

Kamas City Council
Staff Report
June 25, 2024

Applicant: Paul Berg representing the Neeleman's

Request: Annexation Petition

Location: West of the current Kamas boundary off of SR 248– CD-618, CD-577-X, CD-580-A, CD-580, CD-581, CD-579-A, CD-582-A

Zoning: Current zoning is AG-10 in Summit County

DESCRIPTION

Applicants are petitioning to annex properties listed above which totals 128.75 acres.

In accordance with Utah State Code 10-2-402, the properties do meet the requirement of a proposed annexation.

According to the General Plan, the city will evaluate the following for each annexation:

- (a) Compliance with all requirements of appropriate State Code provisions. **Met**
- (b) The current and potential population of the area, and the current residential densities. **None currently. Potential population of Ag-5 zoning on some properties**
- (c) Land uses proposed in addition to those presently existing. **Residential, Public Facility, Agricultural Tourism**
- (d) The assessed valuation of the current properties or proposed uses. **See valuation sheet**
- (e) The potential demand for various municipal services, especially those requiring capital improvements. **Potential demand for road maintenance on 200 S**
- (f) Recommendations or attitudes of other local government jurisdictions regarding the proposal and potential impact of the annexation. **Support from Summit County and Francis City for those pieces owned by those jurisdictions. See letter of support in dropbox from Summit County**
- (g) An accurate map of the proposed annexation area, in addition to that required by State law, showing the boundary of the area and property ownership lines; the topography of the area and major natural features, easements, drainage channels, wooded areas, areas of high water table, etc. A vicinity map should also be included. **See map in dropbox.**
- (h) A statement as to how the proposed area, and/or its potential land uses would contribute to the achievement of the goals and policies of the city. **The General Plan states under future community vision that, "Development should be well planned and orderly with specific emphasis on preserving open space, agriculture and recreational opportunities. Expansion outside of current city boundaries should be considered only when it provides an overwhelming benefit to the entire community". This annexation seems to achieve those goals.**
- (i) Identification of any special districts or county departments that are currently providing services. If the proposed area is receiving services that are to be assumed by the city, a statement should be

included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the city is unable to provide services immediately. **Staff will need to work with Summit County with regards to responsibility on 200 S.**

EVALUATION

<u>Zoning and Density:</u>	This property is currently zoned AG-10 in Summit County. According to the Future Land Use map in the General Plan, this property is zoned Agriculture and within our Annexation Declaration area.
<u>Concept and Layout:</u>	The Neeleman's are proposing a dairy retail development with livestock pastures, orchards, gardens, farm store/kitchen/café, an event center, calf/hay barn, chicken coops and livestock pastures. No other property within the annexation is currently proposing any development.
<u>Traffic:</u>	Traffic impact study has been conducted (in dropbox) and determined that no auxiliary lanes are recommended based on the scope of the site plan. The main and only access for the public would be strictly off of 200 S. The needs on 1500 w remain to be addressed. It is not a county road.
<u>Public Amenities:</u>	An agricultural tourism to support and enhance the historic agricultural operations of the Kamas Valley. The various different uses will lend itself nicely to encourage visitors to visit and see a working dairy operation with retail components.

CONSIDERATIONS

- Sewer – The Neeleman's are wanting to connect to city sewer and willing to pay the cost to bring it out to their property. They will need to work with staff to get that designed correctly. They have previously discussed a desire for a 12 year pioneering agreement.
- Zoning – Discussion with Council and Planning Commission are an Agricultural Tourism zone for the dairy. The Francis piece would be zoned for Public Facility and the rest would be zoned Ag-5
- 200 S Road Maintenance – 200 S road widening impacts to site plan?
- Wetland – verify that the Army Corps has approved the wetland delineation.
- Site plan – Separate site plan approval from Planning Commission on the creamery will happen after annexation once zoning has been set.

RECOMMENDATION

The annexation petition is the opportunity for Council to accept the completed annexation application for further review. If accepted for further review, staff will complete a review of the application/petition and note any deficiencies that need to be corrected. Following staff review, the City Recorder will determine if the petition meets the requirements of state code and then certify the notification process which will begin the 30 day protest period. If no protest is received, the public hearing will be scheduled with City Council and Council can approve the petition. Lastly, the annexation survey and articles of incorporation must be sent to the Utah State Lt. Gov office for review.

Tonight, Council shall accept or reject the petition for further consideration.