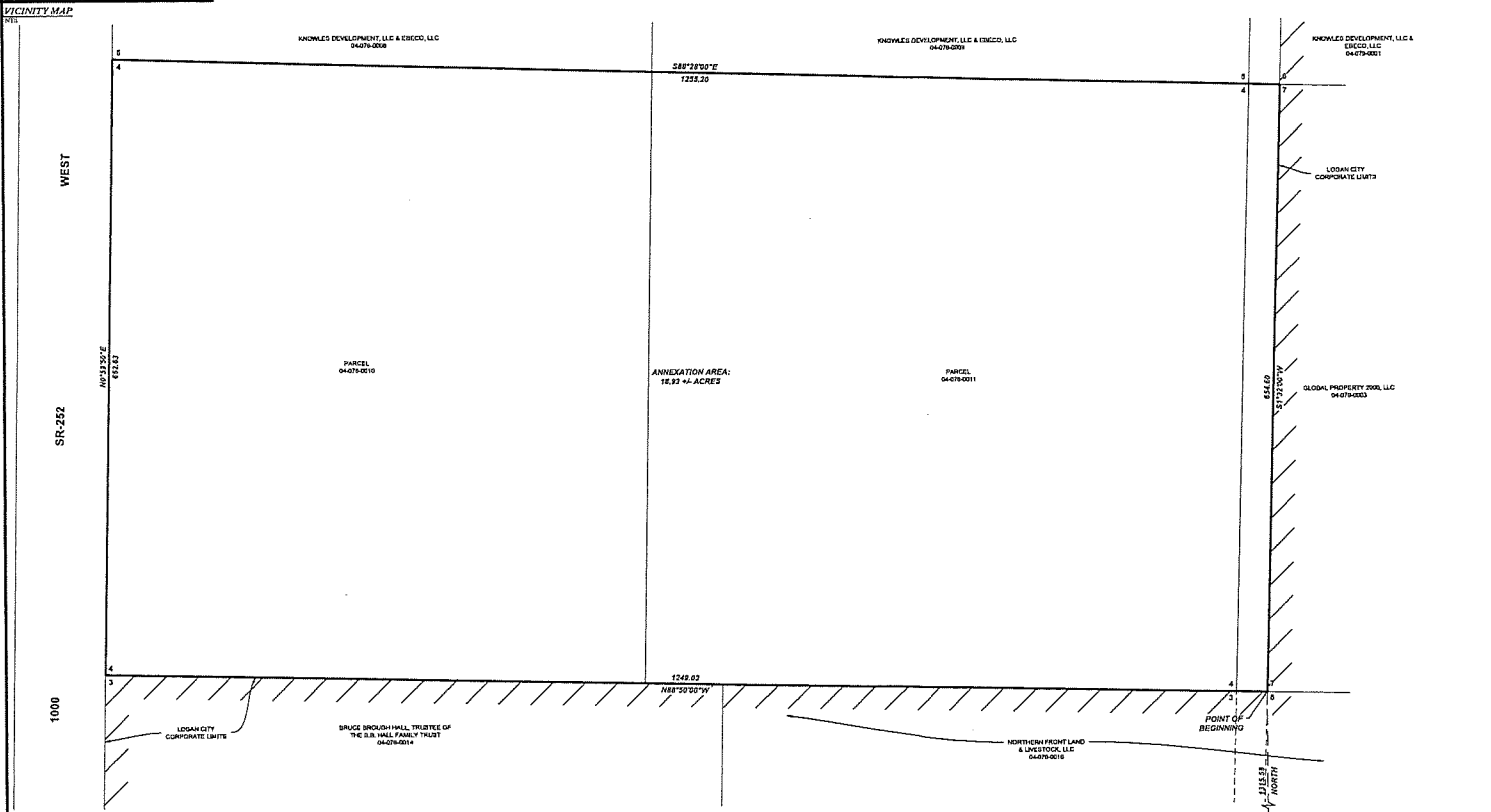
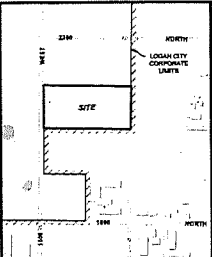
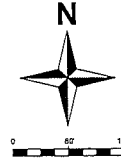
approx. 2000 N. 1000 W.



Proposed Zoning

September 2022

ANNEXATION PLAT
ZOLLINGER
ADDITION
 TO
 LOGAN CITY, CACHE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, CURTIS BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1266435-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO LOGAN CITY, UTAH.

BOUNDARY DESCRIPTION
 A portion of Lot 4, Block 14, "D", LOGAN FARM SURVEY, located in the NE1/4 of Section 20, Township 12 North, Range 1 East, S.L.D.B.M., Logan, Utah, more particularly described as follows:
 Beginning at the southwest corner of Lot 7 of said block, and an extension of the westerly line of said Lot 4, and the current Corporate Limits of Logan City located N84°21'19"W 1,314.43 feet along the monument line between Logan City GIS Monuments LC-289(B) & LC-294 and North 1,115.58 feet from Logan City GIS Monument LC-289(B), thence N88°50'00"W along said corporate limits and the extension of said westerly line 1,249.03 feet to the westerly line of 1000 West Street, thence N0°59'50"E along said westerly line 662.63 feet to the northerly line of said Lot 4; thence S88°28'00"E along said northerly line and the extension thereof 1,235.21 feet to the southwest of said lot 7 and the current Corporate Limits of Logan City; thence S1°12'00"W along said Corporate Limits 624.66 feet to the point of beginning.
 Contains: 18.93+- acres

Curtis Brown
 CURTIS BROWN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 1266432-2201

SEPTEMBER 19, 2023
 DATE

SURVEYOR'S SEAL

ACCEPTANCE OF LEGISLATIVE BODY
 THIS IS TO CERTIFY THAT THE LOGAN CITY COUNCIL RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LAND SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LOGAN AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR THE FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1979), (AS REVISED) AND THAT THE LOGAN CITY COUNCIL EXAMINED, APPROVED, AND ACCEPTED THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY.

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

HOLLY H. DAINES, LOGAN CITY MAYOR

RECORDER'S SEAL
 ATTEST: _____
 RECORDER

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 17-23-20 AMENDED.

DEPUTY COUNTY SURVEYOR _____
 DATE _____

SURVEYOR'S SEAL

ANNEXATION PLAT
ZOLLINGER
ADDITION
 TO
 LOGAN CITY, CACHE COUNTY, UTAH

RECORDED IN _____
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE _____
 CACHE COUNTY RECORDER

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

LEGEND

2/1 ORIGINAL LOT/BLK/SDS
 3/4 LOGAN FARM SURVEY

Chapter 17.53: Annexations

§17.53.010 Purpose

The annexation requirements specified in this Chapter are intended to protect the general interests and character of the community; ensure orderly growth and expansion of Logan City; ensure the orderly and logical provision of public services and utilities to new development; protect the public health, safety and welfare; and ensure that annexations are approved consistent with the Logan City General Plan, the Logan City Annexation Policy Plan, and Utah State Law.

§17.53.020 General Requirements

The following specific requirements are hereby established for annexation into Logan City.

- A. Property under consideration for annexation must be considered a logical extension of City boundaries.
- B. Annexation of property must be consistent with this Chapter, the Logan General Plan, and the Logan City Annexation Policy Plan.
- C. The piecemeal annexation of individual small properties shall be discouraged if larger contiguous parcels are available for annexation within a reasonable timeframe to avoid repetitious annexations.
- D. The proposed annexation will not create or leave islands of county jurisdiction and peninsulas and irregular boundaries shall be avoided, unless otherwise deemed necessary and allowed by State Law.
- E. Annexations shall generally follow existing roads, utilities, and property lines to minimize the public expense for extending main or service lines and streets.
- F. Annexation requests for parcels located along roadways shall include, at a minimum, the land to the centerline of the public roadway.
- G. If feasible and practical, public utilities shall be extended to the annexed area as soon as practicable after annexation. Expenses associated with such extension shall be the responsibility of the proponent. The City shall determine timing and capacity of extending utilities and services as necessary for safe, reliable, and efficient provision of new services.
- H. The proponent shall include a disclosure of the anticipated needs of public utilities and services and a timeline for new development.

§17.53.030 Property Owner Initiation of Annexation

Logan City's policy is to allow property owners contiguous to City boundaries, absent some reasonable public interest, to be and remain in control of both the discretion as to whether to be annexed into the City, and the timing in conjunction with such annexation.

When initiated by the property owner, the process for annexation shall be as follows:

- A. The property owner or owners shall submit to the City a petition for annexation in a form established by the City and in compliance with State Law. Said petition shall contain signatures of property owners representing a majority of the land area and at least one third (1/3) of the value of real property within the area proposed for annexation.
- B. The petition for annexation shall include a survey of the property to be annexed that is prepared by a surveyor licensed to practice in Utah. The annexation plat shall accurately describe the existing City boundaries, each individual ownership petitioning for annexation, and shall include an accurate legal description of the property to be annexed.
- C. There shall be attached to the annexation petition a statement as to the anticipated timetable for development of the property being annexed.

- D. Annexation petitions with a zoning request for any zone other than Resource Conservation (RC) are subject to review by the Planning Commission who will make a recommendation on the proposed zoning designation(s) to the City Council. The final zoning shall be the responsibility of the City Council and determined concurrently with the public hearing on the proposed annexation.

§17.53.040 Procedures for Annexation Petitions and Annexation Plats

In addition to the procedures for processing annexation petitions set forth in Utah Code, the following procedures shall apply:

- A. After the City Recorder certifies the annexation petitions and prior to final City Council action on the annexation petition, the annexation petition shall be referred to the Director of Community Development for the following:
1. City Department Review. The annexation petition and annexation plat shall be referred to the City Departments and their respective divisions for review.
 2. Affected Entities Review. The annexation petition and annexation plat shall be referred to the Logan School District, Bear River Health Department, Logan Cache County Airport, Cache Metropolitan Planning Organization, Logan Downtown Alliance, Cache County Assessor, Cache County Recorder, Cache County Clerk, Cache County Development Services, Cache County Boundary Commission, Cache County Fire District, Cache County School District, Cache Valley Transit District, Cache Mosquito Abatement District, and any adjacent City potentially affected by this petition for review.
 3. Planning Commission. The annexation petition and annexation plat shall be referred to the Planning Commission for review and consideration. The Planning Commission shall hold a public hearing and make a recommendation on the proposed zoning to the City Council.
 4. Staff Recommendation. The Director of Community Development shall prepare a staff recommendation for the City Council on the proposed annexation that includes the following:
 - a. An accurate map of the proposed annexation area showing the boundaries, property ownership, and significant critical lands;
 - b. Current and potential population of the annexation area;
 - c. Current and potential residential densities of the annexation area and the immediate neighborhoods;
 - d. Existing land uses and development character of adjoining properties and neighborhoods;
 - e. Current and proposed Future Land Use Plan Map designations;
 - f. Current and proposed zoning designations of immediate area and proposed annexation area;
 - g. Statement as to how the proposed annexation area, and its proposed land uses, would contribute to the achievement of the goals and policies of the Logan City General Plan;
 - h. Assessed valuation of the current properties;
 - i. Anticipated demand for municipal services for the proposed annexation area;
 1. Distances from existing utilities to property;
 2. Distances to public schools, parks, commercial areas;
 3. Traffic generated by expected land uses at buildout;
 4. Assessment of service and capacity demands;
 5. Any special requirements due to the presence of environmentally sensitive areas.

- j. Effect the annexation will have upon City boundaries and whether the annexation will ultimately create a potential for islands, undesirable boundaries, and difficult service areas;
 - k. A specific timetable for extending services to the area and how these services would be financed;
 - l. Potential revenue generated by the proposal versus service costs;
 - m. An estimate of the tax consequences to residents of the annexation area;
 - n. Planning Commission recommendation;
 - o. Recommended zoning for the areas under consideration;
 - p. Recommendations or comments from City Departments or Affected Entities;
 - q. Findings substantiating whether the proposed annexation petition and annexation plat comply with the requirements of this Chapter, Utah Code, and the Logan City Annexation Policy Plan;
- B. After receipt of the recommendations from both the Director and the Planning Commission, and after giving notice pursuant to Section 10-2-406 of the Utah Code, the City Council shall hold a public hearing on the proposed annexation. The City Council may either grant or deny the annexation petition.