**City Council Staff Report **

**June 5, 2024**

**REQUEST**

Request to amend the Payson City General Plan, specifically the Annexation Policy Plan map, to add additional parcels to be located in the expansion area map (see Utah County Parcels in left column)

**BACKGROUND AND PROJECT DESCRIPTION**

Two of the parcels (30:009:0041, 30:009:0108) were previously in the Payson City Annexation Policy Plan and were removed at the December 7, 2022, city council meeting, follow a majority vote of the city council. Reasons for the exclusion of these parcels include.

1. Difficulty for Payson City to provide public utility services to the area, namely sewer, since the property could not be gravity fed to the Payson sewer treatment plant (closest line to connect to 4400 ft.).
2. Salem sewer treatment plant is in close proximity (approximately 2200 ft.) to the parcels and the parcels can gravity feed to that plant.
3. The extension and looping of culinary water lines and the large extension sewer lines that would also require a lift station to flow to the Payson City sewer treatment plant.
4. Timing: it was felt by the Payson City council that the timing wasn’t right to address this property for annexation if an application was submitted. Additionally, Payson City was told by Salem City that no additional residential connections will be allowed to go to the Salem City sewer treatment plant. Thus, it was removed from the expansion area map.

Prior to the December 7, 2022, council meeting the staff from Payson and Salem met to discuss what would make sense to be annexed into each community. Based off some of the same reasons above both city staff determined that the subject properties were best suited to be a part of Salem City.

The property owners have consulted with an engineering firm to address the above stated concerns. Based on the included engineering memo, representatives of the property owners are now requesting the parcels again be included in the Payson City Annexation Policy Plan Expansion Area map.

The third parcel (29:014:0003) is property near the Payson City Landfill that is potentially planned for use as future city recreational facilities. Together the three parcels make up 502.3 acres.

**APPROVAL PROCESS**

Amending the Annexation Policy Plan is regulated by the Utah State Code and follows the same process as adopting an Annexation Policy Plan. It requires a three-part process;

**Annexation Name:**

Annexation Policy Plan Amendment

**Property Owners:**

* Don Scott & Brenda Oberhansly
* D Newell Burton & Sandra O Burton Family
* United States of America

**Utah County Parcel(s):**

30:009:0041

30:009:0108

29:014:0003

**Location:**

Approx. 2200 W Arrowhead Trail & Property West of the Payson City Landfill

**Acreage:**

502.3 Acres

1. A public meeting of which affected entities were notified of the potential inclusion of the subject parcels within the Annexation Policy Plan
2. A public hearing at the planning commission for which a 14-day public notice is given
3. A public hearing with the city council with a 7-day public notice given.

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**Utah County Parcels #30:009:0108, #30:009:0041**

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**Utah County Parcel #29:014:0003**

**EVALUATION**

The representatives for the Oberhansly and Burton properties have consulted with an engineering firm and have determined that it is feasible to install the necessary infrastructure (sewer, pressurized irrigation, and culinary water) to service this area and some adjacent areas within Payson City (see included engineering memo). A condition of a future annexation could be to require the property owners and/or developers to install the necessary infrastructure mentioned in the engineering memo.

With the conditions for the earlier removal being addressed, there appears to be no reason to continue to exclude these parcels from the Payson City Annexation Policy Plan Expansion Area map. Parcel #29:014:0003 is a future recreational area that Payson City intends to utilize, so it makes sense to include this parcel in the expansion area map.

**RECOMMENDATION**

The Annexation Policy Plan and accompanying expansion area map are a tool that is utilized by Payson City to further determine how and where the city should grow. The plan addresses reasonable timetables for when it is feasible for annexations to occur. The plan is also in cooperation with adjacent municipalities, which agree upon expansion area boundaries.

Staff are satisfied with the information provided on the subject parcels and feels as if with the mentioned infrastructure improvements these parcels would be suitable for inclusion in the Annexation Policy Plan. The council may do one of the following.

1. Remand the request back to staff for further review with direction to provide additional information. This action should be taken if it is determined that there is not enough information provided for the city council to make a well-informed decision.
2. **Staff Recommendation:** Recommend approval of the request for three additional parcels to be included in the Payson City Annexation Policy Plan Expansion Area Map. This action would allow for annexation requests to be considered by the city on these parcels in the future.
3. Denial of the proposal. This action should be taken if the city council determines that it is inappropriate or untimely to include the above stated parcels within the Payson City Annexation Policy Plan Expansion Area Map at this time.

Each decision of the city council should include findings that indicate reasonable conclusions for their decision.