

**Annexation Policy Plan  
for  
Spring City Corporation**

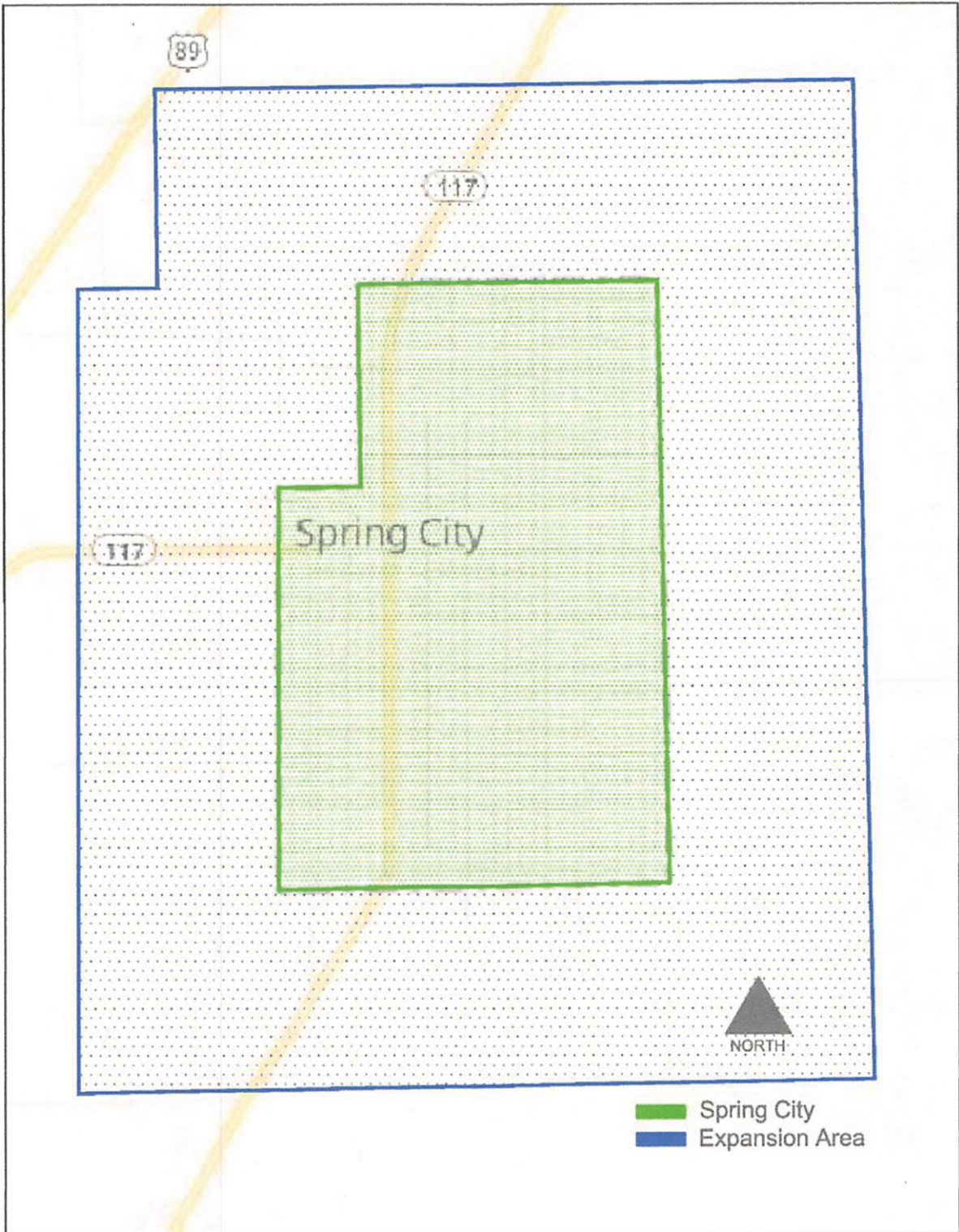
**Location and Political Structure**

Spring City Corporation is a fifth class municipality located in central Utah in Sanpete County. The county seat for Sanpete County is Manti. Spring City is located 1.2-miles east of Heritage Highway 89 and approximately 115 miles south of the state capitol of Salt Lake City.

Spring City is a political subdivision incorporated under the laws of the Utah Territory in 1870. Spring City operates under a Mayor/Council form of government. One mayor and five council members make legislative decisions affecting the community.

**Expansion Area Map**

The expansion area map made part of this Annexation Policy Plan reflects the ½-mile Buffer Zone recognized by Sanpete County.



## 20 Year Population Projections

The following 20-year population projections are based on historical data provided in the 2019 Economic Report to the Governor and prepared by the Utah Economic Council.

<b>Spring City, Utah</b>			
<b>20-Year Population Projections</b>			
<b>Year</b>	<b>Annual Growth Rate %</b>	<b>Population</b>	<b>Population Change</b>
2019	1.2990	1050	14
2020	1.2990	1064	14
2021	1.2990	1077	14
2022	1.2990	1091	14
2023	2.1510	1115	23
2024	2.1510	1139	24
2025	2.1510	1163	24
2026	2.1510	1188	25
2027	2.1510	1214	26
2028	2.1510	1240	26
2029	2.1510	1267	27
2030	2.1510	1294	27
2031	2.1050	1321	27
2032	2.1050	1349	28
2033	2.1050	1377	28
2034	2.1050	1406	29
2035	2.1050	1436	30
2036	2.1050	1466	30
2037	2.1050	1497	31
2038	2.1050	1529	32

Source: 2019 Economic Report to the Governor

### General Annexation Criteria for Spring City

In accordance with the provisions of 10-2-400, Utah Code Annotated, as amended, the City of Spring City hereby adopts the following criteria for consideration of possible future annexation. This annexation policy declaration is intended to incorporate by reference all of the criteria required and suggested by Sections 10-2-400 et. seq., Utah Code Annotated.

1. As part of its ongoing effort to plan and prepare for responsible growth Spring City has identified territory adjacent to its present city boundaries that could at some time

in the future become part of Spring City. The area that is proposed for future annexation is not bordered by any other municipality. Areas to be annexed must fall within the areas designated for future annexation in the Annexation Policy Plan of Spring City and shown on the attached expansion area map. Even though property proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Spring City. Some property within the expansion area may be unsuitable for development, e.g. property where the water table is too close to the surface. These and any similar sensitive land will be evaluated on a case-by-case basis.

2. The character of the community is residential, historic agricultural and commercial. Areas to be annexed should be compatible with this character. Spring City encourages and will consider the development of a Light Industrial Zone within the Expansion Area should a property owner or owners apply for annexation and rezoning.

3. The need to consider annexation of property adjacent to the current municipal boundary reflects the historic approximately 1.06-acre lot size, the projected population growth and the desire to retain the historic layout and character of Spring City.

4. Areas to be annexed must be contiguous to the corporate limits of Spring City at the time of submission of an annexation request.

5. Areas to be annexed shall not be located within the corporate limits of another incorporated city or be part of a previously filed annexation petition that has not been denied, accepted or approved.

6. When feasible, the city favors annexation along the boundaries of water, sewer improvements.

7. Areas to be annexed to Spring City should include all of the urbanized unincorporated areas contiguous to Spring City; securing the residents within these areas a voice in the selection of their government and the services they shall receive.

8. Decisions with respect to Spring City boundaries and urban development need to be made with adequate consideration of the effect of the proposed actions on adjacent areas and on the interests of other government units, on the need for the cost of local government services, the ability to deliver the services under the proposed actions, and on factors related to population growth.

9. The economic and financial impacts of annexation to existing Towns and Cities must be evaluated to ensure that annexation is financially desirable.

Spring City also favors and implements as policy the following:

Eliminating and/or not creating islands and peninsulas of unincorporated territory;  
Consolidating overlapping functions of government;  
Promote the efficient delivery of services, and infrastructure improvements;  
Encourage the equitable distribution of community resources and obligations.

Spring City does not favor the annexation of areas for which it does not have the capability to provide necessary city services, i.e. power, water, sewer.

10. It is not Spring City's intent to annex territory for the sole purpose of acquiring revenue.

11. Private property owners must initiate the annexation process through submittal of an Annexation Petition.

12. The annexation petition must comply with the requirements of Section 10-2-403, Utah Code Annotated.

### **Procedures for Submission of an Annexation Request**

The following steps reflect a general summary of the requirements and procedures for processing an annexation request in Spring City.

1. An annexation petition accompanied by an annexation plat map must be submitted to the City Recorder. Said petition shall:

(a) be signed by private property owners of record which cover a majority of the area to be annexed. Said owners shall also represent at least one-third (1/3) of the assessed valuation of the private aggregate properties to be annexed, as reflected on the last assessment roles.

(b) represent an area contiguous to the existing corporate limits of Spring City and should to be within the areas designated for annexation in the Annexation Policy Plan of Spring City.

(c) include an annexation plat prepared by an engineer or surveyor licensed in the State of Utah.

(d) designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor.

(e) Each sponsor's mailing address shall be indicated.

(f) include any request for a zoning change.

2. The City Recorder, upon receipt of a properly prepared annexation petition accompanied by the proper plat shall impose such fees to recover the costs of processing said petition, as have been established by the City Council; and at that time shall place the petition on the agenda for consideration by the Planning and Zoning Commission and the City Council at a regular city council meeting within thirty (30) days of its receipt.

3. The City Council shall review the annexation petition and accept or deny the



petition after a review and consideration of the recommendations of the Planning and Zoning Commission.

4. If accepted, the recorder shall certify that it meets the above requirements and send the required notices, including a written notice to the city council. If denied, the recorder shall send the required notices.

5. The city council, within ten days after the receipt of the recorder's notice of certification, shall publish a notice of the proposed annexation at least once a week for three (3) consecutive weeks. Within 20 days after the receipt of the recorder's notice of certification, the council must mail written notice of the proposed annexation to each affected entity as defined in state law. The notice shall explain how a written protest is filed within 30 days after the date of the council's receipt of the certification notice.

6. If no protest is filed during the designated protest period, the council may set a public hearing, after a minimum 7-day notice, and consider an ordinance to grant the proposed annexation. If a protest is filed, the county boundary commission shall hold a hearing on the protests within 30 days. The council may deny the proposed annexation at its next regularly scheduled meeting. Required notices will be sent if the petition is denied.

7. Upon receipt of the county boundary commission's decision, the council may deny or approve the proposed annexation subject to the boundary commission's decision.

**Extension of Needed Municipal Services in Developed and Developing Unincorporated Areas and Payment of the Same**

This plan intends on maintaining the original character of Spring City wherever possible but at the same time encouraging growth and business development.

1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria and will be paid for by the individual developer or property owner.

2. An annexation agreement will be prepared between the city and future developers outlining specific circumstances relating to water, sewer, power, streets, and other specific improvements prior to annexation approval.

3. An annexation agreement must include consideration of street and utility right-of-ways and alignments consistent with the historic Spring City grid.

Water rights, of the type and quantity acceptable to Spring City that can be utilized for underground water rights (culinary) shall be required to be conveyed to Spring City as a condition of development, subdivision approval or issuance of a building permit on

property annexed into Spring City limits. It is the intent that land annexed to Spring City be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land when development occurs. The water rights conveyance requirements of development shall be in addition to any requirement that may be imposed upon development of the land after annexation and in addition to appropriate Spring City culinary water impact fees.

Water requirements, as referenced by previous paragraph, will be established on a case by case basis utilizing, among other things, Division of Drinking Water standards. Specific requirements will be contained in the annexation agreement.

The annexation will allow developers of the annexed property access to culinary water, sewer and electric power service, provided all developments meet City specifications and comply with all applicable development ordinances and all improvements are installed pursuant to Spring City standards.

The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the city may incur by annexing these properties. In summary, the newly annexed developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters, sidewalks and other capital improvements as development occurs.

Upon annexation, the newly annexed area shall receive the following services:

- Fire Protection
- Police Protection
- Planning and Zoning
- Snow Removal and Street Maintenance on deeded dedicated streets
- Any other services normally offered to municipal residents

It is not anticipated that the annexation will cause any adverse consequences to the residents in the city or in the area annexed, except there may be a slight reduction in general services to the city residents in the present city limits as general services are expanded into the new annexed territory.

It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in the county and Spring City. It is further anticipated that as newly annexed territory, property taxes are received by the city, the city will increase the total level of services within the total community. Additionally, persons in the newly annexed territory should experience reductions in their fire insurance rates and property insurance rates.

As areas become more densely populated, demand for services increases. Once this

policy plan is adopted and areas begin to develop, continual planning by Spring City will allow development to occur in an economical manner, since the homes, streets and other amenities will be developed in accordance with Spring City specifications. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground.

This policy plan will be on file in the office of the city recorder for public review for at least 14 days prior to the public hearing. The public hearing will provide residents of Spring City the opportunity to express their concerns regarding future annexations to Spring City.

Passed and Adopted: July 9 2019

Neil D. Sorensen

Neil D. Sorensen - Mayor

Attest:

Kim Crowley

Recorder