

ANNEXATION POLICY PLAN
2019

Adopted: _____



Prepared by the Harrisville City Planning Commission in
conjunction with the Administrative Services Department:

Michelle Tait, Mayor

Bill Morris, City Administrator

Jennie Knight, City Recorder

With the assistance of: Douglas Larsen L E V8 Consulting
and Jones & Associates Consulting Engineers

Adopted in accordance with *Utah Code Annotated* §10-2-401.5

HARRISVILLE CITY ANNEXATION POLICY PLAN

General Information

Harrisville City (hereafter the “City”) incorporated on April 9, 1962. Since incorporation the City has had several planning documents for future annexations. As growth and development impact the Wasatch Front, recent state legislation has been adopted to reduce unincorporated areas and promote the annexation of unincorporated islands and peninsulas in populated counties such as Weber County where the City is located. This Annexation Policy Plan (hereafter the “Plan”) will replace all prior annexation documents and is designed to eliminate islands and peninsulas surrounding the City. Weber County (hereafter the “County”) has supported the state legislation for cities to annex unincorporated areas, this minimizes impact on the County and allows the City to provide municipal services. The need for planning for the annexation of certain unincorporated areas within the County has culminated in this Plan.

Annexation decisions are generally irreversible and permanent. This Plan determines what areas will become part of the City’s political community, which areas must be serviced and supported by the City, and what areas will contribute to the City’s tax base. Ideally, annexations should be as agreeable and advantageous as possible to the applicable affected entities.

Cities annex territory into their boundaries for several reasons, including but not limited to:

- Promote urban planning and development for unincorporated area adjacent to a municipality which may share or support the basic character of a municipality.
- Extend municipal services to an unincorporated area.
- Minimize services and infrastructure gaps along the border of unincorporated area.
- Support the tax base and economy of a municipality.
- Eliminate unincorporated islands and peninsulas along with the confusion and frustration over boundaries between the county, service districts, and municipalities.
- Eliminate or reorganize services provided by special districts.
- Extend community vitality and connection.
- Improve transportation, public safety, and recreation services and programs.

Annexation Policy

This Plan shall be part of the City’s General Plan for Annexation. This Plan includes general concepts and standards that the City may adopt by ordinance as it considers appropriate in conducting an annexation as follows:

- Avoid creating islands and peninsulas of unincorporated areas, including bifurcation of neighborhoods and industrial areas.
- Focus on annexation of areas that are already islands or peninsulas of unincorporated county.
- Focus on areas that are a natural extension that benefit the City.
- Annex areas of 100 acres or less to encourage the equitable distribution of community resources and obligations.
- Negotiate with surrounding cities and annex areas where the most advantageous municipal services can be provided.

- Give consideration to areas seeking incorporation that may contribute to the City.
- Avoid areas that create an additional tax or financial liability to the taxpayers within the City prior to the time of the annexation.

Areas Subject to Future Annexation

The annexation of the areas below will allow Harrisville City the ability to provide affordable municipal services to each of the areas proposed for annexation. Areas proposed for annexation into the City include:

1. **Weber Industrial Park.** The unincorporated area of the Weber Industrial Park located along Rulon White Boulevard and surrounding unincorporated properties.
2. **Harrisville Park (East).** Unincorporated vacant land currently owned by Harrisville City and utilized as an integral part of the Harrisville City Park. The area is located at approximately 1475 North 200 West.
3. **2000 North.** Unincorporated vacant and improved land located at approximately 2000 North 100 West.
4. **Colonial Springs South.** Unincorporated vacant land located at approximately 2175 North 200 West.

Annexation Policy Plan Contents

In accordance with *Utah Code Annotated* §10-2-401.5, this Plan includes:

1. A map of the City's proposed expansion area.
2. A statement of the specific criteria that will guide the City's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - a. Character of the community.
 - b. Need for municipal services in developed and undeveloped unincorporated areas.
 - c. City's plans for extension of municipal services.
 - d. How the services will be financed.
 - e. An estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.
 - f. Interests of all affected entities.
3. Justification for excluding from the expansion area any area containing urban development within one-half (½) mile of the City's boundary.
4. A statement addressing any comments made by affected entities at or within 10 days after the public meeting under *Utah Code Annotated* §10-2-401.5(2)(a)(ii).

Statement of Specific Criteria

1. **Character of the Community.**
 - a. **Purpose and Introduction.** The purpose of the Annexation Policy Plan is to comply with *Utah Code Annotated* §10-2-401.5 which requires the City to adopt this Plan before annexing any area to the City. Each proposed and actual annexation has a different character and thus will present the City with varied

opportunities and problems as the full impact of each annexation is visited on the City.

- b. **Vision Statement.** The City seeks to maintain our rural heritage while enhancing the aesthetic values of the community, minimize urban sprawl, and create opportunities that foster economic sustainability. Further, the City supports residents and businesses with responsible, accountable, accessible, innovative, efficient, and cost-effective municipal services while affording practical infrastructure and reasonable housing opportunities. In achieving this vision, the City seeks to keep local taxes and fees at a minimum.

- c. **Brief Community History.** Harrisville City is located northwest of Ogden in Weber County. The City is named in honor of Martin Henderson Harris who was an early pioneer settler to this area. He built a log home west of Four Mile Creek. Other pioneer settlers soon followed such as: James Lake, Pleasant Green Taylor, David Jenkins, William W. Dixon, Stephen Ordway, and Luman A. Shurtleff. In 1852, Haskel V. Shurtleff, Levi Murdock, Warren Child Sr., George Tiffany, and William Elder moved into the settlement. However, trouble occurred with a local tribe after an accidental shooting of a popular chief. Some houses were dismantled and moved into Bingham's Fort until peace was reached. A brickyard was later established in Harrisville, and local brick making turned into a major business and a brickyard remained operating until 2012. The Central Pacific and Union Pacific railroads ran through a portion of Harrisville. Some of these tracks are utilized today by freight trains and by the Front Runner. Harrisville has a history of welcoming new residential and business developments that share the quality of life and pleasant atmosphere of this area. The population is approximately 6,100.

- d. **General Land Area.** Harrisville City comprises an approximate 2.7 square mile geographical area in Weber County about 40 miles north of Salt Lake City. Land area of the City ranges in elevation approximately 4,291 feet. The City is bordered by Farr West to the west, Pleasant View and North Ogden to the north and east, along with Ogden to the east and south. The Four Mile Creek, Six Mile Creek, and Mud Creek bisect the City. Portions of the City are located in the FEMA 100-year flood plain and there are wetland areas which both preclude development in such areas.

- e. **Basic Criteria.** In 1979, the Utah State Legislature adopted annexation criteria requiring an annexation policy declaration and standards before a municipality could conduct an annexation. The law also provided for a boundary commission to settle annexation disputes in each county. Changes to the state law in 1997 eliminated the policy declaration and made other changes. However, in 2001 Utah State Legislature again amended the annexation law to require an annexation policy plan and further define the requirements regarding annexation. Presently,

the *Utah Code Annotated* §10-2-402 sets forth the following summarized basic criteria:

- i. The area must be unincorporated that is contiguous to a municipality.
- ii. Annexation will not leave or create an unincorporated island or unincorporated peninsula, with some exceptions.
- iii. Area proposed to be annexed must be in the Annexation Policy Plan.
- iv. *Utah Code Annotated* §10-2-418 provides for annexation without a petition.
- v. *Utah Code Annotated* §10-2-403 provides for annexation with a petition.
- vi. A municipality may not annex an unincorporated area in a specified county for the sole purpose of acquiring municipal revenue or to retard the capacity of another municipality to annex the same or a related area unless the municipality has the ability and intent to benefit the annexed area by providing municipal services to the annexed area.
- vii. An annexation petition may not be filed proposing the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located unless the legislative body of the county in which the area is located has adopted a resolution approving the proposed annexation.
- viii. Other limitations are very specific as provided in state law.

1. Annexation Area Character.

Applicable Area Specifics:

- i. **Area 1: Weber Industrial Park.** The Weber Industrial Park, a manufacturing, distribution and industrial hub was assembled by local business leaders in the late 1970's to encourage industrial growth within Weber County and provide good jobs for area residents. Their efforts and vision most certainly came to fruition as the Park is almost fully absorbed with a myriad of industry from small to large with local, national and global presence.

The Park is approximately 400 acres in size and is comprised of roughly 50 business's that include heavy and light manufacturing, construction, warehousing, distribution, supply-chain, equipment leasing, auto repair, auto salvage, limited retail operations and Internal Revenue Service, among others. No residential dwellings exist within the Park.

The Park is over 90% developed with one 13-acre site listed and available for development in addition to a small number of vacant parcels contiguous to, or part of existing parcels with improvements that could be available for new development, or expansion of existing operations.

- ii. **Area 2: Harrisville Park (east).** Unincorporated vacant land currently owned by Harrisville City and utilized as an integral part of the Harrisville City Park

The parcel is just under 2-acres in size. The city has no plans to sell or develop the parcel in the future as the land serves the recreation fields within the city park.

- iii. **Area 3: 2000 North.** Made up of two separate parcels, one vacant and one residentially improved parcel.

The vacant parcel is approximately ½-acre in size and is contiguous with two larger, vacant parcels to the west. The large parcels and the small vacant parcel are owned by the same entity with the larger parcels already being located within the boundaries of Harrisville City.

The vacant land is likely to be developed into a residential subdivision associated with the contiguous land already within the City.

The improved parcel is 1.23 acres in size with a home and outbuildings.

- iv. **Area 4: Colonial Springs South.** This area includes two separate vacant parcels. The parcel to the north is 15.73 acres in size with the city proposing to annex approximately 6.50 acres from the 19.20-acre parcel to the south. The south parcel generally runs east to west with the eastern portion being better positioned to be annexed into North Ogden City.

The area is likely to be developed residentially.

- 2. **Need for Municipal Services in Unincorporated Area.** For purposes of this plan, Municipal Services may include: infrastructure maintenance (maintain, repair, replace, upgrade) management, observation and oversight of: roads, stormwater/flood control, sewer, water, electric utility, natural gas, fiber, street lights, intersections, walkways, signage, solid waste collection and recycling as well as police and fire protection and integrated land use planning.

Applicable Area Specifics:

- i. **Area 1: Weber Industrial Park.** Municipal Services for the Park have generally been provided by Weber County. Annexation into Harrisville City will provide the Park with a 20-year infrastructure care plan that specifically designates, in five-year increments the infrastructure components that will be maintained, repaired, upgraded, or replaced.

As an example, the city will upgrade signage and road leveling of the intersection located at 2550 North and Rulon White Blvd. The four-way stop was primarily implemented to facilitate truck traffic heading north on Rulon White Blvd. from 2550 North. Signage needs better pre-notification to south and north bound traffic as it is not uncommon for such traffic to miss the stop, or not notice the stop signs within a sufficiently safe distance in order to stop timely.

As well, it is common for the subject truck traffic to use 1775 West (a nearby corridor not designed for heavy truck traffic) in order to avoid the measurably uneven surfaces of the intersection at Rulon White Blvd as some rigs, depending on configuration are not able to use the intersection.

Additionally, the stormwater system throughout the Park is in need of upgrade and repair as significant water back up has been observed at the north and south areas of the Park along Rulon White Blvd due to rainstorms and winter/spring run-off.

- ii. **Area 2: Harrisville Park (east).** Harrisville City has provided or enabled municipal services to this area for several years as the area is owned by the city and is part of the Harrisville City Park.
- iii. **Area 3: 2000 North.** This area was recommended to be annexed into Harrisville City by Weber County as municipal services such as waste collection and public safety to the improved parcel where at times is unclear as to which entity should provide such services. Annexing into Harrisville will provide both parcels with consistent and reliable municipal services.
- iv. **Area 4: Colonial Springs South.** As it is anticipated this area will be developed into a residential subdivision, expanding existing services already in place to the west of Area 4 will be both functional and efficient.

- 3. Plans and Time Frame for Extension of Municipal Services.** For all areas, providing public safety services will be immediate upon final annexation. Fire protection will be provided by the North View Fire District. Police protection will be provided by the Harrisville City Police Department. Residential solid waste collection and disposal, recycling, land use planning, public works, storm water services, and flood prevention regulations will occur immediately upon final annexation. Other services will be accommodated upon development.

Culinary water will be provided by the existing culinary water improvement districts. Sewer service can be provided at the time of development for those areas not already serviced by the City, and/or Central Weber Sewer.

Applicable Area Specifics:

- i. **Area 1: Weber Industrial Park.** Water, sewer, stormwater, electrical and natural gas infrastructure are in place throughout the Park and connections needed for undeveloped parcels are feasibly accessed within the roadways and adjacent utility easements. As well, existing dual and redundant I.T fiber and/cable is available throughout the Park.
- ii. **Area 2: Harrisville Park (east).** Additional specifics not applicable.
- iii. **Area 3: 2000 North.** Water, sewer, stormwater, electrical and natural gas infrastructure are in place in contiguous and existing subdivision developments. Connections needed for anticipated future development of subject areas are feasibly accessed within the roadways and adjacent utility easements.
- iv. **Area 4: Colonial Springs South.** Water, sewer, stormwater, electrical and natural gas infrastructure are in place in contiguous and existing subdivision developments. Connections needed for anticipated future development of subject areas are feasibly accessed within the roadways and adjacent utility easements.

4. Financing of Services. Generally, services for all areas “Subject to Future Annexation” will be financed by the City as appropriate and customary or continue as part of existing special districts.

Applicable Area Specifics:

- i. **Area 1: Weber Industrial Park.** Financing of infrastructure maintenance, repairs, replacement and upgrades will be funded by increased property tax, fee and road fund revenues from the area.

As well, it is anticipated the City will apply for Local Transportation Funds under the authority of Weber County and the Weber Area Council of Governments to support operational upgrades along Rulon White Blvd as appropriate and needed. Of note, Rulon White Blvd. is technically considered a regional transportation facility currently included within the Metropolitan Planning Organizations Regional Transportation Plan – a base requirement to access such funds.
- ii. **Area 2: Harrisville Park (east).** Additional specifics not applicable.
- iii. **Area 3: 2000 North.** Additional specifics not applicable.

iv. **Area 4: Colonial Springs South.** Additional specifics not applicable.

5. **Estimate of Tax Consequences on Residents.** The City anticipates the following tax consequences upon residents and property owners as a result of the annexations:
- a. Tax Consequence to current residents in Harrisville City. It is anticipated that the residents may experience a positive tax consequence in the form of stabilizing the City's property tax assessed value basis. Increasing the total taxable or assessed value of the City can provide an opportunity to maintain the City property tax levy at the current level for a greater period of time.

As the economy in Utah is certainly subject to change and fluctuation, such experience can negatively impact the real estate market, lowering real estate values and in the worst case, driving business to close or exit the market. Utah's property tax structure protects property taxing entities from such fluctuations by allowing rates to adjust in a manner that will keep revenue from property tax relatively constant.

The areas to be annexed do not generate and are not expected to generate any measurable amount of sales tax revenue. Accordingly, the City does not anticipate any positive or negative consequence related to sales tax.

- b. Tax Consequence to residents and property owners in areas to be annexed.
 - i. **Area 1: Weber Industrial Park.** No residentially assessed property or residents currently exist within the boundaries of the Weber Industrial Park.

Property tax impact to commercial property within the Park is estimated at a 2.6% increase based on 2019 certified tax rates.

Harrisville City has enabled a Community Reinvestment Agency under the provisions of the State code which will allow for the consideration and facilitation of tax incentives given measured capital and workforce expansion by existing business or recruitment of new business enterprise.

- ii. **Area 2: Harrisville Park (East).** No residentially assessed property or residents currently exist within the boundaries of this area. As well, the property is owned by a government entity and such property is exempt from taxation based on ownership and use.
 - iii. **Area 3: 2000 North.** This area is comprised of two parcels:
 - Parcel No. 17-071-0009: Vacant land with no residents.
 - Parcel No. 17-071-0047: Residentially improved parcel. It is

anticipated property tax assessed could increase by approximately 3.5%. The 2018 property .012579. Annexation of the parcel will add the Harrisville City levy as well as the Bona Vista Water levy. Accordingly, the 2018 combined rate, if annexed at that time would total .013023.

- iv. **Area 4: Colonial Springs South.** No residentially assessed property or residents currently exist within the boundaries of this area. It is anticipated property tax assessed could increase by approximately 3.5%. The 2018 property the tax area rate was .012579. Annexation of the parcel will add the Harrisville City levy as well as the Bona Vista Water levy. Accordingly, the 2018 combined rate, if annexed at that time would total .013023.

6. **Interests of Affected Entities.** Affected entities for all areas “Subject to Future Annexation” could include: Business and property owners within the Weber Industrial Park, Pleasant View City, Farr West City, North Ogden City, Weber County, Weber School District, Bona Vista Water, Central Weber Sewer, North View Fire District and the Weber Fire District.

- i. **Area 1: Weber Industrial Park.**
 - Annexation of the Weber Industrial Park into Harrisville City should positively impact the business and property owners within the Park as the City will develop a managed and funded infrastructure care plan, proactively implement and pursue such plan, work consistently with business and property owners to ensure the public service needs are being met and exceeded, develop appropriate public facilitation platforms (incentives) to support business expansion and recruitment, provide business friendly entitlement and permitting services, participate in and facilitate as needed a Weber Industrial Park Business Association initiative to ensure the long term success of the Park is guided by private industry and supported by public services and assign specific personnel as the key-point liaison to business and property owners within the Park. Increased tax and fees may negatively impact business and property owners within the Park.
 - Pleasant View City and Farr West City may be limited in expansion if Harrisville concludes final annexation.
 - Weber County will no longer receive property tax revenue from their “Unincorp Services Fund” property tax levy but will continue to receive revenue from their General Fund levy and accordingly, expenditures for services provided to the Park by the County will terminate with annexation by Harrisville City.

- No affect or impact to the Weber School District as the Park will not create any new students.
- Bona Vista Water and Central Weber Sewer will not be affected as both entities currently provide service to the park.
- Weber Fire District will no longer provide primary service to the Park and will no longer receive property tax revenue. However, as a provision of law, the 2006 Weber Fire General Obligation Bond Levy will remain in place until such debt is paid off. North View Fire District will assume primary responsibility for the Park and will receive property tax revenue as a result of annexation.

ii. **Area 2: Harrisville Park (East).**

- Weber County will no longer receive property tax revenue from their “Unincorp Services Fund” property tax levy but will continue to receive revenue from their General Fund levy. The County has not incurred any expense for this area as it is owned by the City and has been supported by city services.
- Weber Fire District will no longer provide primary service to the Park and will no longer receive property tax revenue. However, as a provision of law, the 2006 Weber Fire General Obligation Bond Levy will remain in place until such debt is paid off. North View Fire District will assume primary responsibility for the Park and will receive property tax revenue as a result of annexation.
- No impacts to all other affected entities.

iii. **Area 3: 2000 North**

- Weber County will no longer receive property tax revenue from their “Unincorp Services Fund” property tax levy but will continue to receive revenue from their General Fund levy.
- Annexation will incorporate the area into the Bona Vista Water district boundary. The district will receive property tax revenue and provide culinary water services.
- Weber Fire District will no longer provide primary service to the Park and will no longer receive property tax revenue. However, as a provision of law, the 2006 Weber Fire General Obligation Bond Levy will remain in place until such debt is paid off. North View Fire District will assume primary responsibility for the Park and will receive property tax revenue as a result of annexation.
- No impacts to all other affected entities.

- iv. **Area 4: Colonial Springs South.**
- Weber County will no longer receive property tax revenue from their “Unincorp Services Fund” property tax levy but will continue to receive revenue from their General Fund levy.
 - Annexation will incorporate the area into the Bona Vista Water district boundary. The district will receive property tax revenue and provide culinary water services.
 - Weber Fire District will no longer provide primary service to the Park and will no longer receive property tax revenue. However, as a provision of law, the 2006 Weber Fire General Obligation Bond Levy will remain in place until such debt is paid off. North View Fire District will assume primary responsibility for the Park and will receive property tax revenue as a result of annexation.
 - No impacts to all other affected entities.

Justification for Excluding from the Expansion Area

There is no area excluded from annexation in this Plan as the purpose of this Plan is to eliminate all remaining unincorporated areas surrounding the City.

Statement Addressing Affected Entities

A statement addressing comments made by affected entities at the public meeting or within ten (10) days after the public meeting under *Utah Code Annotated* §10-2-401.5(2)(a)(ii) is added to this Plan below.

The City’s Planning Commission held its public meeting for the affected entities on August 14, 2019. At that public meeting there were two (2) public comments from affected entities that consisted of: Pleasant View City and Richards Manufacturing.

The City received one (1) written comment from Richards Manufacturing during the ten (10) day comment period provided in the state statute. That written comment reflected similar comments made by Richards Manufacturing at the public meeting. It is noted that comments from Richards Manufacturing and Pleasant View City shared much of the same content; accordingly, we will address such collectively as Pleasant View City.

City staff received a few phone calls from businesses in the Weber Industrial Park regarding this Plan that involved simple questions, specifically whether an annexation into Harrisville City would change the zip code or otherwise interfere with mail delivery. The zip code and mail delivery would remain 84404 by annexation into Harrisville City under this Plan. The few businesses who contacted Harrisville City said that they do not want to have the zip code changed from 84404.

Pleasant View City only expressed concern with the inclusion in this Plan of the Weber Industrial

Park. Pleasant View City provided Harrisville City with a copy of its “Pleasant View City General Plan” adopted in 2017 which states on pages 47-48 as follows:

ANNEXATION

The Annexation Plan reflects the needs and desires of the City to expand beyond its current boundaries. There are few areas of the City in which Pleasant View City annexation could occur. It is generally preferable that annexation happen prior to development of property so that City standards for development can be brought to bear as part of the development of that property. Specific areas for potential annexation are noted below:

Weber Industrial Park

The Weber Industrial Park is an area of unincorporated County land that lies to the south of 2700 North and east of the Willowbrook area of the City. This area is largely developed with industrial, manufacturing, and warehousing uses. The area is serviced by the Bona Vista Water District and the Central Weber Sewer Improvement District. The City would provide maintenance of the roads in the area as well as providing emergency response services to the area. (Pages 47-48, Pleasant View City General Plan, 2017).

Harrisville City already has a large portion of the Weber Industrial Park included in the 2003 Harrisville Annexation Policy Plan, specifically, the entire southern portion. Harrisville City researched the history of the Weber Industrial Park and found that a large portion of the Weber Industrial Park had been incorporated into Harrisville City at one time. In 1973, as part of an effort in the county to recruit business development, Harrisville City agreed to a Stipulation and Order to the disconnection of a portion of Harrisville City for the formation of the Weber Industrial Park. Harrisville City disconnected its portion of the Weber Industrial Park to support the efforts of the creation of jobs and businesses under the direction of the county at that time.

That Stipulation and Order was made before the Weber County District Court and can be found under Civil Number: 56994.

An official from Pleasant View City claimed that there is a letter from the past stating that any area disconnected from either city would be annexed in the future back into the respective city where it was disconnected. However, after a search of court records and the title documents at county recorder’s office there was no evidence discovered that such letter actually exists.

Pleasant View City’s inclusion of the area in its General Plan was made without consultation with Harrisville City in 2017. Further, from the documents obtained by Harrisville City, Pleasant

View City failed to comply with the state law requirements for developing an Annexation Policy Plan in accordance with *Utah Code Annotated* §10-2-401.5. The Pleasant View General Plan of 2017 replaced the Pleasant View City General Plan adopted in 2009. The 2017 Pleasant View General Plan document does not contain a map showing Weber Industrial Park as part of the 2017 General Plan. Pleasant View City merely defines the area of the Weber Industrial Park as “south of 2700 North and *east* of the Willowbrook area of... [Pleasant View] City.” (Page 48, Pleasant View General Plan, 2017, highlights added). The area that Harrisville City proposes to include as the Weber Industrial Park is south of 2700 North and “*west*” of the railroad and Willowbrook area as shown on the Map included as part of this Plan. As such, Harrisville City is designating an area for the industrial park different than the area defined by the 2017 Pleasant View City General Plan.

Since the 2017 Pleasant View General Plan is not a legitimate annexation policy plan lacking the essential language and due process required by *Utah Code Annotated* §10-2-401.5, it is merely a small part of a general plan document created under *Utah Code Annotated* 10-9a-401. Based upon the information available at the time this Plan was prepared, it is the legal position of Harrisville City that Pleasant View City does not have a legally adopted annexation policy plan that complies with the requirements of state law. As such, there is no conflict with another municipality for Harrisville City’s inclusion of the entire Weber Industrial Park as part of this Plan.

Further, from a planning, service, and infrastructure perspective, it is Harrisville City’s policy in this Plan to no longer bifurcate the Weber Industrial Park. Rather, Harrisville City opts to include the entire unincorporated area of the Weber Industrial Park in this Plan. Bifurcation of the Weber Industrial Park in another municipality other than Harrisville City may result in dividing the zip code and be detrimental to services and infrastructure which would be maintained by multiple jurisdictions. Harrisville City is in the best position to provide infrastructure and municipal services to the Weber Industrial Park. Police services are closer in Harrisville City than both county services and such services from any other adjoining municipality. Harrisville City can also merge the Weber Industrial Park into Harrisville City’s infrastructure maintenance plans with an easy transition as those documents are being updated. Harrisville City also has the appropriate planning, zoning, and community development policies for the best administration and oversight of the Weber Industrial Park. There is also the ability to expand the Weber Industrial Park to the south in areas already located within the border of Harrisville City that provide for growth and new opportunities for this industrial area.

Also, Harrisville City is a voting member of the Board of Trustees of Bona Vista Water Improvement District that provides culinary water service to the Weber Industrial Park. Pleasant View is not a member on the Board of Trustees of the Bona Vista Water Improvement District. This voting status puts Harrisville City at an advantage in supporting the Weber Industrial Park.

Lastly, annexation into Harrisville City would have the least impact for property taxes on property owners in the areas proposed for annexation under this Plan. The property tax increase would be an estimated 2.6% for Harrisville City, verses a higher percentage and property tax rate

when compared to North Ogden and Pleasant View.

There was no public comment at the meeting or written comment received in the ten (10) day comment period on any other area proposed for annexation, except the Weber Industrial Park. Based upon the comments, clarification has been added to this Plan to address said comments as outlined in this Plan.

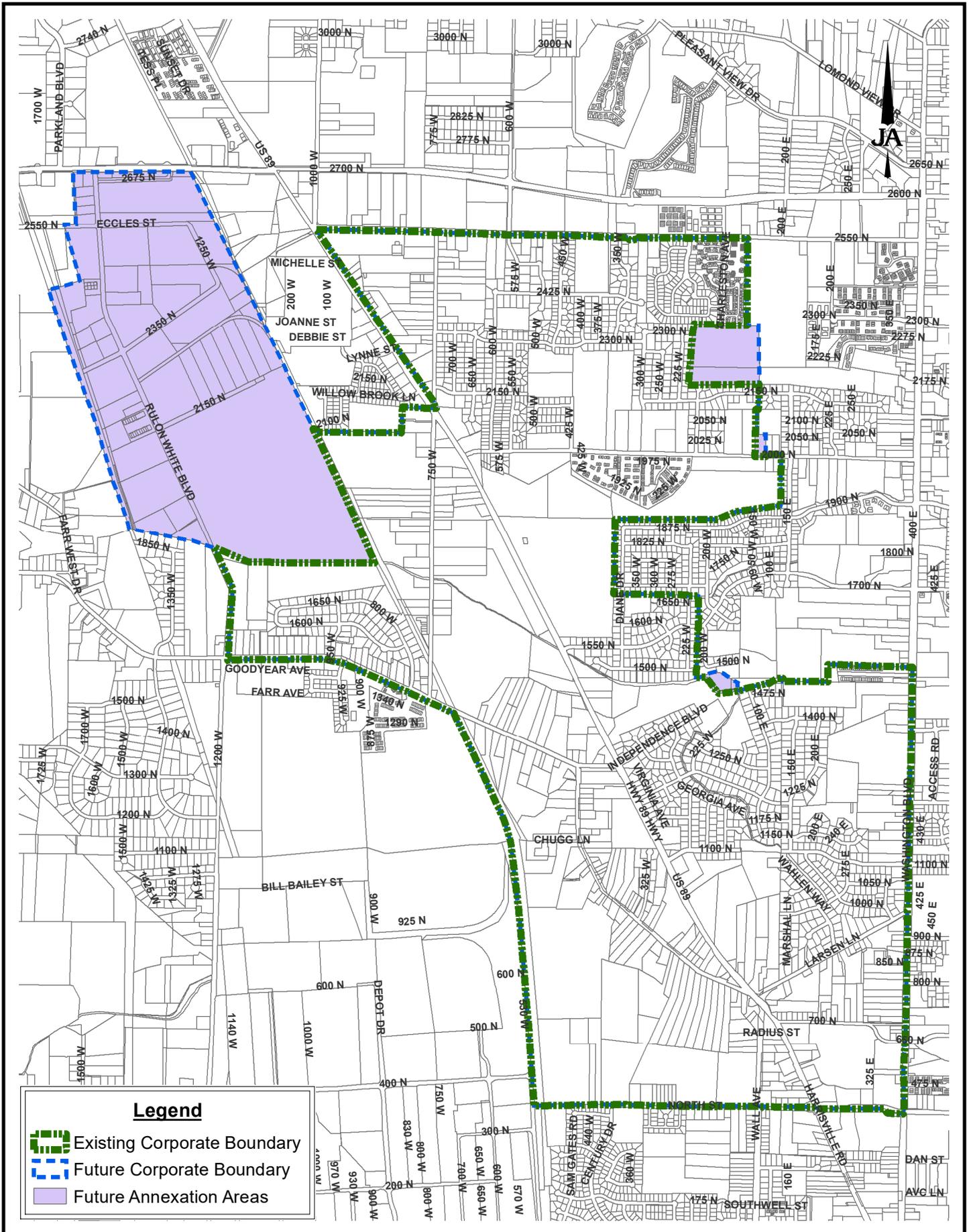
On October 9, 2019 the Harrisville City Planning Commission held a Public Hearing regarding the 2019 Annexation Policy Plan. Owners and/or representatives from three business's in the Park and a representative from Weber County provided comments of concern and recommendations during the Public Hearing.

Following the Public Hearing, the Planning Commission approved the Annexation Policy Plan incorporating recommendations heard during the Public Hearing, specifically to address the requirements of Utah Code 10-2-401.5(3)(b) individually for each proposed area to be annexed as opposed to the current cumulative structure.

As well, Richards Manufacturing has communicated their concern regarding the City's assertion that comments from Pleasant View City and Richards Manufacturing can be received and understood "collectively." Richards Manufacturing has requested the City evaluate their comments and thoughts independently. Accordingly, coupled with recommendations received at the October 9, 2019 Planning Commission meeting, we believe the City has appropriately recognized and responded to primary concerns wherein the Plan now better articulates the value provided to business in the Weber Industrial Park.

Additionally, on October 23, 2019 the City received communications from Pleasant View City. This communication was made after the expiration of the ten (10) day comment period for affected entities. Pleasant View City provided an additional document purporting it to be an annexation policy plans from 2003 and 2006. The documents are vague and seem to rely on references to the 2003 plan via a notation that they had received a call from Harrisville Mayor Oates indicating he was "okay with the amended plan." Mayor Oates has passed away and his comment cannot be verified. Harrisville City has no record of consultation as part of any plans of Pleasant View City. Both the 2003 and 2006 Pleasant View City Annexation Policy Plans include the Weber Industrial Park. Notwithstanding that a large area of the Weber Industrial Park had been included in the Annexation Policy Plan of Harrisville City.

It is the opinion of Harrisville City that neither plan adequately addresses the impact to the affected entities within the Weber Industrial Park as their list of affected entities to be contacted and notice does not include any of the property owners or business interests in the Weber Industrial Park. Therefore, such plan does not meet the statutory requirements of an Annexation Policy Plan.



Legend

-  Existing Corporate Boundary
-  Future Corporate Boundary
-  Future Annexation Areas

J&A JONES & ASSOCIATES
CONSULTING ENGINEERS
 6080 Fashion Point Dr. South Ogden, UT 84403
 (801) 476-9767

SCALE:
 N.T.S.
 DATE:
 01/18/2019

HARRISVILLE CITY CORPORATION
GENERAL PLAN MAP
ANNEXATION POLICY MAP
 Proposed January 2019

SHEET:
1
 OF 1 SHEETS
 0