

| Payson City Weighted Annexation Criteria                                                                                                                                                                                                                                                                                                                   |                 |                                                                                                                                                                                                                                                 |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Amount Possible                                                                                                                                                                                                                                                                                                                                            | Applicant Score | Annexation Name:                                                                                                                                                                                                                                | Flyway Annexation Request |
|                                                                                                                                                                                                                                                                                                                                                            |                 | Criteria                                                                                                                                                                                                                                        |                           |
| 5%                                                                                                                                                                                                                                                                                                                                                         | 0%              | 1. Minimum of 10 acres. (5%)                                                                                                                                                                                                                    |                           |
| 5%                                                                                                                                                                                                                                                                                                                                                         | 5%              | 2. All utility and infrastructure costs related to development will be the responsibility of the annexation sponsor, property owner, developer and/or applicant. (5%)                                                                           |                           |
| 5%                                                                                                                                                                                                                                                                                                                                                         | 5%              | 3. All requirements related to electrical service must be resolved prior to annexation. (5%)                                                                                                                                                    |                           |
|                                                                                                                                                                                                                                                                                                                                                            |                 | a. The applicant must coordinate with South Utah Valley Electrical Service (dba SESD) and provide documentation that service will be provided by Payson Power and all facilities will transfer to Payson Power at the expense of the applicant. |                           |
| 10%                                                                                                                                                                                                                                                                                                                                                        | 5%              | 4. Engineering and subdivision plans necessary to support the requested zoning designation are provided with the annexation application. (10%)                                                                                                  |                           |
|                                                                                                                                                                                                                                                                                                                                                            |                 | a. Development permit shall be required within five (5) years of annexation/zoning approval or zoning designation will revert to A-5-H, Annexation Holding Zone.                                                                                |                           |
| 35%                                                                                                                                                                                                                                                                                                                                                        | 15%             | 5. Ensure utilities are currently available to service the area proposed for annexation or can be upgraded and tie directly into the existing systems. (35%)                                                                                    |                           |
| 15%                                                                                                                                                                                                                                                                                                                                                        | 10%             | 6. A Specific Area Plan is in place. (15%)                                                                                                                                                                                                      |                           |
| 25%                                                                                                                                                                                                                                                                                                                                                        | 25%             | 7. The applicant has provided an explanation of benefits that the proposed annexation will provided to the community (economic, natural resources, connectivity, services, financial obligations/benefits, etc.). (25%)                         |                           |
| 100%                                                                                                                                                                                                                                                                                                                                                       | 65%             |                                                                                                                                                                                                                                                 |                           |
| State of Utah Annexation Criteria                                                                                                                                                                                                                                                                                                                          |                 |                                                                                                                                                                                                                                                 |                           |
| The annexation sponsor must address the criteria below to the satisfaction of Payson City.                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                                                                                                 |                           |
| 1. Character of the Community. Annexation will accommodate development consistent with the General Plan and new development will be sustainable and improve the community. If the proposed development does not improve the city, the development should not occur.                                                                                        |                 |                                                                                                                                                                                                                                                 |                           |
| 2. Municipal Services. Annexed and development areas must be carefully evaluated to determine the impact of municipal services for required staffing increase and projected maintenance costs. Annexation sponsors must demonstrate how municipal services will be provided to the area proposed for annexation.                                           |                 |                                                                                                                                                                                                                                                 |                           |
| 3. Extension of Municipal Services. Delivering high-quality municipal services throughout the city is a high priority. As a condition of annexation, developments may be required to extend or improve streets, power, water and sewer, and other vital public facilities consistent with the City’s master plans.                                         |                 |                                                                                                                                                                                                                                                 |                           |
| 4. Service Financing. Upon annexation, the City has the authority to require a developer to install, upsize, or improve offsite facilities as a condition of annexation. In some cases, an update to Payson City’s studies, including Utility Master Plans, Capital Facilities Plans, and impact fee reports. These costs shall be borne by the applicant. |                 |                                                                                                                                                                                                                                                 |                           |
| 5. Estimate of Tax Consequences. When unincorporated area is annexed, those areas may increase in value, providing additional tax base for the city. The applicant must provide evidence that the annexation will not place a burden on existing residents or future residents of the city.                                                                |                 |                                                                                                                                                                                                                                                 |                           |
| 6. Interest of Affected Entities. Various entities may be affected by an annexation such as other municipalities, school districts, special service districts, county, state and federal government entities. The applicant shall provide notice to these affected entities concerning the annexation process and ensure their interests are addressed.    |                 |                                                                                                                                                                                                                                                 |                           |