



# **SUNSET CITY GENERAL PLAN**

**Revised  
November 15, 2022**

# *Vision Statement*

*Sunset City will be a community where every person and every family is important and respected. We will give the community a stable, safe, healthy, caring and friendly neighborhood. We will protect our natural environment and promote cultural, social, economic and recreational opportunities that encourage present and future generations to choose Sunset as their home. The City will give particular emphasis to protecting and enhancing beautification of the City, promoting the local economy, supporting the range of educational opportunities, promoting housing property values, maintaining effective infrastructure, enhancing leisure activities, encouraging volunteer opportunities for those who seek greater involvement and providing to community activities for residents.*

*We believe that our commitment is the foundation of all our endeavors to make our community a better place now and for future generations.*

*Prepared for the City of Sunset City*

*Prepared by the Sunset City Planning Commission*

## **Table of Contents**

### **SECTION 1.0 INTRODUCTION**

SECTION 1.1 PURPOSE AND ENABLING LEGISLATION

SECTION 1.2 GENERAL PLAN ORGANIZATION

### **SECTION 2.0 COMMUNITY DESCRIPTION**

SECTION 2.1 GOVERNMENT

SECTION 2.2 COMMUNITY HISTORY

### **SECTION 3.0 DEMOGRAPHICS**

### **SECTION 4.0 ELEMENTS OF THE GENERAL PLAN**

SECTION 4.1 LAND USE ELEMENT

SECTION 4.2 TRANSPORTATION AND CIRCULATION ELEMENT

SECTION 4.3 ECONOMIC DEVELOPMENT

SECTION 4.4 PARKS, RECREATION AND COMMUNITY

SECTION 4.5 COMMUNITY FACILITIES, PUBLIC WORKS AND UTILITIES

SECTION 4.6 MODERATE INCOME HOUSING ELEMENT

### **SECTION 5.0 ANNEXATION ELEMENT**

SECTION 5.1 PURPOSE

### **SECTION 6.0 MAPS**

ZONING

REGION LAND USE PLANNING

SUNSET ROAD CLASSIFICATION

TRANSIT SERVICE

MAJOR TRANSPORTATION INVESTMENT PLAN

LONG RANGE TRANSPORTATION PLAN

APPENDIX A ANNEXATION PLAN

## **SECTION 1.0 INTRODUCTION**

### ***SECTION 1.1 PURPOSE AND ENABLING LEGISLATION***

Utah State law requires municipalities to adopt a General Plan. Specifically §10-9a-403(2) et. seq. Utah Code Annotated delineates the preparation and elements of the General Plan. Elements required in the General Plan are:

- Land Use Element
- Transportation and Traffic Circulation Element
- Moderate Income Housing Element

Section 10-9a-403(3) of the Utah Code Annotated indicates that the general plan should provide for the present and future needs of the municipality as well as the growth and development of the municipality. To this end, the General Plan may include elements addressing the following:

- An Environmental Element
- A Public Services and Facilities Element
- A Rehabilitation, Redevelopment and Conservation Element
- An Economic Development Element
- Any other element the community considers appropriate

In addition to these elements, the General Plan should also include a section dealing with implementation. The General Plan should be an action oriented document so that it may guide and direct the growth and future development within the community.

### ***SECTION 1.2 GENERAL PLAN ORGANIZATION***

The Sunset City General Plan is organized into five different sections to allow for ease of use and understanding. The following are the different sections of the Plan:

**Section 1.0 Introduction** The introduction of the plan provides an overview as to the purpose of the General Plan. This Section also gives a brief history of the community and outlines the major themes of the Plan.

**Section 2.0 Community Description** This Section of the Plan provides a brief history of Sunset.

**Section 3.0 Demographics** This Section of the Plan provides the socioeconomic makeup of the community.

**Section 4.0 Elements of the General Plan** The elements of the General Plan include the following:

1. Land Use Element
2. Transportation and Circulation Element
3. Economic Development Element
4. Parks, Recreation and Community Activities
5. Community Facilities and Services

**Section 5.0 Annexation Element** This Section of the Plan details potential future growth area for Sunset City.

**Section 6.0 Maps** This section will provide visual representations of many of the elements discussed above and will serve as a visual guide for the General Plan.

**Goals and Policy Statements** The General Plan includes goals, strategies and action items, which will determine future development in Sunset City and the implementation of the Plan.

*Example:*

*Goal: To provide a multimodal transportation system*

*Action Item 1: Sidewalk improvements- park strips to separate all sidewalks from roadways.*

*Action Item 2: Bicycle trails- improved roadways and trails to accommodate bicycling.*

*Action Item 3: Auto-oriented roadways- improve traffic flow, reduce accessibility on high mobility roads; traffic calming for residential roads.*

*Action Item 4: Develop a community transit plan to provide effective transit options to the City.*

## **SECTION 2.0 - COMMUNITY DESCRIPTION AND HISTORY**

### ***SECTION 2.1 COMMUNITY DESCRIPTION***

Sunset City is a small community located at the north end of Davis County between the Wasatch Mountains and the Great Salt Lake. It is 1.31 square miles (1.9 miles by 0.5 miles approximately), with an additional 0.3 x 1.9 miles to the east that is currently being controlled by the United States Air Force. Sunset City lies 25 miles north of Salt Lake City and 10 miles south of Ogden. Weber County and Roy form the northern boundary of the City while Clearfield City and Clinton border Sunset City to the south and west. Hill Air Force Base is located directly to the east.

Sunset City is located close to major transportation highways and freeways making it easy to commute to work centers located in Davis, Weber and Salt Lake Counties. Commuter rail stations are located in Roy (Weber County) and in Clearfield (Davis County). The area is a 10-minute drive to theaters and major shopping locations in Ogden, Riverdale and Layton. Outdoor sports, such as fishing, boating, camping, hiking, and skiing (both water and snow) are approximately 30 minutes away by car either through Ogden Canyon or Weber Canyon.

### ***SECTION 2.2 GOVERNMENT***

Sunset City is governed by a Mayor and five Council Members. The City Building houses the Mayor's office, Recorder, Treasurer and Building Department. Monthly water, sewer and garbage assessments are also collected there. The Justice Court is housed in the same location. All information concerning police, fire, water, sewer and public services can be obtained at the City Building.

### ***SECTION 2.3 COMMUNITY HISTORY***

The Sunset City-Clinton area was first known as Sandridge, the range, the basin, and summit. The land is an alluvial delta formed by the Weber River with fertile soil and no natural land water. The land was described as undulating and dry, covered with sage brush, rabbit brush, and grass.

#### **Agricultural Roots**

As early as 1854, the land was being used to graze and feed cattle. The area did not receive settlers until the 1870's when the James Hill family arrived. Their home and farm were located at approximately 85 West 1800 North, where the Sunset Fire Department now stands. Other early settlers were the Peter Terry, Chauncy Hadlock, Mark Elmer, James Burnett, Thomas Steele, James Mitchell, and Durban Terry families. The settlers came from surrounding communities in search of new farmland. They were pioneers who took the desolate land and made it home. They built log or adobe cabins and planted winter wheat in the fall. The settlers depended on natural precipitation to support the crops and transported drinking water from the Weber River. Later the settlers sunk wells 100 ft. deep to obtain usable drinking water. The area blossomed

when irrigation water became readily available at the completion of the Davis-Weber canal in 1884.

### **Naming a City**

In approximately 1896, the area was named Clinton. In approximately 1916, Orlando Hadlock, the communities' first LDS (The Church of Jesus Christ of Latter Day Saints) Bishop, asked Elizabeth Martin, Jessie Toone, and Rose Randal to find a new name for the area. Mrs. Randall asked if they (Martin and Toone) had noticed the beautiful sunset the night before. Mrs. Randall suggested that the town be called Sunset, Mrs. Martin and Mrs. Toone agreed. Shortly after, the community separated from Clinton along the Union Pacific Railroad tracks.

### **Changes in the Air**

Sunset City was incorporated in 1935. The development of Hill Air Force Base directly to the east of the City in the 1940's changed the nature of Sunset from agricultural to residential. During the 1960's and 70's there was an onslaught of residential development, which was typical to the rest of Davis County. The 1960's also saw the development of the I-15 Corridor, which required the destruction of the east side of Main Street and substantially changed the character of Sunset City. In 1965 Sunset City Hall was built at 85 West 1800 North. The current Sunset City Building was built in 2003 and is located at 200 West 1300 North.

## SECTION 3.0 - COMMUNITY DEMOGRAPHICS

Table 1. 2010 Census Quick Facts

	Sunset	Utah
Population, 2010	5,122	2,763,885
Population, 2000	5,204	2,233,169
Persons under 5 years, percent, 2010	11.00%	9.50%
Persons under 18 years, percent, 2010	31.80%	31.50%
Persons 65 years and over, percent, 2010	12.20%	9.00%
Female persons, percent, 2010	49.30%	49.80%
Living in same house 1 year & over, 2006-2010	82.90%	81.40%
High school graduates, percent of persons age 25+, 2006-2010	89.10%	90.60%
Bachelor's degree or higher, percent of persons age 25+, 2006-2010	13.10%	29.40%
Housing units, 2010 (1)	1,826	979,709
Homeownership rate, 2006-2010	69.20%	71.20%
Housing units in multi-unit structures, percent, 2006-2010	21.00%	21.40%
Median value of owner-occupied housing units, 2006-2010	\$133,800	\$218,100
Households, 2006-2010 (2)	1,775	859,158
Persons per household, 2006-2010	2.87	3.04
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$18,339	\$23,139
Median household income 2006-2010	\$49,702	\$56,330
Persons below poverty level, percent, 2006-2010	12.40%	10.80%
Land area in square miles, 2010	1.31	82,169.62
Persons per square mile, 2010	3,909.9	33.6

Source: 2010 US Census Bureau State & County Quick Facts

(1) A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

(2) A household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)



## **SECTION 4.0 ELEMENTS OF THE GENERAL PLAN**

### ***SECTION 4.1 LAND USE ELEMENT***

Sunset City is a residential community with 94.5% of land in Sunset City being currently used for residential purposes. The commercial areas of the City are concentrated along Main Street with small pockets of commercial along 1300 North and 1800 North. Sunset City administrative offices and public safety are centrally located at the entrance to the City on 1300 North. (See Section 6 for a graphical representation of the City Land Use.)

#### ***SECTION 4.1.1 ZONING***

Please refer to Sunset City Zoning code for specific Zones.

#### **Goal: To Provide Zoning and Land Use Code that supports Community Goals**

- Action Item: Identify potential zoning changes to support plans and future development
- Action Item: Identify zoning and code innovations to improve land use planning
- Action Item: Identify “Places” within Sunset City for focused development or specific regulations, such as a Town Center and Main Street.
- Action Item: Develop projects & Plans for identified “Places” within Sunset to better focus services, development needs, and economic development efforts.
- Action Item: Develop a mixed-use zoning overlay for the Corridor to prioritize more intense development.
- Action Item: Develop a Land Use Plan for Main Street that includes building standards and right-of-way and sidewalk standards that are focused on engaging the street to create more activity.

### ***SECTION 4.2 TRANSPORTATION AND CIRCULATION ELEMENT***

Sunset City’s transportation system is part of a much larger regional system. The existing transportation system in Sunset City is made up of different roadways, owned and maintained by multiple agencies, described as follows:

**Freeway:** These types of roads characteristically are designed for higher speeds, contain a minimum of 2 lanes, no access to adjacent properties and link major regional and national destination points. Interstate 15 is an example of this type of street classification.

**Arterial:** The primary function of these types of roads is to move traffic to a destination with a larger regional setting and to provide direct access to freeways. During the peak hours of travel these roadways may relieve some of the traffic demand on the freeway system. Main Street/SR 126 is an example of this type of street classification.

**Collector:** These streets serve mainly internal neighborhood traffic movements or connect an area with the arterial street system. The intent is to handle through traffic for short distances. Collector streets provide the link to minor streets and are generally characterized by two lanes of traffic with an ample median/turning lane or by four lanes with no parking allowed on streets during peak hours. 1800 North, 800 North, 1300 North, 2300 North and 250 West are examples of this type of street classification.

**Minor Collector:** The primary purpose of these streets is to provide good accessibility to land. Traffic volumes should be very low and traffic movements slow. On-street parking combined with short lengths and reduced pavement. The streets in residential neighborhoods throughout Sunset City are good examples of this type of street classification. These are residential access roads that should have many traffic calming features.

The main thoroughfares in Sunset City serve as primary access routes to other cities. The east/west routes through the City: 1300 North and 2300 North are under the jurisdiction of Sunset City. The City's main roads are well planned and well connected. The main thoroughfares are Main Street, 250 West, 800 North, 1300 North, 1800 North and 2300 North. Main Street and 1800 North are designated state routes.

Public transportation is provided by daily UTA bus routes. Route numbers are listed on the UTA website ([www.rideuta.com](http://www.rideuta.com)) and do change periodically.

Utah Transit Authority runs commuter rail north and south through Sunset City adjacent to the existing railroad line that runs between Sunset and Clinton.

Sunset City is a moderately walkable community.

### **Goal: Plan and Design Complete Streets for Sunset City**

- Action Item: Every road will be planned and engineered based on multiple modes of transportation-planning/engineering taking place from the outside in, with pedestrian needs engineered, then engineering for other modes, based on behavior and need.
- Action Item: Develop aesthetic guidelines for improving streets through lighting and other treatments.
- Action Item: Implement a Road "Diet" in Sunset City. Identify narrower roadway options for cost-effective, safer, and more aesthetic roadways.

**Goal: Maintain a comprehensive transportation plan**

- Action Item: Identify each street according to its road type within Sunset City.
- Action Item: Prioritize CONNECTIVITY and potential connectivity improvements for Sunset City.
- Action Item: Coordinate with adjacent municipalities and agencies to ensure regional transportation system synergy.
- Action Item: Roadway Design & Cross Sections – Develop and adopt a set of roadway design and cross section. These designs and cross sections should be incorporated into the Zoning Code.
- Action Item: Develop a Bicycles and Pedestrian Trails Plan to promote safety, health, and multiple transportation options to City residents.
- Action Item: Develop a Commuter Rail Corridor Beautification Program in cooperation with Utah Transit Authority and Public Works.
- Action Item: Develop a Transit plan to identify opportunities for transit options to better serve the City.
- Identify infrastructure needs associated with development anticipated from planning and zoning changes.

**Goal: Achieve and Maintain a Very Walkable City Environment**

- Action Item: Identify priority routes to maintain and improve on an annual basis.
- Action Item: Implement walkability criteria and information as part of all business/development applications.
- Action Item: Maintain Safe Routes to School: Ensure that any pedestrian facilities neighboring schools or parks include park strips and bulb-outs for maximum pedestrian protection.
- Action Item: Pedestrian Connections: Ensure that all commercial areas, parks and open space and Public facilities are connected by well-maintained pedestrian facilities, separated from vehicular traffic by park strip or other Public ROW (Right of Way) treatments.
- Action Item: Improve the walkability of Main Street to attract more activity to businesses. Through design standards and sidewalk improvements, create a more public-pedestrian and bicycle-friendly right-of-way.

***SECTION 4.3 ECONOMIC DEVELOPMENT***

Economic Development refers specifically to development of revenue-generating activities within the City. Sunset City receives revenues from various sources, including:

- Property and Sales Tax
- Fees and Fines
- Rental/ Reservation Fees
- Grant Funds

### **Goal: Develop an Economic Development Plan for Sunset City**

- Action Item: Develop an Economic Development Plan for Sunset with a 10-year, 5-year, and 1-year horizon. Include the following issues: Land Use, Business Environment (licensing, permitted uses, strengths, weaknesses, opportunities, threats) and Demographics.
- Action Item: Encourage Mixed-Use Development.
- Action Item: Encourage Commercial Development within and closest to existing retail centers.
- Action Item: Revisit the Economic Development Plan Annually.
- Action Item: Prioritize Connections between Commercial Nodes. Plan and construct pedestrian and bike connections between Commercial Areas of Sunset as an immediate impact project.
- Action Item: Schedule an Annual Economic Development Summit with local businesses, government entities, Chamber of Commerce, County officials, and citizens. Discuss Goals, issues, and actions to further Economic Development in Sunset.
- Action Item: Encourage Incremental Development. Prioritize small-scale development for new businesses that maximizes tax base for the land used. Discourage Big-Box Retail uses.

### **Goal: Plan the 1800 North Corridor for Future Development**

- Action Item: Develop an area-specific Plan for the Corridor, in an effort to create a “gathering place” for citizens.

## ***SECTION 4.4 PARKS, RECREATION AND COMMUNITY ACTIVITIES***

Sunset City is committed to well-maintained parks and open space for outdoor enjoyment. The City prioritizes its parks and open space as one of its most valuable assets.

### **GOAL: Develop and Maintain Open Space and Parks for Public Use**

- Action Item: Identify specific goals and purposes for each park within Sunset and develop facilities and amenities to those goals.
- Action Item: Identify other opportunities for public space development, including, but not limited to: enhancing bike trails, connecting to existing regional trails and developing small facilities such as pocket parks or plazas.
- Action Item: Encourage Multiple-Uses of Facilities.
- Action Item: Develop Community Events at parks and community facilities, such as Free Movie Nights in the summer, Day Camps, etc.

## **SECTION 4.5 COMMUNITY FACILITIES AND SERVICES**

Sunset City is committed to providing excellent facilities and services to its Citizens. Sunset encourages the use of community facilities by the public for their enjoyment. Sunset City has developed partnerships with regional and local service providers for basic services.

### **Goal: Provide Necessary and Cost-Effective Services that best Promote the Health, Safety, and Welfare of Citizens of Sunset City**

- Action Item: Identify Public Facilities and Services needs through public involvement efforts and annual budgeting efforts.
- Action Item: Determine Cost-Effectiveness of Public facilities and services investment through long-term fiscal impacts analysis.
- Action Item: Encourage projects and services cooperation with neighboring municipalities where possible and where beneficial, such as safety services, roadway improvements, etc.
- Action Item: Encourage public use and enjoyment of City facilities to maximize use of those facilities, including park reservations, City Building use, block parties, etc.

## **SECTION 4.6 MODERATE INCOME HOUSING ELEMENT**

### **State Law**

The City is required to adopt a Moderate-Income Housing Plan in accordance with Utah Code Annotated §10-9a-408. In 2019, the Utah Legislature adopted SB 34 to require the city to address additional measures to support moderate income housing which are included as part of this General Plan.

1. **Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.**

Implementation: Map and determine area(s) of development to rezone on Main Street near the transit areas which would require all future housing developments to have proper densities to achieve Moderate Income Housing. This would require updating City ordinance and educating Council, residents and developers. The City will inform the public on the website of the new changes once the ordinances are codified. A year after implementation Planning Commission will evaluate the progress and decide if any changes need to be made to how the strategy is being implemented and tracked. Anticipated timeframe June 30<sup>th</sup>, 2023.

2. **Rezone for densities necessary to facilitate the production of moderate**

### **income housing.**

Implementation: Similar application as goal #1. Map and determine area(s) of development to rezone throughout the City which would require all future housing developments to have proper densities to achieve Moderate Income Housing. Update/amend City Land Use ordinances. Educate Council, residents and developers. The City will inform the public on the website of the new changes once the ordinances are codified. A year after implementation Planning Commission will evaluate the progress and decide if any changes need to be made to how the strategy is being implemented and tracked. Anticipated timeframe June 30<sup>th</sup>, 2023.

### **3. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.**

Implementation: Familiarize the public with the ADU process and encourage them to create a legal ADU and meet adopted building codes with a no-cost permit application. Discuss strategies to encourage those with current illegal ADU's to become legal. Provide information on City website as a guideline for ADU's. Update/amend City Land Use ordinances to allow internal ADU's. Once, ordinances are codified the City will, create a permit process and encourage the residents to fill out a permit and comply with the new ordinance. Internal ADU's will only be allowed for the time being until Planning Commission evaluates a year after implementation to discuss if detached ADU's will be allowed at a later time. Anticipated timeframe December 31<sup>th</sup>, 2023.

### **4. Amend land use regulations to allow for single room occupancy developments.**

Implementation: Similar application as goal #3. Familiarize the public with the single room occupancy process. Encourage them to create legal single room occupancy's and meet adopted building codes with a no-cost permit application. Discuss strategies to encourage those with current illegal single room occupancy to become legal. Update/amend City Land Use ordinances to allow single room occupancy. Once, ordinances are codified the City will, create a permit process and encourage the residents to fill out a permit and comply with the new ordinance. A year after implementation strategy will be evaluated to see if tracking and progress requires any changes. Anticipated timeframe December 31<sup>th</sup>, 2023.

Sunset City will take action by mapping areas of development to rezone, amending/updating Land Use ordinances, creating a permit process and providing education and guidelines. The city will continually make efforts to

reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.

## **SECTION 5.0**

### **ANNEXATION ELEMENT**

#### ***SECTION 5.1 PURPOSE***

In 2002, Sunset City Corporation adopted into its General Plan the annexation of the entirety of Hill Field Air Force Base, up to the current existing boundaries of Davis County to South Weber City, Roy City, Riverdale City, Layton City and Clearfield City in the event that Hill Field Air Force Base would be closed.

As part of Sunset City Corporation's ongoing effort to plan and prepare for long-term, responsible growth, Sunset City has identified a contiguous, unincorporated area that in the future could become part of Sunset City. Proposed areas for annexation into Sunset City must meet the criteria for annexation and be shown on the attached proposed annexation map (see Appendix C).

## **SECTION 6.0**

### **MAPS**

- 1- ***ZONING***
- 2- ***LAND USE***
- 3- ***REGION LAND USE PLANNING***
- 4- ***SUNSET ROAD CLASSIFICATION***
- 5- ***TRANSIT SERVICE***
- 6- ***MAJOR TRANSPORTATION INVESTMENT PLAN***
- 7- ***LONG RANGE TRANSPORTATION PLAN***



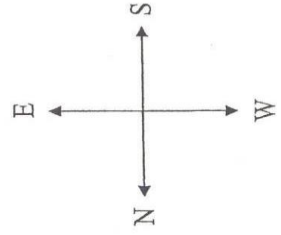
# SUNSET CITY

HAFB LAND WITHIN SUNSET'S BOUNDARY LINE



## ZONES

- R-1
- BMU
- R-3
- TC
- C-2
- C-2-C





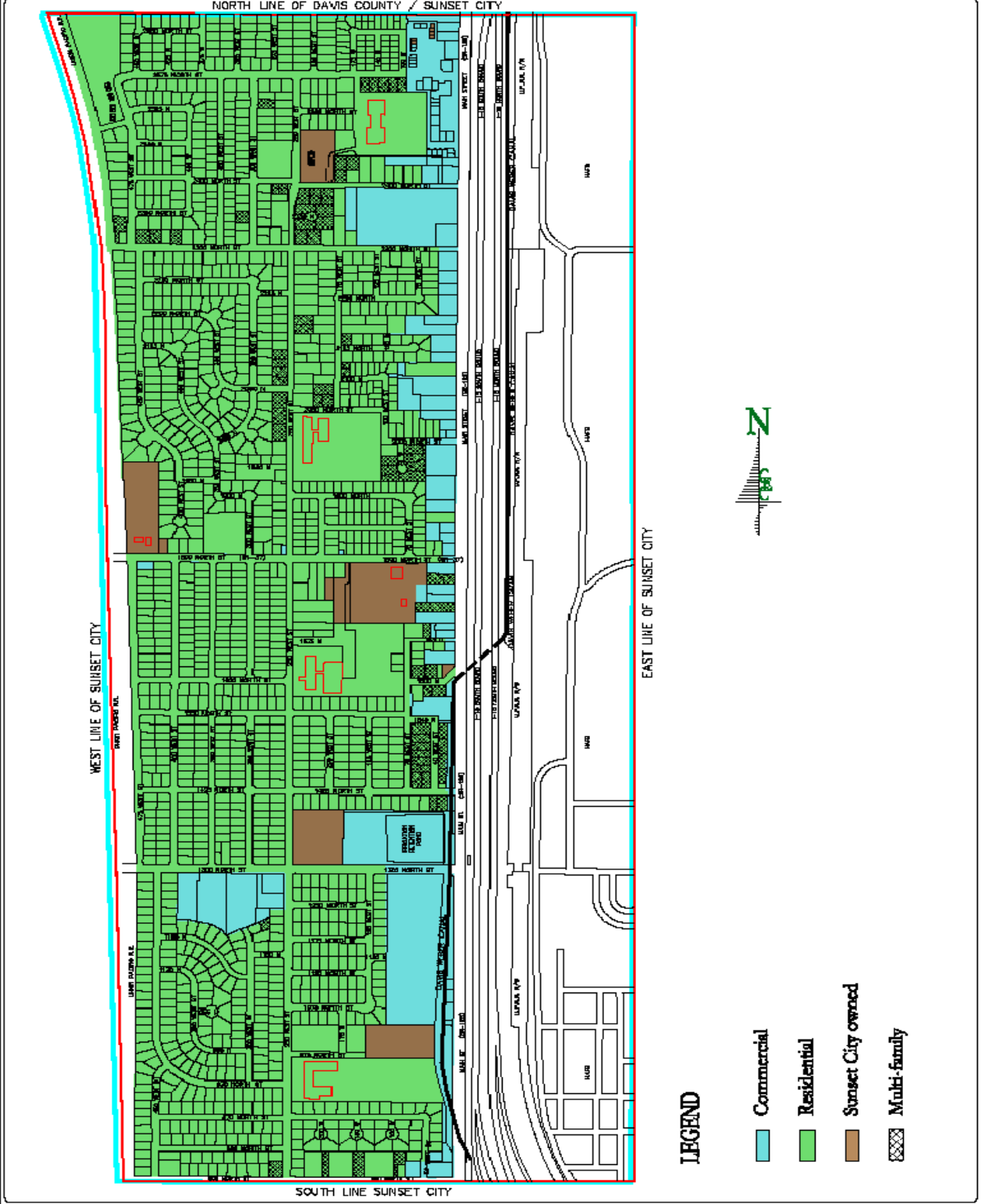


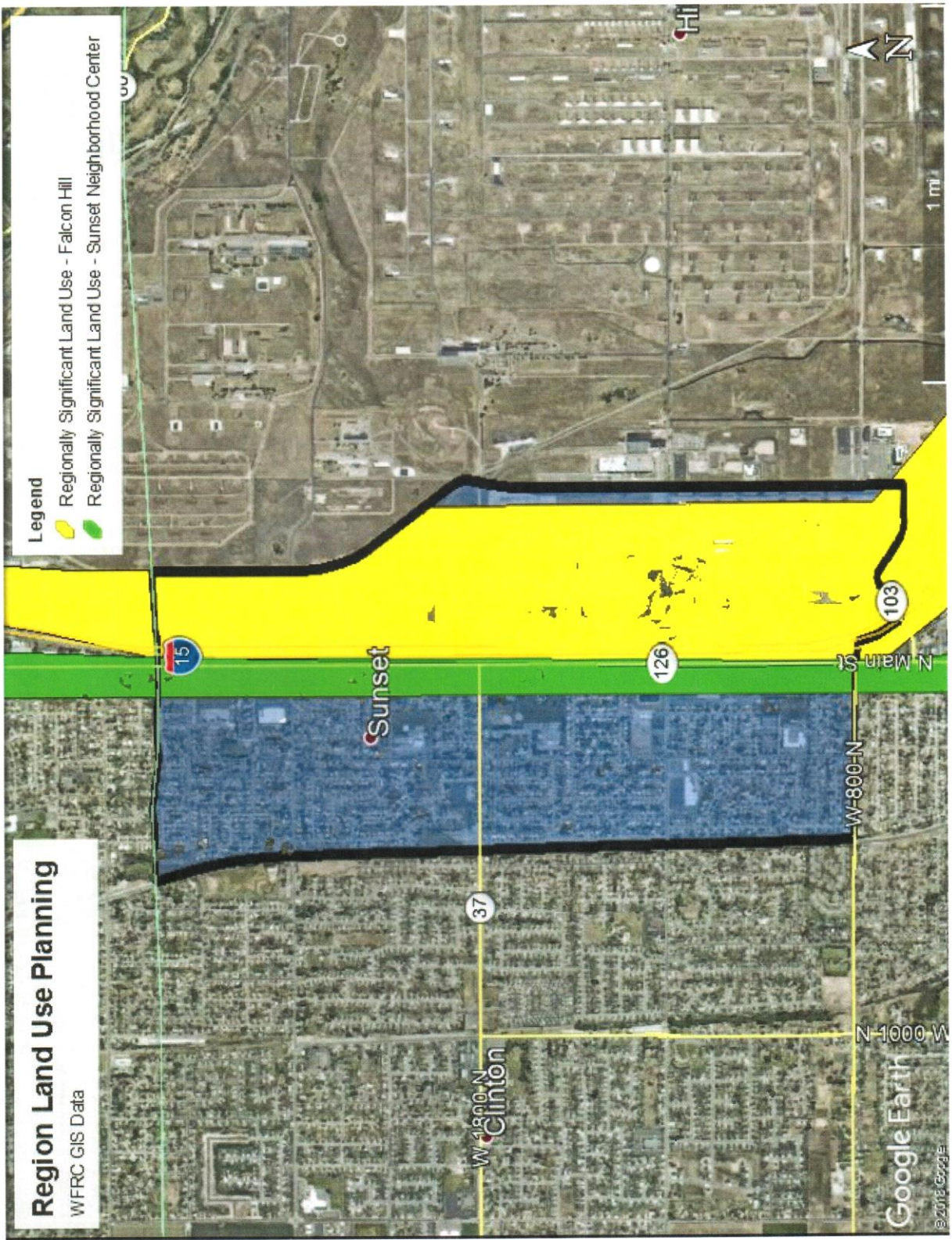
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 FREDERICK, UT 84601  
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NO. 1	DATE	BY	REVISION
1	10/1/2018	JL	1.0
2	10/1/2018	JL	2.0
3	10/1/2018	JL	3.0
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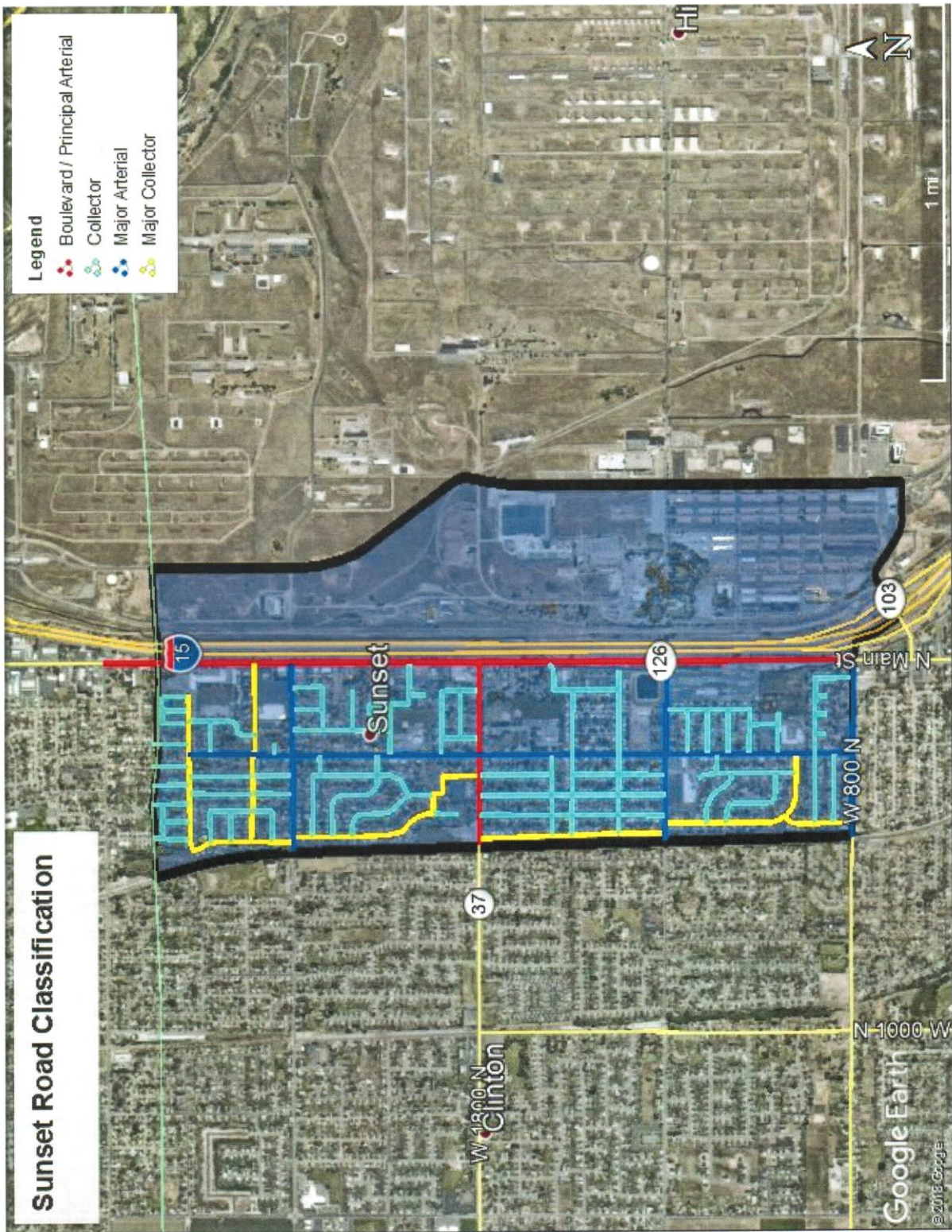
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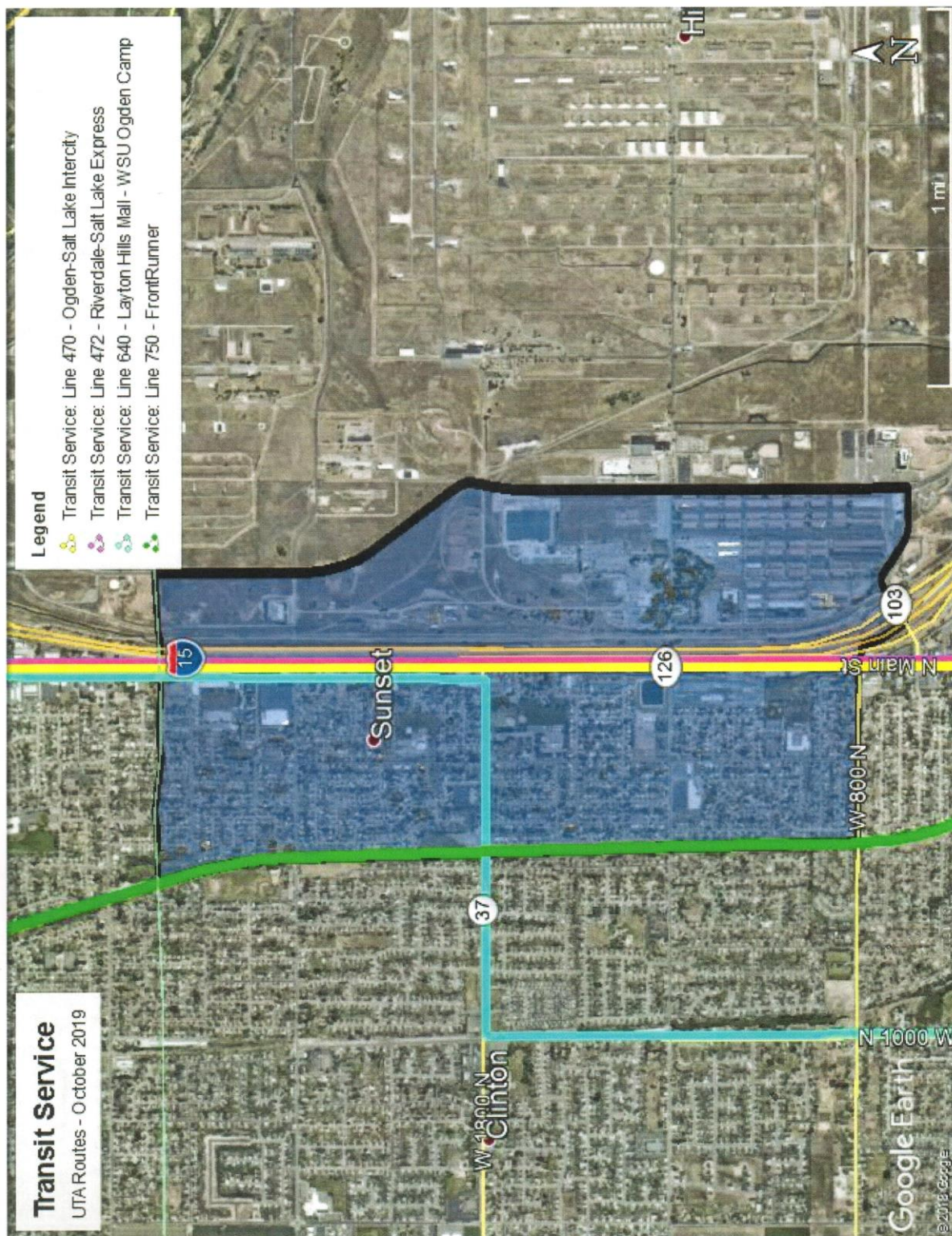




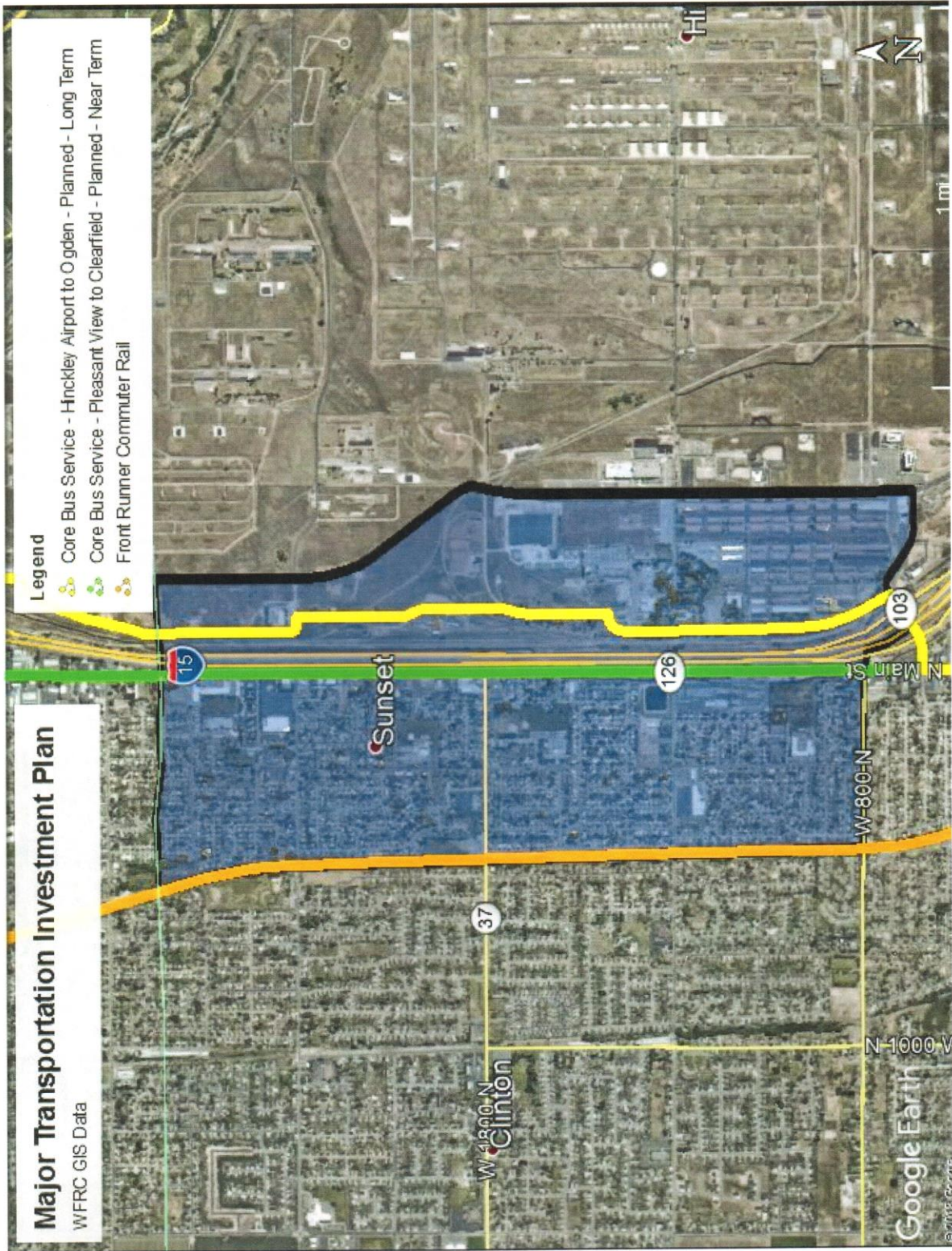












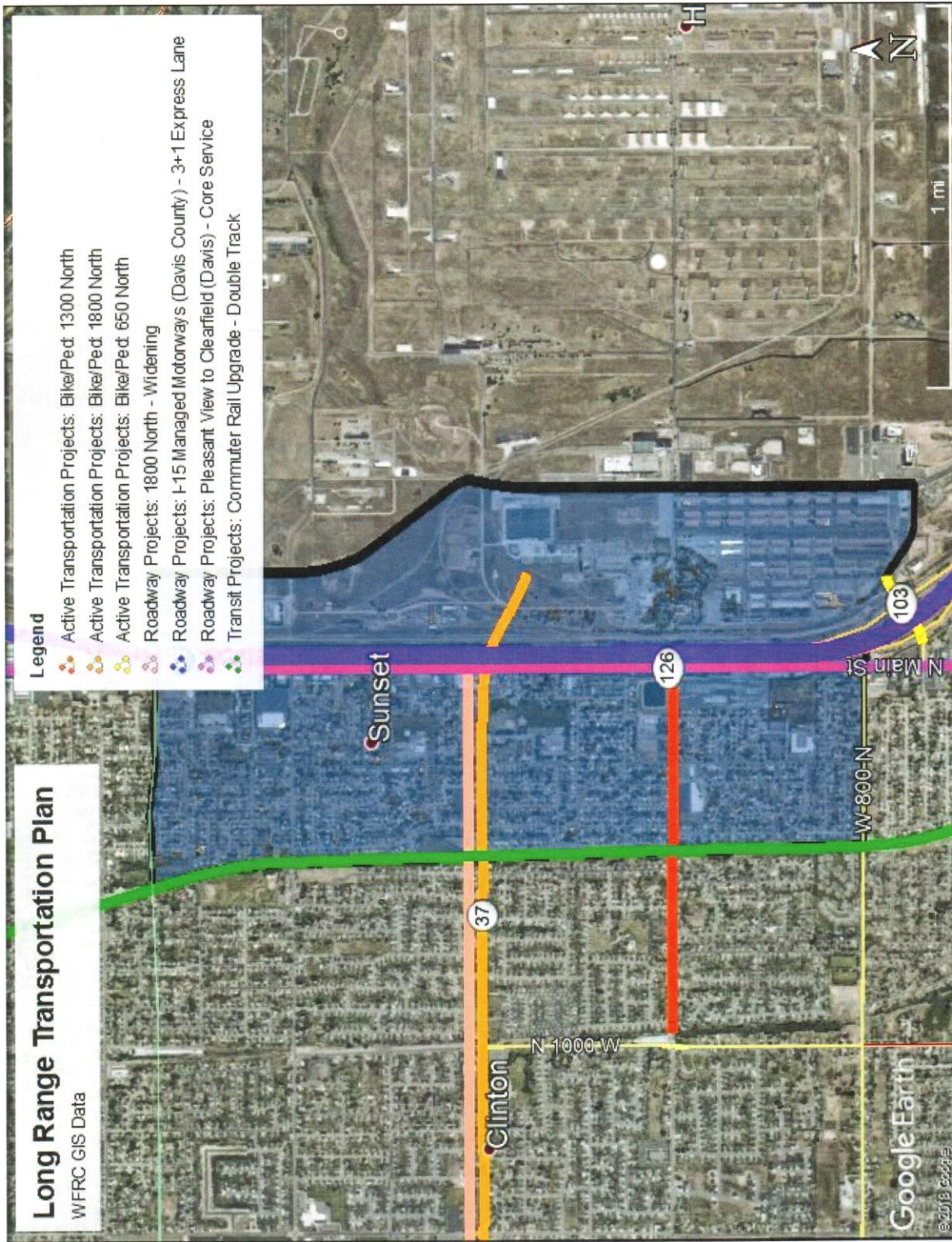


# Long Range Transportation Plan

WFRG GIS Data

## Legend

- Active Transportation Projects: Bike/Ped: 1300 North
- Active Transportation Projects: Bike/Ped: 1800 North
- Active Transportation Projects: Bike/Ped: 650 North
- Roadway Projects: 1800 North - Widening
- Roadway Projects: L-15 Managed Motorways (Davis County) - 3+1 Express Lane
- Roadway Projects: Pleasant View to Clearfield (Davis) - Core Service
- Transit Projects: Commuter Rail Upgrade - Double Track



## ***APPENDIX A***

### **SUNSET CITY ANNEXATION PLAN**

#### **CRITERIA FOR ANNEXATION**

The following criteria must be met for an area to be considered for annexation into Sunset City:

1. Areas to be annexed must be contiguous to Sunset City boundaries at the time of the annexation petition.
2. Areas to be annexed shall not be located within the corporate limits of another incorporated municipality or be part of a previously filed annexation petition that has not been denied, accepted, or approved.
3. Sunset City may file a petition for annexation for any contiguous, unincorporated areas that it protests in the petition for annexation filed by another incorporated municipality.
4. The character of the community of Sunset City is mixed residential and commercial. Areas to be annexed should be compatible to this character and the Sunset City General Plan.
5. Sunset City is concerned about the interests of all affected entities and will consider all written comments from affected entities in finalizing petitions for annexation. When feasible, Sunset City favors annexation along boundaries of water, sewer improvements, special service districts, school districts or other taxing entities.
6. Sunset City favors eliminating islands and peninsulas of unincorporated, contiguous areas, consolidation of overlapping functions of government, promoting efficient delivery of services, encouraging the equitable distribution of community resources and obligations, and giving consideration to the consequences of property owners of the area to be annexed, as well as property owners within Sunset City in order to prevent double taxation and to ascertain that the annexation will not be a tax liability upon Sunset City residents.
7. Sunset City does not favor the annexation of unincorporated, contiguous areas for which it does not intend to provide municipal services. Sunset City plans to fully facilitate the development of the area identified for annexation into Sunset City.
8. There has been no exclusion of urban development within this annexation policy plan. There are no existing urban developments, as defined in Utah Code 10-2-401 (1) (k) currently contained within the area identified for annexation into Sunset City and within ½ mile of Sunset City boundary.
9. The annexation petition must comply with the requirements of Utah Code 10-2-403.

## **PROCEDURES FOR SUBMISSION OF AN ENNEXATION PETITION**

The following steps are required for processing an annexation petition into Sunset City:

1. An annexation petition and surveyed plan map of the area to be annexed must be filed with the City Recorder. Said petition shall:
  - (a) Represent an unincorporated area contiguous to the existing corporate boundaries of Sunset City and must be shown to be within the areas designated for annexation in the Sunset City Corporation Annexation Policy Plan;
2. The Sunset City Council shall review the annexation petition and accept or deny the petition.
3. If accepted, the City Recorder shall within 30 days, certify that the annexation petition meets the above requirements and mail the required notices, includes a written notice to the City Council. If denied, the City Recorder shall mail the required notices.
4. The Sunset City Council, within ten (10) days after receipt of the City Recorder's notice of certification, shall publish a notice of the proposed annexation at least once per week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the City Recorder's notice of certification, the Sunset City Council must mail written notice of the proposed annexation to each of the affected entities as defined by Utah Code 10-2-401. The notice shall explain how a written protest is to be filed per Utah Code 10-2-407, within thirty (30) days after the Sunset City Council's receipt of the certification notice.
5. If no protest is filed during the designated protest period, the Sunset City Council will hold a public hearing after a minimum of seven (7) days notice, and consider an ordinance to grant the proposed annexation. If a protest is filed, the Davis County Boundary Commission (Utah Code 10-2-409) shall hold a hearing on the proposed within thirty (30) days.
6. Upon receipt of the Davis County Boundary Commission's decision, at its next scheduled regular meeting, the Sunset City Council may approve or deny the proposed annexation subject to the Davis County Boundary Commission's decision.
7. Pursuant to Utah Code 10-2-425, within thirty (30) days after enacting an ordinance of annexation or adjusting Sunset City boundaries, the Sunset City Council shall:
  - (a) Send notice of the enactment to each affected entity;
  - (b) File notice of the enactment with the Utah Lieutenant Governor per Utah Code 10-2-425 (1) (a) (i) (ii);
  - (c) Comply with any of Utah Code 10-2-425 not contained in this document.



## **EXTENTION OF NEEDED MUNICIPAL SERVIES IN DEVELOPED AND DEVELOPING UNINCORPORATED CONTIGUOUS AREAS AND PAYMENT OF THE SAME.**

Sunset City currently has existing infrastructure located in the proposed annexation area including the main trunk line of Davis North Sewer District along 1800 North, east under 1-15 and onto the proposed area of annexation, and existing Sunset City water storage tanks and Weber Basin water lines on said area of annexation.

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

An annexation agreement shall be prepared between Sunset City and any future developers outlining specific circumstances relating to water, sewer, streets, electricity, telecommunications, fiber optic/broadband, and other specific improvements prior to future annexation approval.

The annexation of the proposed area will allow developers of the annexed area access to water, sewer and other services, provided all developments meet Sunset City design standards and themes and comply with all applicable development ordinances.

The valuation of property and sales taxes generated by development of the annexed area will contribute to Sunset City general fund to help defray the added expenses of annexing the unincorporated contiguous area, and shall finance the extension of municipal services including utilities, streets, sidewalks, curb and gutters and other capital improvements as development occurs.

Upon annexation, the newly annexed area will receive from Sunset City:

- a) Fire Protection
- b) Police Protection
- c) Planning and Zoning
- d) Street maintenance and snow removal on dedicated streets
- e) Curbside garbage collection
- f) Water and sewer services
- g) Other services provided by Sunset City



NO.	DATE	BY	REVISIONS

DATE:	JULY 2008
DRAWN:	JLS
CHECKED:	NSN

PROJECT / LOCATION: SUNSET CITY ANNEXATION  
DAVIS COUNTY  
TITLE: ANNEXATION / ZONING MAP

CLIENT: SUNSET CITY  
 PROJECT NO: SC.00002  
 FILE: annexation.dwg  
 SHEET: 1 of 1

