

ADOPTED: October 10, 2024



ANNEXATION POLICY PLAN

ORANGEVILLE, UTAH

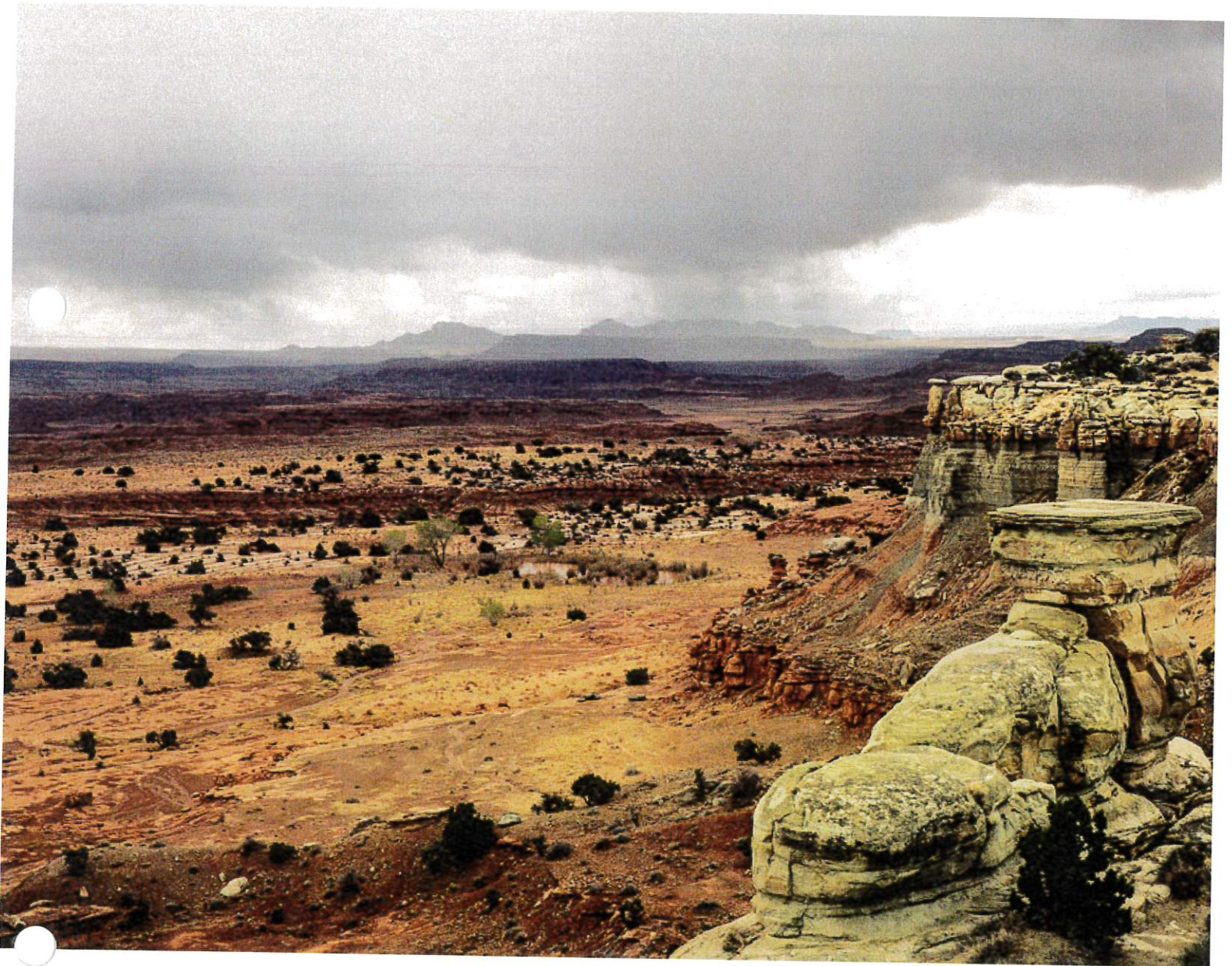


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Introduction and Purpose

The Orangeville City is committed to developing sustainable growth and orderly development within its boundaries and neighboring areas. As part of this commitment, the City has developed an Annexation Policy Plan in accordance with the Utah Code Annotated §10-2-401.5. This plan outlines the procedures and criteria for the annexation of adjacent unincorporated areas into Orangeville City. Utah Municipalities are required to adopt an Annexation Policy Plan. By implementing this policy, Orangeville City strives to ensure that annexations are conducted in a manner that promotes public interest, supports the efficient provision of municipal services, and respects the rights and concerns of affected residents and property owners. This Annexation Policy Plan update shall replace all prior annexation documents.

The purpose of this annexation policy plan is to provide a clear guide for considering and processing annexation requests. Provisions the plan intends to encompass but is not limited to:

- Facilitating Orderly Growth and Development: Ensure that annexations contribute to the logical and efficient expansion of Orangeville City's boundaries, aligning with long-term planning goals and land use policies.
- Improving Public Services: Promote the efficient and cost-effective delivery of municipal services, including water, sewer, emergency services, and infrastructure, to newly annexed areas.
- Protecting Community Interests: Safeguard the welfare of existing and future residents by considering the social, economic, and environmental impacts of annexations, and by involving the community in the decision-making process.
- Complying with Legal Requirements: Adhere to the legal standards and procedural requirements set forth in the Utah Code Annotated §10-2-401, ensuring transparency, fairness, and consistency in annexation decisions.
- Coordinating with Other Jurisdictions: Foster collaboration and coordination with adjacent municipalities, counties, and special service districts to address regional planning and service delivery issues effectively.
- Promoting Economic Development: Encourage the annexation of areas that have the potential for economic development, thereby enhancing the Orangeville City's tax base and providing opportunities for business and job growth.

By establishing this annexation policy plan, Orangeville City seeks to guide future annexations in a manner that supports sustainable growth, enhances the quality of life for residents, and ensures the equitable provision of services and infrastructure.

Character of the Community

Orangeville City is located in the heart of Emery County, Utah with a population of around 1,400 residents. Orangeville City was founded in 1901 and has preserved its historical roots. Orangeville offers a more connected way of life, where the natural beauty of the surrounding landscapes of the San Rafael Swell and Manti-Lasal National Forest offers recreational opportunities such as, hiking, fishing, camping and bouldering, which are integral to the community's lifestyle. The character of the community is mixed residential, commercial, agriculture, and light industrial.

Economic Landscape: The economy of Orangeville is primarily driven by agriculture, mining, and local businesses. Many residents are involved in farming and ranching, continuing the legacy of the city's early settlers. The nearby coal mines also play a significant role in providing employment and supporting the local economy. Small businesses add to the city's charm and provide essential services to the community.

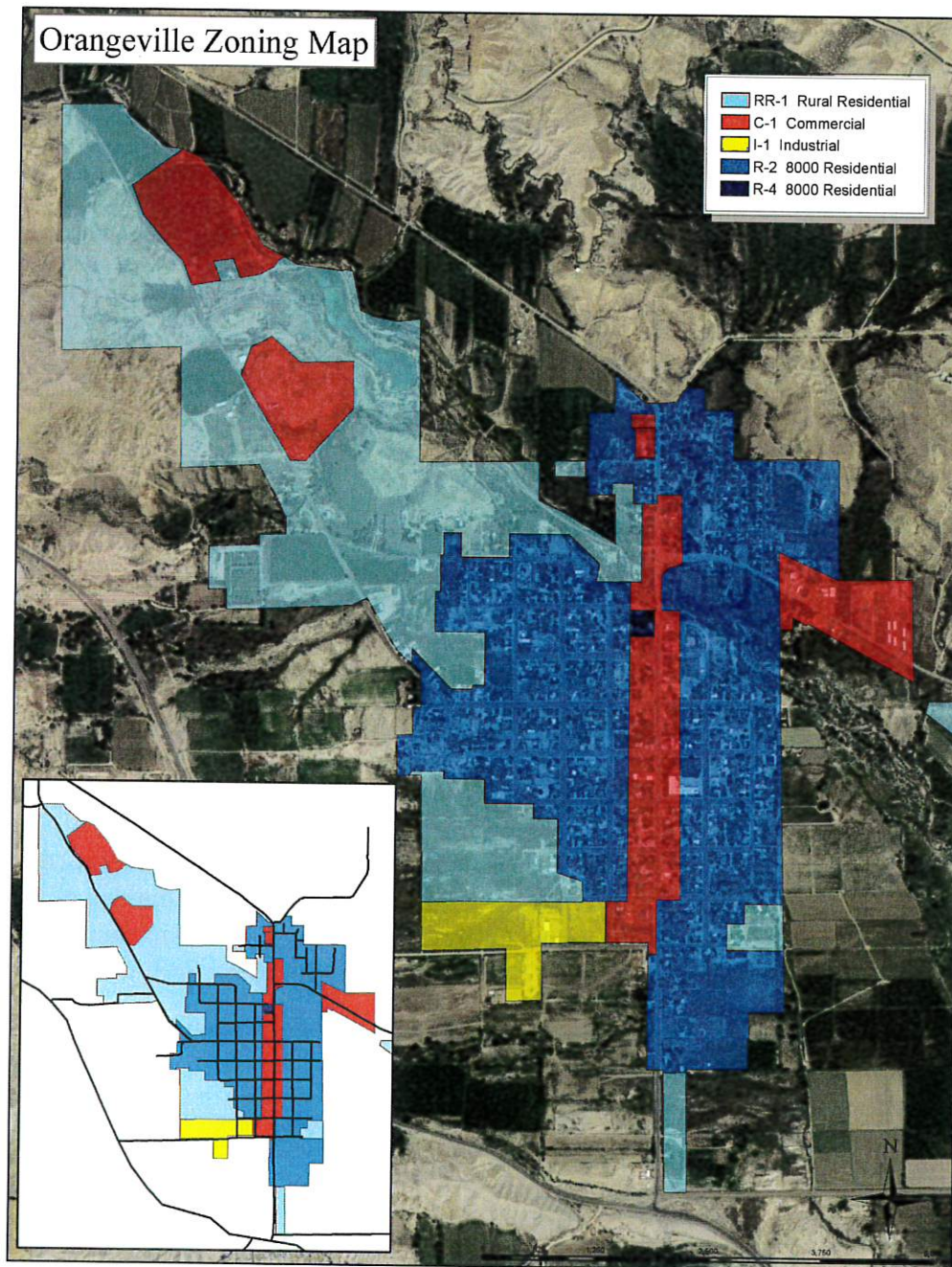
Community Involvement: Residents take pride in knowing their neighbors and offering a helping hand whenever needed. City meetings, civic organizations, and local clubs offer residents ample opportunities to voice their opinions, contribute to decision-making, and collaborate on projects that enhance the quality of life. This culture of involvement ensures that everyone has a stake in the city's future and fosters a sense of ownership and responsibility.

Education and Culture: Orangeville places a high value on education and cultural enrichment. The local schools are well-regarded for their academic excellence and extracurricular offerings. The community also supports our local sports, theater productions, community and County activities which celebrate local talent and provide residents with diverse cultural experiences.

Orangeville, Utah, is a testament to the enduring appeal of small-town living. With its strong community values, commitment to preserving heritage, embrace of natural beauty, and focus on family and education, Orangeville offers a quality of life that is both fulfilling and enriching. For those who call it home, this appealing town is more than just a place to live, it is a community where connections run deep and the spirit of togetherness thrives. It is important that Orangeville City retain a policy for expansion for at least 20 years, addressing its potential for development. Growth needs to be in areas where the city can efficiently extend municipal services and discourage development which would cause a higher tax burden on the citizens. It is the City's intent to abide in conformance with the City's Ordinances, Code and State and Federal Regulations.

Need for Residential, Commercial, and Industrial Land

Orangeville City has considered, in junction with its General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. Residential land is essential to accommodate the housing needs of the population. As the population of Orangeville grows, there is a need for more housing to accommodate new and existing residents. Residential areas support local economy, as residents will need access to schools, healthcare, amenities and recreational facilities. Commercial land is necessary for future businesses to create jobs, and generate tax revenue for the city. Industrial areas would provide numerous jobs, often requiring a diverse range of skills and contributing to the local economy. Industrial businesses can stimulate economic growth and lead to improvements in infrastructure, such as roads, and utilities.



Expansion Area Map

Consideration

In accordance with Utah Annotated Code §10-2-401.5, Orangeville City shall consider the annexation of the unincorporated area using the following specifications:

1. The area is within the boundaries of an approved expansion area map and borders Orangeville City.
2. The area proposed to be annexed shall be within the areas designated for future annexation according to the annexation map.
3. Areas to be annexed must be contiguous to the corporate limits of Orangeville City at the time of submission of an annexation request.
4. Areas to be annexed shall not be located within the corporate limits of another incorporated city or be a part of a previously filed annexation petition that has not been either denied, accepted or approved.

The city favors annexation along the boundaries of Castle Valley Special Service District for water and sewer improvements and of Cottonwood Creek Irrigation Company boundaries.

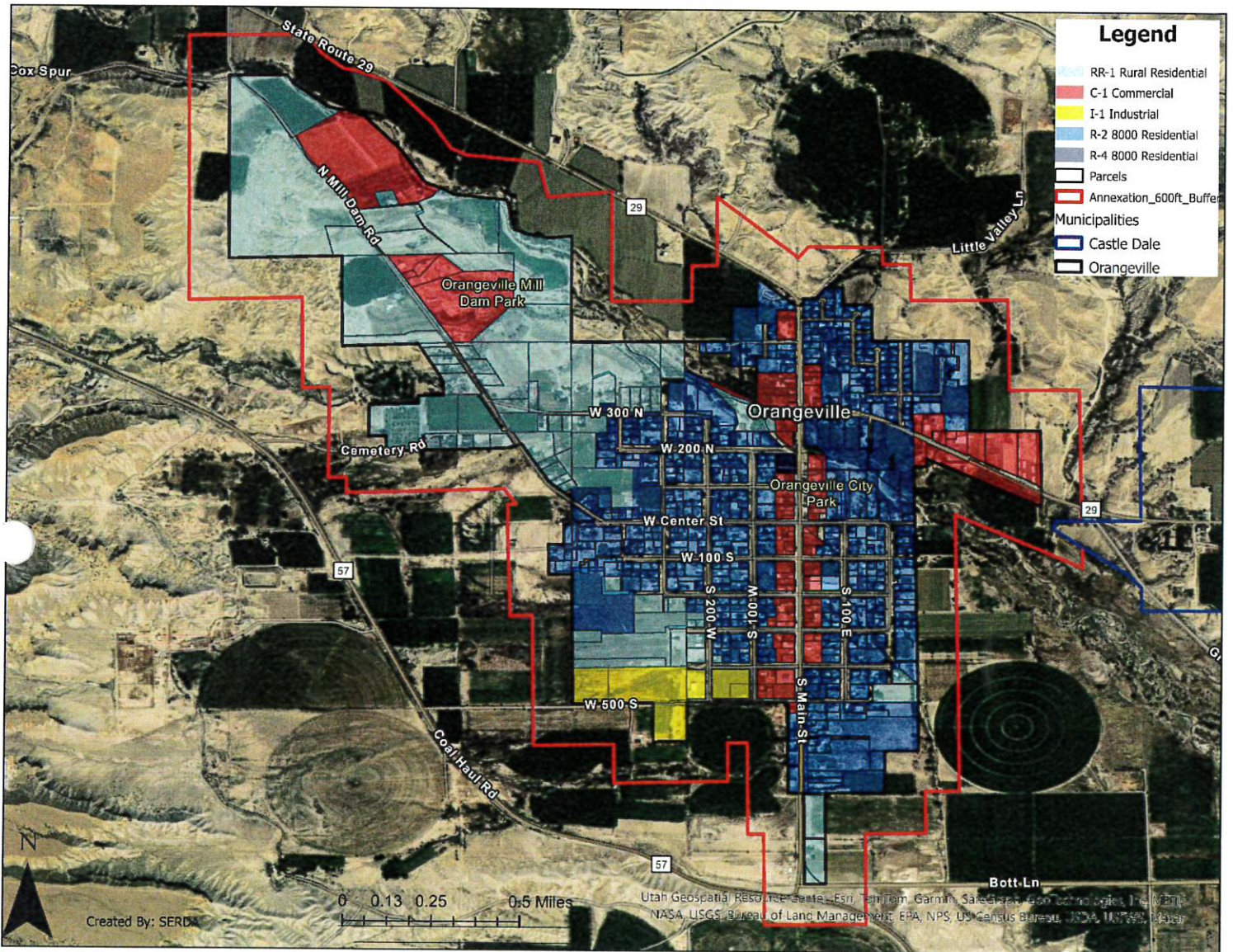
Expansion Area Map

Annexation Policy Plans are governed by Utah Code Ann. § 10-2-401.5 and in accordance the city of Orangeville has considered the following in adopting this Annexation Policy Plan:

Gaps and Overlaps

Orangeville City attempts to avoid gaps and overlaps with the expansion areas of other municipalities and county jurisdictions. The city favors eliminating and/or creating islands and peninsulas of unincorporated territory, consolidating overlapping functions of governments, promoting efficient delivery of municipal services and encouraging the equitable distribution of community resources and obligations.

Expansion Area Map



Source: SUALG- Price, Utah

20 Year Population Projections

The City has considered population growth projections for the municipality within the current city boundary.

Official Population Projections for Emery County

Year	Population Est.	2010-65 Change	Annual % Change
2020	11,094		
2030	12,000	906	
2040	12,938	938	
2050	13,749	811	
2060	14,781	1,032	
2065	15,364	580	
2010-65 CHG			4,352
2010-65 % CHG			39.5%
Annual % Change			0.6%

Source: Kem C. Gardner Policy Institute 2020-2065 and County Projections.

Extension of Municipal Services

Orangeville City provides essential services to ensure equitable access for the community. Our commitment is to provide support to the expanded areas of the city. This promotes sustainable growth and will enhance the quality of life for all residents. In areas where municipal services are presently not extended, services will be extended on an as needed basis at the cost of the developer. Some services such as sewer may not be available to these annexed areas due to where the city's sewer ends and may require a septic system. If property meets guidelines and is approved by the health department and if appropriate ground testing is acquired, the council may approve for a septic system to be placed on the property in the place of city sewer. This shall be decided on a case to case basis.

All extensions of municipal services must comply with all ordinances and policies and will be paid by the individual developer or property owner. An annexation agreement will be prepared between the city and future developers outlining specific circumstances relating to water, sewer, streets and other specific improvements prior to annexation approval.

The annexation will allow developers of the annexed property access to culinary water, and to secondary water and sewer systems when the area is accessible to the city's present secondary and sewer systems, provided all developments meet city specifications and comply with all applicable development ordinances and all improvements are installed pursuant to Orangeville City standards.

Extension Municipal Services:

Water Supply and Distribution: Castle Valley Special Service District is responsible for the provision of Culinary, pressurized secondary irrigation water, sanitary sewer, storm drainage, and roads in the unincorporated communities of Emery County, including Orangeville City. Project water is delivered from Joes Valley Reservoir and provides regulation of Seely Creek. Seely Creek is a major tributary of Cottonwood Creek. Joes Valley Reservoir then feeds into Cottonwood Creek and is delivered by way of two regulating reservoirs. The Adobe Wash Reservoir and the Lower Mammoth Reservoir. These two reservoirs are connected to three large pipelines that replace the open canal network.

Culinary:

Culinary water service is provided by the Castle Valley Special Service District. Orangeville City and neighboring city, Castle Dale have a combined culinary water treatment system and culinary water transmission mains facilities. There are currently 487 connections in Orangeville with 2.83 people per connection. It is estimated that the number of connections will increase to 529 in 2030 and 542 in 2040. This supply equates to 355 ac-ft in 2030 and 363 ac-ft in 2040.

Secondary:

Orangeville City's secondary water system has about 490 connections which serves 310 acres. The irrigated acres were estimated in the original design of the secondary water and include the total estimated irrigable acres inside the City's boundaries. These acreages will only increase if there are areas annexed into the City. Water is delivered to residents through the Cottonwood Creek Irrigation piped network.

Water rights of the type and quantity acceptable to Orangeville City, for culinary and secondary use, shall be required to be conveyed to Orangeville City as a condition of development, subdivision approval or issuance of a building permit on property annexed into Orangeville City limits. It is the intent that land annexed into Orangeville City limits be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land when development occurs.

Water requirements shall be established on a case by case basis utilizing, among other things, division of drinking water standards. Specific requirements will be included I the annexation agreement. The minimum standard will be one share for culinary water and one share for secondary water of Cottonwood Creek Irrigation Company sock per residential building permit. 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 Orangeville City water impact fees.

Sewer:

Orangeville City also shares a sewer mains and lagoons with neighboring city, Castle Dale. About 60% of the sewer collection and transmission system is truss pipe (8-inch to 12-inch). The other 40% is 4-inch to 8-inch PVC pipeline. The main outfall line from Orangeville, a 12-inch truss pipe, is intercepted by the Castle Dale collector lines. At Castle Dale the main outfall enlarges to 15-inch and then to an 18-inch diameter truss pipe. Based on the State's requirement of 100 gallons per capita per day, this flow will be able to transmit sewer from nearly 12,000 people. This is more than 3 times the anticipated 3,450 people in 2040.

How Services Will Be Financed

Any new development is responsible to install their own infrastructure, including extension of utility lines and streets, and to pay impact fees, as determined by the impact fee schedule. Impact fees include culinary and waste water. 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:

1. Fire Protection;
2. Planning and Zoning;
3. Snow Removal and street maintenance on dedicated streets;
4. Curbside garbage collection.

It is anticipated that the residents in the territory to be annexed shall experience an increase in their property tax because of the difference in the certified tax rates in the County and Orangeville City. It is further anticipated that as new annexed property taxes are received, the city shall increase the total level of services within the total community.

As areas become more densely populated, demand for services increases. Once areas begin to develop, continual planning by Orangeville City shall allow development to occur in an economical manner, as the homes, streets and other amenities shall be developed in accordance with Orangeville City specifications. The plan and time frame for the extension of municipal services shall be determined by the interest of the property owners to subdivide and develop their ground.

Though property proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Orangeville City.

Termination for Annexation

The annexation shall become void if no action is taken within (6) months of the date of the filed annexation petition. Fees are not refundable. If further action is taken after a (6) month period, all fees will be required to be paid again. Extenuating circumstances shall be considered by the Council.

CRITERIA FOR CONSIDERING ANNEXATIONS

Under Utah Law and Legislative Policy, annexation is governed by specific criteria outlined in the Utah Code. The criteria for considering annexations generally involve procedural requirements, petitions, notices, and public hearings. The following criteria should be used to evaluate annexation proposals:

Adherence to Utah Law and Legislative Policy

1. A petition is to be submitted requesting annexation meeting the requirements established by State Legislature.
2. The territory proposed for annexation shall be contiguous to incorporate boundaries of Orangeville City and be a contiguous area.
3. The territory proposed for annexation should not leave or create an unincorporated island or unincorporated peninsula except as provided by Utah Annotated Code Subsection § 10-2-418 (3) or unless the County and City have otherwise agreed.
4. The plat map of the territory shall be drawn by a surveyor licensed to practice in the State of Utah.
5. Action to approve, approve with modifications, or deny an annexation shall be made in adherence with the provisions of Utah Annotated Code Title 10, Part 4.
6. The Council may add or delete territory from the annexation proposal to remove islands or unincorporated peninsulas created by annexation.

City Code Compliance

Orangeville City Council establishes policies to ensure that annexations are added to the City in organized manner that provided for logical expansion of City boundaries. The City Council recognizes that the Legislature from time to time may enact laws that are contrary to establish practice and such laws shall override Council Policy if conflict exists. Policies of the City Council is as follows:

1. The Council may accept territory proposed for annexation when the petitioned lands borders Orangeville City and along the boundaries of Castle Valley Special Service District for water and sewer improvements and of Cottonwood Creek Irrigation Company boundaries.
2. Annexed areas must be contiguous to the current municipal boundaries at the time of submission of an annexation petition and should create logical and efficient municipal boundaries.
3. Proposed annexations should be consistent with Orangeville City's General Planning and Zoning Ordinances, ensuring compatibility with adjacent land uses.
4. It is not Orangeville City's intent to annex territory for the sole purpose of acquiring revenue.
5. The city does not favor annexation of areas for which it does not have the capability to provide municipal services. Promoting efficient delivery of services, including but not limited to water, sewer, emergency services, and roads to the annexed area in a cost-effective manner when within the bounds of possibility. Some stipulations may apply to septic tanks replacing sewer if feasible and property has certified testing done with the Health Dept. Proof of certification shall be required to proceed with the annexation process. This process shall be at the cost of the petitioner.

6. Encourages the equitable distribution of community resources and obligations.
7. The annexation petition must comply with the requirements of Utah Code Annotated Title 10 Part.
8. Give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation should not be a tax liability to the taxpayers within the municipality.
9. The City's infrastructure must have the capacity to accommodate the additional demand resulting from the annexation, or the annexed area must provide necessary infrastructure improvements.
10. Annexations should provide a clear benefit to the community, such as increased taxed base, economic development opportunities, or enhanced quality of life for residents.
11. Annexations should consider and mitigate any potential negative environmental impacts, preserving natural resources and open spaces.
12. Orangeville City shall avoid development of wetlands, hillsides, and any other environmental conditions that threaten the integrity of the City's infrastructure. An annexation agreement may be made between the city and the petitioner to show what efforts, if any, shall be taken to mitigate these issues. Any mitigation efforts should be taken in conformance with Orangeville City Code, this Annexation Policy Plan, and applicable Federal and State regulations.

Orangeville City prefers to not extend its services beyond its boundaries. The City Council may extend municipal services to the unincorporated areas if they find that such areas if they find that such expansion is consistent with the current Annexation Policy Plan and General Plan and is acceptable to CVSSD, if applicable.

Interest of Affected Entities

In the development of a municipal annexation policy plan, Orangeville City feels it is imperative to balance the interests and concerns of all affected entities, including, municipalities, the school district, special service districts and county government. Castle Dale City is considered an "affected entity" as the expansion area of this plan includes property within ½ mile of Castle Dale City municipal boundaries.

Castle Valley Special Service district and the Emery County Water Conservancy District provide services to the city.

This plan aims to promote equitable growth, ensure the provision of essential services, and protect the cultural and economic integrity of annexed areas. By developing transparent communication, encouraging public participation, and considering the long-term impacts on property values, infrastructure, and community identity, the city seeks to create a policy that serves the best interests of both the annexing municipality and the communities involved. Our goal is to achieve sustainable development while respecting the rights

The Emery County School District should coordinate their future development and facility needs consistent with the growth plans for the city. Emery County should have growth policies that reinforce and are complementary to the City's growth policies so that a cooperative and coordinated development within the County and City occur. The School District serves the entire County and benefits from annexation by receiving additional tax revenue as property values increase. New residential development obligates the District to educate new students.

The effect on the tax base of the County would slightly decrease due to loss of the annexed property. Annexed properties shall continue to pay Emery County property tax assessments. It is likely that the value of these properties shall increase when improved by municipal services resulting in a net increase in tax revenue to Emery County and affected entities.

Urban Development

The urban development within ½ mile of Orangeville City is within Castle Dale City limits, as outlined on the Expansion Area Map. Utah Ann. Code § 10-2-401(a)(v).

Petition Requirements

Petition Requirements Utah Annotated Code §10-2-403

unincorporated area may be annexed to a municipality if it is a contiguous area; it is contiguous to the municipality; it shall not create or leave an unincorporated island or peninsula; and after December 31, 2002, the area is within the municipality's proposed annexing expansion area. These requirements are subject to change with any changes made in State Law.

The Petitioner must meet with the City Recorder/Clerk to review city requirements.

1. **Issue a "Notice of Intent" to file an Annexation Petition. §10-2-403 (2)(a).**
 - a. The person requesting annexation (**Petitioner**) files with the city recorder of the proposed annexing municipality (**"Orangeville City"**) a notice of intent to file a petition.
 - b. Petitioner sends a copy of the "Notice of Intent" to each affected entity. This includes Emery County and any municipality within a ½ mile.
 - c. Emery County then sends notices, within **20 days** after receiving the "Notice of Intent", to all property owners within the area and within 300 feet of the area proposed to be annexed.
 - d. Emery County then shall send a certificate indicating the "Notice of Intent" has been mailed.
2. **Annexation Petition. §10-2-403 (2)(c)**
 - a. After receiving the certificate of mailing from the County, the Petitioner may request a petition for annexation from Orangeville City.
 - b. Petition must be signed by (assuming no publicly owned land in proposed area):
 - i. Owners of 100% of rural real property within the area, if any;
 - ii. Owners of 100% of private property within the area, if the area is within an agricultural protection area;
 - iii. Owners of private real property equal to at least 1/3 of the value of all private real property in the area; and
 - iv. Signature page must contain language specified in Utah Ann. Code §10-2-403 (3)(d).
 - c. Petition needs to contain: Utah Ann. Code [§ 10-2-403 (3)(c)].
 - i. Accurate and recordable map, prepared by a licensed surveyor;
 - ii. Copy of notice sent along with the list of people/entities to which notice was sent;
 - iii. Designate up to five sponsors, and at least one contact sponsor, with addresses for each;
 - iv. To file the petition, the Petitioner submits the completed petition to the Orangeville City Recorder, while also mailing a copy to the Emery County Clerk. A fee of \$750.00 will also be paid at this time.
3. **Acceptance or Denial of Petition. Utah Ann. Code §10-2-403 (1).**
 - e. The municipal legislative body may:
 - i. Deny the Petition. Utah Ann. Code [§ 10-2-405(1)(b)].
 1. Within **5 days** after the denial, the Recorder shall mail a written notice of the denial to both the contact sponsor and the Emery County Clerk. The petitioner may correct and deficiencies and refile the petition with the City or County Clerk. If the petition is refiled it shall be treated as a new petition under Utah Ann. Code § 10-2-403(1).

- ii. The petition shall be accepted for further consideration. If acceptance is not given within **14 days** the petition shall, by default, be automatically accepted. Utah Ann. Code § 10-2-405(1)(a)(ii)(B).
 - 1. Within **30 days** of acceptance or deemed acceptance of petition, Orangeville City shall obtain records and ascertain petition meets the requirements of § 10-2-403(3) and (4). If the petition meets the requirements and is accepted, the Recorder shall mail a notice to the Petitioner, City Council, County Council, and contact sponsor. If the petition is denied, a notice shall be sent to the petitioner, City Council, County Council, and contact sponsor. The petition may then be modified and corrected or may be refiled as a new petition. This shall impact signature thresholds under Utah Ann. Code § 10-2-403(3)(b).

4. **Following Acceptance/Certification of Petition Utah Ann. Code § 10-2-406.**

*** at this point, Orangeville City will submit the petition to the Planning and Zoning Commission for review***

- a. Within **10 days** after the acceptance/certification of the petition, Orangeville City shall publish a notice of certification. Utah Ann. Code § 10-2-406(2) and (3):
 - i. Within the area proposed for annexation, Orangeville City shall post a notice in an area most likely to give residents notice.
 - ii. Publish a notice on the Utah Public Notice Website, Orangeville City's website and in a newspaper of general circulation within the proposed area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation for at least once a week for **3 consecutive weeks**.
- iii. The City Council, within **20 days** after the receipt of the recorder's Notice of Certification, shall mail written notice of the proposed annexation to each affected entity. The written notice to each affected entity shall:
 - 1. state that a petition has to be filed with the municipality proposing the annexation of an area to the municipality;
 - 2. state the date of the City Council's receipt of the notice of certification;
 - 3. describe the area proposed for annexation in the annexation petition;
 - 4. state that the complete annexation petition is available for inspection and copying at the office of the city recorder;
 - 5. state in conspicuous and plain terms, that the municipality may grant the petition and annex the area described in the petition, unless a written protest from the legislative body or governing board of an affected entity to the annexation petition, is filed with the boundary commission and a copy of the protest delivered to the city recorder no later than **30 days** after the City Council's receipt of the Notice of Certification (state the exact date).
 - 6. state the address of the boundary commission, or if a commission has not yet been created in the county, the county clerk where a protest to the annexation petition may be filed.
- iv. Post on Orangeville City's website for **3 weeks**.

b. If no timely protests are filed: Utah Ann. Code § 10-2-407(7)

- i. Orangeville City shall post a Public Hearing Notice at least **7 days** prior to the hearing.
- ii. City Council shall hold a Public Hearing to consider an Ordinance to grant the proposed annexation petition. Utah Ann. Code § 10-2-407(7)(a).
- iii. Within **60 days** of adopting the ordinance, Orangeville City shall file an improved final local entity plat map. Utah Ann. Code § 67-1a-6.5 and notice of impending boundary action with the Lt. Governor's office, who will then issue a certificate of annexation.
- iv. Orangeville City shall then submit this information to the Emery County Recorder. Utah Ann. Code § 10-2-425(1)(b) and (c).
- v. Orangeville City shall then send notice of the annexation to each affected entity.
- vi. Orangeville City shall file with the Department of Health a certified copy of the ordinance approving annexation and copy of the approved final plat.

c. If timely protests are filed: § 10-2-407(4)

- i. Orangeville City shall immediately send a copy of the protest to Emery County and deliver the petition to the boundary commission, if any.
- ii. Orangeville City may deny the petition at its next regular meeting after the expiration deadline—within **30 days** after the time for filing a protest has expired.
- iii. At least **14 days** prior to the date of the Public Hearing, notice should be:
 1. Posted in an area that is most likely to be seen by residents;
 2. Posted on the Public Notice website;
 3. Send written notice to the City Council, the contact sponsor on the annexation petition, and each entity that filed a protest;
 4. Posted on the Orangeville City's website; and
 5. Posted on Emery County's website
- iv. Public Hearing will be recorded.

5. Options for Boundary Commission Decision: Utah Ann. Code § 10-2-416.

- a. approve annexation (with or without conditions);
- b. makes minor modifications to the proposed annexation and approve it; or
- c. disapproves the proposed annexation.

6. Adoption and Approval of Annexation: Utah Ann. Code § 10-2-425.

- a. Within **30 days** after public hearing, the boundary commission shall issue a written decision either approving or disapproving the annexation.
- b. Within 60 days of approval of the annexation, file a plat map and notice of impending action with the Lt. Governor's Office who shall then issue a certificate of annexation Utah Ann. Code [§ 67-1a-6.5].
 - i. The date the annexation takes effect is the issue date of this certificate.
- c. Information listed in Utah Ann. Code Utah Ann. Code § 10-2-425(1)(b) and (c), should be submitted to the Emery County Recorder.
- d. A notice of annexation shall be sent to each affected entity.
- e. Orangeville City shall file with the Department of Health a certified copy of the Ordinance approving annexation and a copy of the approved final plat.

Appendix B: Annexation Policy Plan Policies

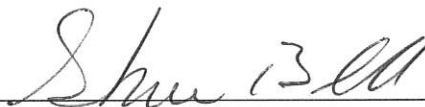
1. Annexation boundaries shall follow ownership, topography, natural features, and other readily defined boundaries.
2. Annexed areas shall, whenever possible, include both sides of a street.
3. Arterial and collector roads should remain within one community for as great a distance as possible to ensure efficient street layout, control, and maintenance.
4. The territory proposed for annexation shall be contiguous to corporate boundaries of Orangeville City and be a contiguous area.
5. The territory proposed for annexation will not leave or create an unincorporated island or unincorporated peninsula except as provided by Utah Code Subsection 10-2-418 (3) or unless the County and City have otherwise agreed.
6. The Council may add or delete territory from the annexation proposal to remove islands or unincorporated peninsulas created by the annexation.
7. Development shall avoid development of critical lands.
8. The annexation shall be in conformance with the provisions of the Annexation Policy and any future Annexation Elements of the General Plan and the Annexation Policy Plan and Capital Facilities Plan.
9. If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn: a. along the boundaries of existing local districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow City boundaries or school districts adjacent to school districts whose boundaries follow City boundaries, and along the boundaries of other taxing entities; b. to eliminate islands and peninsulas of territory that is not receiving municipal type services; c. to facilitate the consolidation of overlapping functions of local government; d. to promote the efficient delivery of services; and e. to encourage the equitable distribution of community resources and obligations.
10. Orangeville City prefers to not extend its services beyond its boundaries. The City Council may extend municipal services to the unincorporated areas if they find that such expansion is consistent with the overall Annexation Policy Plan and General Plan, will not present barriers for future annexation, and is acceptable to a Special Service District, if applicable.
11. Action to approve, approve with modifications, or deny an annexation shall be made in conformance with the provisions of Utah Code Title 10, Part 4.12. The Council shall consider the fiscal impacts of development within the territory proposed for annexation, including both the cost of delivering services and the revenue stream generated by new development.

13. Orangeville City does not intend to raise property taxes for the City as a result of annexation of any specific properties within the proposed annexation area.
14. The Council shall require an annexation agreement be recorded with the annexation plat, outlining specific circumstances relating to services, transportation corridors, zoning, and other issues identified by the City during the annexation process.
15. The City Council will weigh these factors in determining whether or not to grant a petition for annexation. a. Property tax; b. Sales tax; c. Utility hookup fees; d. Utility Franchise Fees; e. Impact fees; f. Exaction or related fees based on rough proportionality to city and county costs; and g. Intangible benefits that accomplish a stated goal of the General Plan or other City planning document.
16. For large Annexations that exceed 500 acres, the City will analyze the need for regional facilities such as parks, trails, fire stations, etc., and will consider the need to request dedications from annexation petitioners.
17. As properties are annexed, the City should analyze the need for neighborhood parks in those areas, as well as the potential need for privately owned parks.
18. All major streets shall be as defined by the Orangeville City General Plan.
19. The Planning and Zoning Commission shall review and provide a recommendation on each annexation petition received by the City.
20. Within Special Service Districts, the City could offer services or temporary services to areas that contain existing homes or in areas where it is infeasible for a Special Service District to provide sanitary water, sewer, or irrigation service. However, the City will need to carefully coordinate such effort with the district to ensure that financing for the district is not harmed by the City providing that service. It is generally understood that the primary utility provider for districts areas will be the districts.
21. The City will require annexation petitioners to complete the first steps of the county water process during the annexation process so the City can place conditions of annexation within an annexation agreement.
22. Affected entities shall be involved during the annexation process.
23. New developments should have a density near those planned for in the unincorporated area.

This policy plan will be on file at the office of the city recorder for public review for at least 14 days prior to the public hearing. The public hearing shall provide residents of Orangeville City and affected entities the opportunity to express their concerns regarding future annexation to Orangeville City.

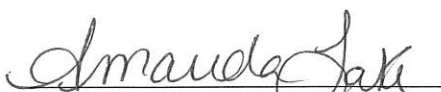
ORANGEVILLE CITY

ADOPTED THIS 10th day of October, 2024.



Shaun Bell- Mayor
Orangeville City

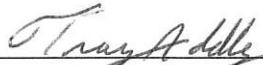
ATTEST:



Amanda Lake- City Recorder
Orangeville City



City Council Approval:

Tracy Addley  _____

Kari Alton  _____

Doug Stilson Absent _____

Greg Jewkes  _____

Kevin Butler  _____