

**ORDINANCE NO. 2024-01**  
ORDINANCE ANNEXING SPECIFIC  
PROPERTY TO CENTRAL VALLEY, UTAH

WHEREAS, a majority of the owners of certain real property described below desire to annex such real property to Central Valley, Utah, said owner JJ Lund with Classic Jack Real Estate Holdings LLC; and

WHEREAS, said real property consists of approximately 5.23 acres and lies contiguous to the corporate boundaries of Central Valley, Utah; and

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

WHEREAS, Central Valley Town Council accepted the petition for annexation; and within 30 days, the Town Clerk 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 Town Council of Central Valley, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE TOWN COUNCIL OF CENTRAL VALLEY, UTAH, AS FOLLOWS:

ORDINANCE 2024-04 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF CENTRAL VALLEY, UTAH.

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

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

BEGINNING ON THE SOUTH SIDE OF ROAD RIGHT OF WAY AT A POINT THAT LIES ON THE CENTRAL VALLEY TOWN BOUNDARY, EAST 564.84 FEET AND SOUTH 1622.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 88°37'14" EAST 676.31 FEET TO A POINT ON THE WEST LINE OF PARCEL 4-303-33; THENCE ALONG SAID WEST LINE OF PARCEL 4-303-33 SOUTH 00°04'58" EAST 336.36 FEET TO THE NORTH LINE OF PARCEL 4-303-6; THENCE NORTH 88°56'55" WEST 669.79 FEET; THENCE NORTH 01°07'50" WEST 168.29 FEET; THENCE NORTH 01°11'55" WEST 172.13 FEET; MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 5.23 ACRES.

2. The zoning map of Central Valley Town shall be amended to include the real property described in Paragraph 1. The real property described in Paragraph 1 above

shall be classified as being **Residential District (R-1)** in accordance with the General Plan for Central Valley, Utah, and provisions of Section 8 of the Town's Land Use Management and Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended.

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 Town Clerk.

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

ADOPTED AND PASSED by the Town Council of Central Valley, Utah, this 17<sup>th</sup> day of April 2024.

CENTRAL VALLEY TOWN  
A Utah Municipal Corporation

By Gary Barney  
Gary Barney, Mayor

ATTEST:

Shyenne Tenney  
Shyenne Tenney, Clerk

(S E A L)

Councilmember David Nielson  
Councilmember Susan Outzen  
Councilmember Kody Winkel  
Councilmember Charles Evans

AYE:	NAY:
<u>X</u>	<u>  </u>
<u>  </u>	<u>X</u>
<u>X</u>	<u>  </u>
<u>X</u>	<u>  </u>