

PETITION for ANNEXATION

For Office Use Only:	
Application # <u>2026-01</u>	City Council Petition Review Date: <u>April 28th 2026</u> Review Fees \$500.00* pd.
Application Date: _____	Planning Commission Recommendation Date: <u>May 20, 2026</u>
Approved <input type="checkbox"/> Denied <input type="checkbox"/>	City Council Public Hearing Date: <u>June 9th, 2026</u>

*Plus Any Fees Assessed By Utah County

Annexation Name: Bucky Gay, Northern Slopes, LLC ~~Parthen Development, LLC~~ Zone Requested: R-1-19 MTN Villa Overlay

Annexation Location: Portion of 30:077:0226

Name of Annexation Sponsor: Bucky Gay

Address 10377 S Jordan Gateway, Suite 550, South Jordan, UT 84095

Mailing Address (if different): PO Box 708400 Sandy, UT 84070

Phone # 801-231-4362

Fax # _____

Name of Engineer or Licensed Land Surveyor: Wilding Engineering

Percentage of private real property within the annexation represented by the signatures of the owners? 100%

Percentage of the value of private real property within the annexation represented by the signatures of the owners? 100%

Total number of acres included in the annexation? 5.36 Total number of parcels included in the annexation? 1

ANNEXATION PETITION REQUIREMENTS

Attach to the application all necessary documentation as per the following checklist. Missing information may be cause for denial of application and/or annexation.

1. An ownership plat map from the Utah County Recorder's Office showing all property owners within five hundred (500) feet of the proposed annexation and ¼ mile of the annexation in the unincorporated area of Utah County. If the petition is accepted for further review, the applicant will be responsible to provide preaddressed stamped envelopes for the following notifications:

- Within ten (10) days of the annexation petition being accepted for further review, notice must be provided to all property owners within the annexation area informing the owners that their property is included in a recently filed annexation.
- Notice of the public hearing before the City Council will need to be provided to all property owners in the City within five hundred (500) feet of the proposed annexation and property owners within ¼ mile of the annexation in the unincorporated area of Utah County. A complete list of names and addresses will also need to be submitted.

2. Signatures from the owners of real property located in the area proposed for annexation that covers a majority of the private land and is equal in value to at least one third 1/3 of the value of all private property, as shown by the latest tax assessment rolls of Utah County, in the proposed annexation.

3. An accurate map prepared by a licensed surveyor of the area proposed for annexation suitable for recordation in the office of the County Recorder. Please identify on the plat each parcel included in the annexation and on each parcel label the owners name, tax identification number, acreage, and the proposed zoning. Two 36" x 24" and one 11" x 17" copy shall be submitted to the City. Note: The mylar is required to be submitted prior to

the final public hearing at City Council.

- 4. Documentation for conveyance of water rights, public rights-of-way, streets, and other dedications required by City Code.
 - 5. The applicant shall indicate the proposed zoning designation of the area to be annexed or prepare a Specific Plan.
 - 7. On date of filing the petition with City of Woodland Hills, the annexation sponsor shall provide six (6) copies of the petition, including items 1 – 6 above, to City of Woodland Hills for submission to the Utah County Auditor's Office for their review.
 - 8. The applicant is responsible for payment of any fees assessed by Utah County (i.e. review of local entity plat).
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APPLICANT CERTIFICATION

I certify under penalty of perjury that this application, and all information submitted as part of this application, is true, complete and accurate to the best of my knowledge. I understand that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable City of Woodland Hills Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that the City of Woodland Hills may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, Planning Commission, City Council or another appointed agent (s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature Bucky Goff, Northern Slope, LLC Date 3-16-26

Summit Creek Annexation description from Elk Ridge

The basis of bearings for this description is South $88^{\circ}06'22''$ West 2647.88 feet between the North Quarter Corner of Section 25, Township 9 South, Range 2 East, Salt Lake Base and Meridian (a found brass cap monument), and the Northwest Corner of said Section 25, also a found brass cap monument.

Beginning at a point which is South $88^{\circ}06'22''$ West 1310.46 feet and South 1310.65 feet from the North Quarter Corner of Section 25, Township 9 South, Range 2 East, Salt Lake Base and Meridian and running thence South $00^{\circ}35'22''$ East 982.89 feet; thence North $34^{\circ}41'42''$ West 678.77 feet; thence North $20^{\circ}07'04''$ East 446.71 feet; thence North $88^{\circ}38'10''$ East 222.67 feet to the point of beginning.

Containing 5.36 acres, more or less.

Affected Properties within 500 feet of the proposed annexation

Ridgeview Development LLC
200 North Canyon Road
Elk Ridge, UT 84651

Suburban Land Corp.
C/O James R Winterton
3003 Comanche Lane
Provo, UT 84604

Elk Ridge City
80 Park Dr.
Elk Ridge, UT 84651

Utah County Clerk's Office
100 East Center Street Suite 3100
Provo, Utah 84606

Utah County Commissioners
51 South University Avenue
Provo, Utah 84606

Utah County Boundary Commission
100 East Center Street
Provo, Utah 84606

Utah County Surveyor, Anthony Canto
2855 South State Street
Provo, Utah 84606

Utah County Assessor
100 East Center Street Suite 1100
Provo, Utah 84606



**APPLICATION
for Mailing of Notice of Proposed Annexation**

Pursuant to Utah Code Ann. § 10-2-403, Utah County is required to mail out the notice to affected property owners of a proposed annexation upon receipt of a written request to do so from the petitioner and payment of the estimated actual costs of mailing the notice.

Please fill out this application, pay the application fee of twenty-five dollars (\$25), and return this application together with the application fee to the County Clerk's Office. The County Clerk and the Surveyor's Offices will generate an estimated actual cost of mailing the required notice. The estimated actual cost of mailing will consist of the following: \$100 minimum, plus \$50 for each additional hour of staff time required after the first two hours, plus \$2 per address to receive the notice. The \$25 application fee is non-refundable but will be credited toward the final cost.

Name of Applicant: Bucky Gay - Northern Slope LLC

Address: 10377 So Jordan Gateway, Suite 550, South Jordan, UT 84095

Phone Number: 801-231-4362

Email Address: bucky.gay@summitcreekutah.com

Name of Proposed Annexation: Northern Slope LLC - Summit Creek

City into which the Proposed Area Would Be Annexed: Woodland Hills

Name of the Responsible Official at the Annexing City: Jody Stones

Mailing Address of the Responsible Official at the Annexing City: 190 So Woodland Hills Dr. Woodland Hills, UT 84653

Telephone Number of the Responsible Official at the Annexing City: 801-423-3900

Email Address of the Responsible Official at the Annexing City: Recorder@woodlandhills-ut.gov

If there is more than one person or sponsor requesting the annexation, attach additional pages listing the name, address, phone number, and email of each person involved.

Attach Surveyor 8.5" x 11" Map of Proposed Annexation Area with boundary description.

Pay \$25 Application Fee.

Upon receipt of a completed application with surveyor map and application fee, the County will calculate the estimated actual cost of mailing notice to the affected property owners (those within the proposed annexation area and a 300-foot area around the proposed annexation area) and provide that cost calculation to the petitioner(s) by invoice from the Clerk's Office. Upon receipt of full payment of the invoice setting forth the estimated actual cost of mailing, then the County will mail notice to the affected property owners within 20 days.

April 2, 2026

Jody Stones
Woodland Hills City
690 S. Woodland Hills Drive
Woodland Hills, UT 84653

Re: Proposed Northern Slope LLC into Woodland Hills City

To Whom it May Concern,

I hereby certify that the notice required by Utah Code Section 10-2-806(2) was mailed on April 2, 2026 to each property owner within the proposed area for annexation and within 300 feet of the proposed annexation area. The list of property owners who were mailed notice is enclosed with a copy of the notice that was sent to them.

If you have any questions regarding this certification, please contact me in the Utah County Clerk's Office.

Sincerely,



Jolynn Clegg
Deputy Clerk
(801) 851-8113
jolynnc@utahcounty.gov



April 2, 2026

«Owner_Name»
«Owner_Street_Address»
«Owner_City», «Owner_State» «Owner_Zip»

Parcel ID: «Parcel_ID»

«GreetingLine»

Attention: Your property may be affected by a proposed annexation

Records show that you own property within an area that is intended to be included in a proposed annexation to Woodland Hills City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Woodland Hills City within 30 days after Woodland Hills City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Bucky Gay
Northern Slope LLC
10377 So. Jordan Gateway, Suite 550
South Jordan, UT 84095
801-231-4362

Once filed, the annexation petition will be available for inspection and copying at the office of Woodland Hills City located at 690 S. Woodland Hills Drive, Woodland Hills City, UT 84653. Enclosed herewith is a map of the area that is proposed to be annexed.

Summit Creek Annexation description from Elk Ridge

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SUMMIT CREEK ANNEXATION EXHIBIT

NORTH QUARTER OF SECTION 25,
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

BASIS OF BEARINGS
S88°06'22"W 2647.88' (MEAS)

1310.65' (TIE)
SOUTH

1310.46' (TIE)

N88°38'10"E
222.67'

P.O.B.

AREA TO REMAIN
IN ELK RIDGE CITY

N20°07'04"E 446.71'

N34°41'42"W 678.77'

S00°35'22"E 982.89'



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

