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Serving East Juab County - A Nice Place To Live!

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City leaders vote to allow property on south and north end of city be added as Level 3 on annexation map

By Myrna Trauntvein
TN Correspondent

A recent legislative change at the state level allows cities to currently annex property that may not be contiguous to the city's boundaries.

"This is a change from what was allowed in the past," said Seth Atkinson, city administrator. "This would allow for 'island' annexations."

Certain rules apply for these types of annexations.

"Island annexations must not overlap an annexation growth area of another city, the county must approve of the annexation, and it must be for the purpose of providing municipal services," he said.

A number of businesses near the city's current annexation area boundary have expressed interest in being annexed to receive city services.

The first step for these businesses has been undertaken. They have approached the Nephi Planning Commission and requested that Nephi City's annexation area boundary be expanded to include these properties and to be designated as Level 3 found in the city's annexation policy plan.

The city council still has authority to allow any properties to change from a Level 3 to a Level 2 or to a Level 1 and also has authority to allow annexation and designate any zone upon annexation.

"The requests from businesses are separated geographically," said Atkinson.

The two requests were shown on a map that identified the two locations.

"On the map, Level 3 is orange, Level 2 is purple and Level 1 is green and that means it is prime for annexation," he said.

The southern request has originated from two sources, the city and a group of private businesses.

The property that is contiguous to that section is owned by the Church of Jesus Christ of Latter-day Saints, he said.

"The city owns a property south and west of the parcel owned by Owens Corning," said Atkinson. "It was purchased as an opportunity to build a second industrial park."

There are 52 usable acres in the piece owned by the city.

One business has already expressed interest in moving their facility into this future industrial park and state economic development funds may be available to expand utilities into this parcel.

A group of private businesses have also expressed interest in annexing into the city near the Old Pinery Road.

These businesses are already in existence and use some city utilities.

"They would like to expand and also use the city's gas,



MISS JUAB COUNTY ROYALTY 2020 • BreAnne Memmott was crowned Miss Juab County 2020 on Monday night. She is the daughter of Mike and Shanna Memmott of Mona. Her 1st attendant is Brooklyn Hunter, daughter of Nate and Maria Hunter of Mona. Second attendant is Kallie White, daughter of Mitch and Missy White of Nephi. The new royalty will reign over the Juab County Fair activities taking place this week, August 3-8.



2020 Juab County Fair Schedule

Wednesday, August 5th

7:30 to 9:00 am Flowers / Crop's
7:30 to 9:00 am Exhibits Accepted in all Departments. Except 4H
7:30 am Market Hog Weigh In
8:30 am Market Lamb Weigh In
9:30 am Market Steer Weigh In
2:00 pm Breeding Sheep
4:00 pm Beef Fitting & Showmanship
5:00 pm Cookie Creations
4:00 - 9:00 pm Fair Open
6:30 pm Western Night Rodeo
7:00 pm Fair Feud
8:30 pm Wild West Kids Roping

Thursday, August 6th

8:00 am Swine Fitting & Showmanship
8:30 am Market Hog Judging
9:30 am Pee Wee / Adult Hog Showmanship
11:30 am Sheep Fitting & Showmanship
12:00 pm Market Lamb Judging
2:00 pm Pee Wee/Adult Lamb Showmanship
4:00 pm Market Steer Judging
4:00-9:00 pm Fair Open
4:30 pm Toddler Tractor Pull
6:00 pm Pee Wee/Adult Beef Showmanship
6:00 pm Breeding Beef
6:00 pm Fair Idol Round #1
7:00 pm Little Texas/Ned Ledoux
Swing Dance Contest after Concert

Friday, August 7th

8:00 am Round Robin
9:30 am Livestock Judging
9:00 am Bunco
12:00 pm Salsa Showdown
1:00 pm Leadline
3:00 - 9:00pm Fair Open
3:30 pm Ribbon Read
3:30 pm Hypno Hick Kids Show
4:00 pm Bike Barrel Race
4:00-8:00 pm Train Rides
11:00 to 4:00 pm Kids Corral
5:00 pm Fair Idol Round #2
6:00 pm Hypno Hick
6:00 pm Jr. Livestock Auction
7:30 pm ATV Rodeo
8:00 pm Salt Rock City

Saturday, August 8th

7:00 am 5k / Color Race -
7:30-10:00 am Blue Ribbon Breakfast
8:00 am Open Horse Registration
8:30 am Archery Shoot Registration
9:00 am Archery Shoot
9:00 am Open Horse Show
9:00 am Trap Shoot
9:00 am Corn hole Tournament
10:00 - 6:00 pm Fair Open
10:00 - 5:00 pm Train Rides
10:00 am HomeTown Showdown Battle
11:00 am RC Roundup Race
12:00 pm Fair Idol FINAL Round
12:00 pm Scales and Tails Show
1:00 pm Diaper Derby
1:00 pm Scales and Tails Show
11:00 - 3:00 pm Crash Corral
1:00 pm BBQ Beef Cook off
3:30 pm Jr. Talent Find
6:00 pm All Building Closed
6:40 pm Demolition Derby

Mona Council wants to conduct walk-through before giving final approval on subdivision

By Myrna Trauntvein
TN Correspondent

Final approval for the Ludlow Subdivision in west Mona will be given after the mayor and city council have a chance to walk the site and make certain that the infrastructure work done meets the city's criteria.

Steve Ludlow, Brett Ludlow and Garrison Ludlow, were all present as owners of Priority Homes, who are hoping to sell the lots for 23 homes.

"Verl Wilkey, city building inspector, has checked the work," said B. Ludlow.

He said that the 25 lots first engineered on the plat map had been pared down to 23 for the time being. Two weeks ago, it had seemed that three lots would need to be cut from the proposal but a second lot was now available.

The original title to the land in question went back to 1879, said B. Ludlow.

The developers plan to quit title the remaining two lots but it may take several months to get the property cleared for building.

Bill Mills, mayor, said that he had walked the property earlier that day and had a few concerns. One was that the pipe to the drain basins seemed to be wide open.

Another issue was that he could not easily locate the sewer manholes.

Wilkey had signed off on them, said B. Ludlow, but it was fine for the city council and mayor to do a walk through.

"We have been working with Lynn Ingram, city planning commission chairman, for two years now," said B. Ludlow. "We will be bonding."

Ludlows have not paid, but will do so soon, they assured the council, for the \$22,000 for digging of the natural gas line to be used to provide service to the homes to be constructed.

"The payment will be made this week," said B. Ludlow.

Another small bill of \$50 was paid as soon as council meeting ended.

Chad Phillips, city water and gas operator, said he did not think that the road had been properly patched although the main portion had already been asphalted.

B. Ludlow said that he would look into that and appreciated the council bringing concerns to them so that they could make certain their contractors were doing the job.

Mills said the city had not had good luck with developers in the past and that was why they were being so cautious. Some of the problems that had been created in past developments had never been solved.

"Too many things in the past were not done," he said. "It is up to us to make sure that everything is done."

"We will bond for everything," said B. Ludlow.

Subdivision bonds are a

See **Island** on page 5

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Deadlines: Monday 12 noon

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Office Hours
M-F - 9:30 to Noon
1:00 to 5 p.m.

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