WEST BOUNTIFUL CITY

ANNEXATION
DRAFT POLICY PLAN

2026 DRAFT UPDATE

Prepared as a modern replacement for the 2003 Annexation Policy Plan adopted by Resolution 174-03.

This draft incorporates the 2019 General Plan (as amended), current municipal service information, the 2025 recodification of Utah annexation law, and 2026 H.B. 457.

This document will be modified to be incorporated as a Chapter in the West Bountiful City General Plan.

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1. Purpose, Authority, and Policy Statement

1.1 Purpose

This Annexation Policy Plan guides West Bountiful City elected officials, appointed officials, staff, property owners, and applicants when considering future annexations. It identifies the policy basis for the City's expansion area. It establishes criteria for evaluating whether a proposed annexation is compatible with the City's character, General Plan, service capabilities, fiscal interests, and relationships with affected entities.

The plan is a policy document. Inclusion of property within the expansion area does not guarantee annexation, zoning, development approval, service capacity, or approval of any particular density or land use. Each annexation petition will be reviewed under applicable laws, plans, ordinances, infrastructure standards, and service conditions for utilities, streets, and public services in effect at the time the petition is considered.

1.2 Authority

Utah Code §10-2-803 requires a municipality to adopt an annexation policy plan before annexing an unincorporated area, except for statutory exceptions including automatic annexation under §10-2-814. The statute requires an expansion area map and policy criteria that address community character, municipal services, the extension and financing of services, tax consequences, and affected entities. It also requires the City to consider 20-year growth, infrastructure and facility costs, land needs, agricultural and natural resource areas, and sound boundary principles.

1.3 West Bountiful Annexation Policy Statement

> **Policy Statement**
>
> West Bountiful will consider annexation when it creates a logical municipal boundary, supports efficient and financially responsible service delivery, implements the General Plan, protects community character and important gateways, improves coordination of infrastructure and public safety, and provides a demonstrable municipal benefit to the annexed area. The City will coordinate with property owners, Davis County, neighboring municipalities, and service districts so that desirable future growth is not fragmented or directed by avoidable jurisdictional conflicts.

Consistent with the General Plan, the City's three local guiding principles are:

- Logical, efficient, and convenient delivery of municipal services;
- Protection and enhancement of visual corridors and community entryways, including the Legacy Parkway corridor and other major gateways; and
- Opportunities to strengthen the City's economic base in locations compatible with the General Plan and surrounding land uses.

2. Community Background and General Plan Direction

West Bountiful is a primarily residential community in southern Davis County with an agricultural history. Its location between Interstate 15 and the Great Salt Lake, together with Legacy Parkway, wetlands, agricultural lands, and established neighborhoods, gives the City a distinctive physical form.

2.1 Land use and community character

- Maintain residential neighborhoods, rural feel in some areas, and agricultural presence.

- Concentrate commercial activity along major transportation corridors and the City's outer edges rather than dispersing it through established residential neighborhoods.
- Locate business park, office, and light manufacturing uses only where access, infrastructure, and General Plan compatibility can be demonstrated.
- Preserve key agricultural lands, open spaces, wetlands, and the western landscape character while respecting private property rights.
- Use appropriate planning tools, including clustering, flexible development standards, overlays, or conservation techniques, when they help retain open space without undermining the City's adopted land-use framework.

2.2 Gateways and transportation corridors

The General Plan treats major gateways as an important expression of West Bountiful's identity. Annexation proposals near 500 South, Pages Lane, 400 North, Legacy Parkway, Redwood Road, 1100 West, or other significant corridors should address street access and connectivity, streetscape continuity, emergency access, and visual quality.

2.3 Public utilities and community facilities

The General Plan calls for quality public utilities and coordinated capital improvements that meet both current and future needs. Annexation is therefore not merely a boundary decision; it is also a service and infrastructure decision. The City should avoid annexing land for which adequate public safety, water, drainage, transportation, and other necessary services cannot be provided within a reasonable time and cost.

2.4 Natural environment

The Great Salt Lake ecosystem, marshes, wetlands, drainage corridors, agricultural lands, and remaining western open spaces are important components of the City's character. Annexation may be appropriate in environmentally sensitive areas when municipal governance would improve long-term planning or protection.

3. Twenty-Year Growth and Land Need

3.1 Looking ahead

Utah Code §10-2-803 requires the Planning Commission to consider population growth for the municipality and adjoining areas over the next 20 years, together with the need for residential, commercial, and industrial land. West Bountiful is a relatively mature city with limited undeveloped land, so future population change will depend more on remaining development capacity, redevelopment, household size, and annexation than on unconstrained outward expansion.

Year / Scenario	Population	Basis
2010 Census	5,265	U.S. Census Bureau
2020 Census	5,917	U.S. Census Bureau
2025 Estimate	5,931	U.S. Census Bureau Population Estimates
2030	7443	Water Conservation Plan

West Bountiful City is expected to continue to grow; however, the internal City growth will be modest, with most growth expected on the western side where some undeveloped land lies.

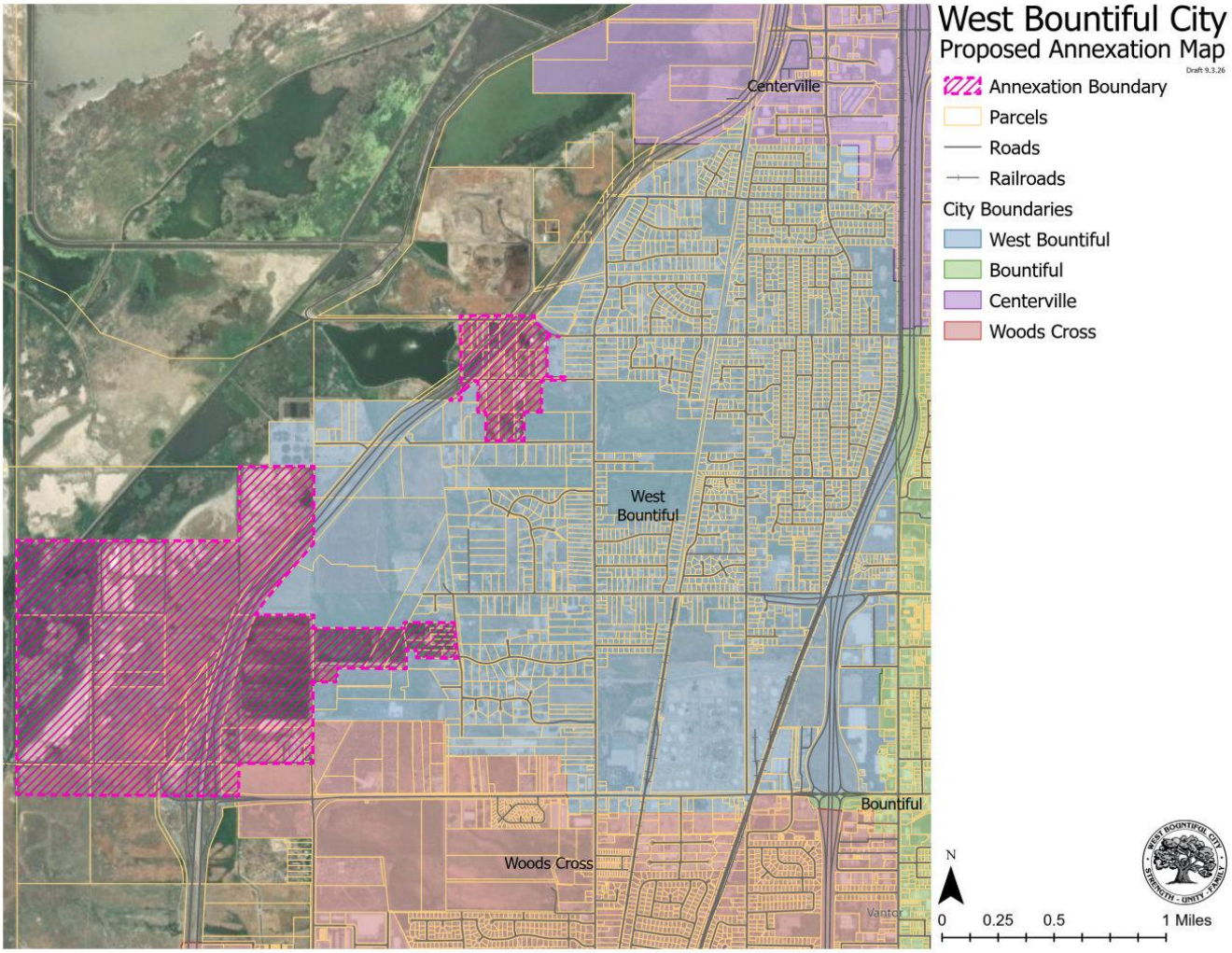
3.1 Land Need Principles

- Residential land: West Bountiful City is predominantly residential, and it is expected that most growth will be residential or related to residential development, with commercial in key areas.
- Commercial and employment land: focus on corridors and gateways where access and buffering can support regional retail, neighborhood commercial, business park, office, or light industrial uses consistent with the General Plan.
- Open space and sensitive lands: include land when municipal planning, service coordination, or resource protection is beneficial, but do not treat inclusion in the expansion area as a presumption of urban development.
- Infrastructure: the expansion area should be no larger than can be reasonably planned for through future water, drainage, transportation, public safety, and other municipal systems.

3.2 Annexation Map

The official expansion area shall be the area depicted on Exhibit A. The proposed Annexation Area Map replaces the existing Annexation Map.

Exhibit A. Annexation Map



3.3 Annexation Areas

The north area is approximately 112 acres and comprises 17 parcels. It is located northwest of the current City boundaries and the west end of Pages 1200 North/Lane. It runs between 1200 North and Pages Lane on the North. The parcel is located on both the east and west sides of the Legacy Parkway. This area has access on both sides of the Legacy Highway coming from Pages Lane.

The south area is approximately 1,340 acres. It is located on the southwest side of the City. The south area also straddles Legacy Highway, with the greater portion on the west side. The northern edge of the area is approximately 1200 North, and the southern part extends to approximately 500 South. On the east, it connects with Redwood Road and 1450 West.

4. Annexation Areas Consideration

4.1 Areas generally appropriate for inclusion

- Unincorporated property contiguous to West Bountiful that lies within the logical extension of the City's street, water, storm-drain, public-safety, and land-use systems.
- Remaining unincorporated portions of the 2003 expansion area that still serve the purposes of the General Plan and can be served efficiently.
- Land along major gateways or transportation corridors where coordinated City land-use authority is important to access, design, economic development, or community identity.
- Land for which municipal governance can improve long-range coordination of open space, drainage, utilities, transportation, or sensitive lands, even if urban development is not anticipated.

4.2 Areas generally inappropriate for inclusion or requiring special justification

- Land whose annexation would create an avoidable island, peninsula, irregular boundary, service gap, or conflict with another municipality's expansion area.
- Land that cannot be served with necessary municipal services at a reasonable level of service, time, and cost.
- Areas where access, flood risk, wetlands, environmental constraints, utility corridors, transportation rights-of-way, or other physical conditions make municipal urban development impracticable, unless inclusion is justified for resource protection or governance purposes.
- Land proposed primarily for the purpose of generating municipal revenue without a meaningful municipal service or planning benefit.
- Areas restricted by Utah Code §10-2-804 or other state or federal law, including applicable airport-related limitations, unless all required approvals or consents are obtained.

4.3 Required justification for exclusions within one-half mile

No areas within one-half mile are considered urban, hence no highly developed areas are within the annexation boundary.

5. Annexation Evaluation Criteria

5.1 Annexation evaluation

Future annexation petitions will be evaluated using the following criteria. No single criterion is necessarily dispositive unless state law makes it mandatory. The City may approve, deny, or require modification of a petition as allowed by law based on the totality of the circumstances.

Criterion	Policy question
1. General Plan & character	Is the proposed annexation compatible with the General Plan, rural/community character, desired land-use pattern, gateways, historic resources, and adjacent neighborhoods?
2. Expansion area & boundary form	Is the property within Exhibit A and contiguous as required? Does the boundary avoid gaps, islands, peninsulas, partial parcels, or irregular service areas where practicable?
3. Municipal service need	Will annexation provide a meaningful municipal benefit such as coordinated land-use authority, water, streets, drainage, police, parks, or improved governance?

Criterion	Policy question
4. Service capacity & extension	Can required services be extended at acceptable levels of service without impairing service to existing residents? Are necessary easements, rights-of-way, and system connections available?
5. Infrastructure consistency	Does the proposal fit current capital facilities plans, street plans, utility master plans, stormwater requirements, and emergency-access standards?
6. Financing	Are on-site and proportionate off-site improvements, connection costs, and other lawful obligations clearly allocated? Is public participation justified and budgeted?
7. Fiscal & tax impacts	What are the current and long-term revenues, operating costs, capital obligations, and tax/fee consequences for existing residents and the annexation area?
8. Transportation & emergency access	Does the proposal provide safe and connected access, minimize dead-end or jurisdictionally fragmented streets, and support emergency response?
9. Environment & sensitive lands	How will wetlands, high groundwater, flood hazards, waterways, wildlife habitat, agricultural land, open space, and drainage corridors be addressed?
10. Affected entities	Have Davis County, neighboring municipalities, special districts, and other affected entities been coordinated with? Are boundary or service conflicts resolved or manageable?
11. Economic development	If economic development is a reason for annexation, is it located and designed in a manner consistent with the General Plan and not based solely on municipal revenue?
12. Airport / special constraints	Are airport overlay, runway proximity, rail, highway, utility, protected-land, or other special statutory or physical constraints addressed?

6. Municipal Services and Infrastructure

6.1 Services evaluation

Annexation should occur only when West Bountiful and its partner service providers can furnish the necessary services in a coordinated, financially responsible manner. Current service roles should be confirmed for each annexation because special-district and utility boundaries may not coincide with municipal boundaries.

Service	Current provider/role	Annexation policy
Culinary water	West Bountiful City	City system; extension subject to available capacity, pressure, looping, fire-flow, and capital-facility requirements.
Streets /snow removal	West Bountiful City	Annexed streets must meet City standards or have an approved improvement plan; ownership and maintenance responsibility must be clear.

Service	Current provider/role	Annexation policy
Storm water	West Bountiful City	City is the MS4 regulatory agency within the City; development must comply with drainage, detention/retention, water-quality, and downstream-capacity requirements.
Police	West Bountiful City	Annexation should not create inefficient patrol geography or access conditions.
Parks and trails	West Bountiful City / regional partners	Evaluate park demand, trail continuity, Legacy Parkway connections, and capital/maintenance impacts.
Garbage/recycling	West Bountiful City through service arrangements	Confirm service routing and contract implications.
Fire / EMS	South Davis Metro Fire District	Coordinate response, hydrant/fire-flow, access, addressing, and district boundary/service implications.
Sanitary sewer	South Davis Sewer District	Confirm collection-system capacity, connection location, easements, district requirements, and any boundary action.
Secondary water	Weber Basin / Bountiful Irrigation or other provider, as applicable	Confirm provider, capacity, boundary, connection and irrigation-system impacts for each area.
Power / natural gas / communications	Private or regulated utilities	Coordinate easements, relocations, service availability, and franchise requirements; these providers are not necessarily statutory "affected entities."

6.2 Service extension policies

- Development should construct the on-site public improvements and lawful system extensions required to serve the development in accordance with City standards and applicable law.
- Off-site improvements should be based on adopted capital facilities plans, engineering need, proportionality, and applicable impact-fee or reimbursement law. Historical cost figures in the 2003 plan are not controlling.
- Annexations should promote utility looping, connected streets, drainage continuity, and efficient maintenance rather than isolated or dead-end systems.
- Where City facilities must cross property outside the annexation area, required easements, rights-of-way, or agreements should be secured before or as a condition of development approval when legally permissible.
- Annexation should not reduce adopted service levels for existing residents unless the City has an identified and financially feasible improvement plan.

7. Financing and Tax Consequences

7.1 Financing of services

The cost of annexation-related infrastructure should be assigned in accordance with current law, adopted impact fees, utility connection charges, capital facilities plans, development agreements, and City standards. The City should avoid making long-term operating or capital commitments based on speculative future revenue. Any City participation in major off-site improvements should be supported by a documented public benefit and approved through the City's normal budgeting and capital-planning process.

7.2 Tax and fiscal review

The City may require a fiscal impact report at the applicant's expense. The report requirements are per the City's request. The report could include any of the following: anticipated property and sales tax revenue, utility and franchise revenue (where applicable), operating costs, public-safety costs, street and storm-drain maintenance, park or facility impacts, capital obligations, and the effects of any development incentives or reimbursement agreements.

The City will not assume that annexation automatically increases or decreases the tax burden of existing residents. The tax consequence analysis required by Utah Code §10-2-803 will use the certified tax rate and other fiscal information current at the time of review.

8. Affected Entities

8.1 Affected Entities and Intergovernmental Coordination

The City will identify affected entities for the proposed expansion area and for each annexation under the current statutory definition. Depending on location, affected entities may include Davis County, special districts serving the area, a school district if its boundary would be adjusted, and municipalities within one-half mile. Neighboring municipalities and service providers should also be coordinated with when they are not technically an "affected entity" but have a material planning or infrastructure interest.

9. Annexation Petition Process

9.1 Annexation Process

West Bountiful City will process annexation requests in accordance with all applicable **Utah State statutes, City ordinances, and adopted annexation policies** in effect at the time an application is submitted and reviewed. Because annexation requirements and procedures may be amended over time, applicants and City staff should refer to the **current annexation application, applicable provisions of the Utah Code, and the most recently adopted City ordinances and policies** to determine required notices, petitions, maps, documentation, public hearings, approvals, and other procedural requirements. The City's annexation materials are intended to provide general guidance, but the governing statutes and ordinances in effect at the time of application will control the annexation process.

9.2 Annexation Agreement

As part of an annexation, the City may require, or enter into, an Annexation Development Agreement with the property owner to establish specific terms and conditions for bringing the property into the City. The agreement is a legally binding document approved by the City Council and may be recorded against the property so that its obligations **run with the land** and remain applicable regardless of a sale, transfer, subdivision, change in ownership, or other change in the property's legal status. The agreement may also bind future owners, successors, assigns, developers, and subdividers, ensuring that the commitments made at the time of annexation continue to apply as the property develops over time.

An Annexation Development Agreement may address improvements or obligations necessary to support the annexed area and protect the interests of the City and existing residents. These provisions may include the installation or extension of **water, sewer, storm drainage, and other utility infrastructure; construction or improvement of streets, roads, sidewalks, trails, and transportation connections; utility or roadway easements; dedications; public improvements; phasing requirements; and other infrastructure or service needs identified by the City**. Discussions regarding the agreement may begin when an annexation application is submitted, allowing the applicant and City to identify necessary improvements, timing, responsibilities, and other conditions early in the review process. The final agreement would be presented to the City Council for consideration and approval in conjunction with, or as a condition of, the annexation.

Appendix A. Draft Adoption Ordinance

RESOLUTION NO. _____-26

AN ORDINANCE OF THE WEST BOUNTIFUL CITY COUNCIL ADOPTING THE 2026 ANNEXATION POLICY PLAN

WHEREAS, Utah Code §10-2-803 requires a municipality, except as otherwise provided by statute, to adopt an annexation policy plan before annexing unincorporated territory; and

WHEREAS, West Bountiful City previously adopted an Annexation Policy Plan by Resolution 174-03 in 2003; and

WHEREAS, the Planning Commission has prepared a proposed 2026 Annexation Policy Plan that updates the City's expansion area, annexation criteria, municipal service policies, intergovernmental coordination policies, and statutory references; and

WHEREAS, the Planning Commission provided notice, held the affected-entity public meeting, considered timely affected-entity comments, held the required public hearing, and recommended the Annexation Policy Plan to the City Council in accordance with Utah Code §10-2-803; and

WHEREAS, the City Council provided notice and held a public hearing on the recommended Annexation Policy Plan in accordance with Utah Code §10-2-803; and

WHEREAS, the City Council finds that adoption of the 2026 Annexation Policy Plan is in the best interest of West Bountiful City and will provide a clear framework for coordinated growth, municipal services, infrastructure, and boundary planning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH, that the 2026 West Bountiful City Annexation Policy Plan, including its adopted Expansion Area Map, is hereby adopted and supersedes the Annexation Policy Plan adopted by Resolution 174-03.

BE IT FURTHER RESOLVED that City staff is authorized and directed to transmit the adopted plan to Davis County and any other county required by Utah Code §10-2-803 within 30 days after adoption and to complete other administrative actions necessary to implement the plan.

PASSED AND ADOPTED this ____ day of _____, 2026.

WEST BOUNTIFUL CITY

By: _____
Mayor

ATTEST:

_____
City Recorder