

Chapter 12

MEADOW TOWN ANNEXATION POLICY

10-12-1: TITLE:

10-12-2: STATEMENT OF PURPOSE:

10-12-3: CONTENT OF PLAN; REQUIREMENTS:

10-12-4: HOW SERVICES WILL BE FINANCED

10-12-5: TAX CONSEQUENCES

10-12-6: PROCESSING AND REVIEW FEES:

10-12-7: ZONING/DENSITY OF ANNEXED PROPERTY:

10-12-8: EXPANSION AREA BOUNDARY AND DEFINITIONS:

10-12-9: EXPANSION AREA MAP:

10-12-10 PROPERTIES LIST:

10-12-11 APPENDIX A:

10-12-1: TITLE:

This chapter, when adopted, shall be referred to as the MEADOW TOWN ANNEXATION POLICY PLAN.

10-12-2: STATEMENT OF PURPOSE:

The Annexation Policy Plan is written to provide the Town of Meadow with a growth pattern that shall guide the development and expansion of the municipal boundaries through annexation in a manner that is consistent with the General Plan of the Town of Meadow, Millard County, and the laws of the State of Utah.

10-4-3: CONTENT OF PLAN; REQUIREMENTS:

It is the intent of this plan to protect and enhance private property rights of property owner's within the municipal boundaries and in the unincorporated areas surrounding the Town. It is the intent further that regulations contained herein shall encourage sound

planning practices and avoid unnecessary and premature consumption of land that cannot be developed or serviced efficiently.

This has been developed in accordance with Section 10-2-401.5 of the Utah Code. As such it represents a statement by the Town of its intended willingness to consider incorporation of the property shown on the attached map within the corporate boundary of the Town.

Character of the Community:

The residents of Meadow have repeatedly identified community character as "rural town atmosphere" as one of the primary strengths and contributors of the quality of the life of the Town. Within the context of an annexation request, the town will weigh the desired annexation against the impact to this perception of rural-town atmosphere.

Municipal Services:

Meadow as a small town provides limited municipal services to the residents of the Town. The following are a list the municipal services which Meadow provides:

- Electricity
- Culinary Water
- Streets & Roads
- Parks
- Fire Protection
- Cemetery Maintenance

Areas within the annexation policy plan boundary either currently receive or may in the future receive one or more of these services. In considering requested annexations, Meadow Town will assess the existing capacity of the services along with the additional demand for services that will be placed upon the Town by the annexation. Additional service demands will be weighed against additional revenues and other benefits that can be expected to accrue to the Town as a result of the proposed annexation. These revenues and benefits may include

Property tax revenue
Sales tax revenue
Utility hookup fees and monthly billings
Impact fees
Benefits that can be obtained that accomplish a stated goal of the Meadow Town General Plan.

The Town Council will use this assessment in objectively determining whether or not, without discrimination, to grant a petition for annexation.

In areas where municipal services are not presently extended, service shall be extended on an as needed basis at the developer's expense. All extensions of municipal services shall comply with all Town ordinances and policy criteria. An annexation agreement shall be prepared between the Town and future developers outlining specific requirements relating to water, sewer, transportation, electricity, telecommunications, fiber optic, and other specific improvements prior to annexation approval. An approved annexation petition shall allow developers of the annexed property to connect to Town facilities, provided all infrastructures proposed to be connected meet Town specifications and comply with all applicable development and land use ordinances. When annexation is approved, the newly annexed area shall be eligible to receive the following available services: fire protection; planning and zoning; maintenance of dedicated Town streets; and other municipal and utility services provided by the Town.

Contiguous to Municipal Boundaries:

All proposed annexations shall be contiguous to the current boundaries of the Town of Meadow.

Streets & Roads:

The streets of Meadow will continue to be in the block grid pattern of 131' wide streets running North and South and 96' wide streets running East and West except where terrain or existing roads prohibit it.

Parks and Recreation:

Open space and parks are desirable elements in the development of a community and contribute to the quality of life within the community. Currently there is a park available to the residents of Meadow to provide a variety of recreational needs.

10-12-4: HOW SERVICES WILL BE FINANCED

Infrastructure needed to service developed properties is installed at the expense of the developer. Upon dedication to, and acceptance of this infrastructure by the Town, maintenance will be at the expense of the Town. In addition, the Town imposes impact fees to offset the impact on off-site infrastructure systems from new development.

Water rights equal to the amount of 60,000 gallons per 1/2 acre lot shall be conveyed and deeded to the Town at the time of annexation. All costs to develop water sources and integrate those sources into the Town's water system shall be paid for by the developer at the time the development is initiated.

10-12-5: TAX CONSEQUENCES

Meadow does not assess property value, but does receive a share of the tax based on the assessment by Millard County.

Affected Entities:

The annexation of land from one jurisdiction to another has an effect on the Town of Meadow and Millard County.

Millard County - The effect of annexation on the tax base of Millard County will be either neutral or positive. Annexed properties will continue to pay Millard County property tax assessments, and it is likely that the value of these properties will increase with access to Town of Meadow services, thus raising the net property

tax revenue to Millard County. Millard County will also benefit from reduction in service demands on these properties.

Millard County School District - Properties within the expansion area will remain in Millard County School District and will continue to pay the district's property tax assessment. Therefore, the impact of annexations to the school district will be neutral.

Neighboring Towns - Under current annexation plans Meadow Town will not encroach or overlap any neighboring town.

10-12-6: PROCESSING AND REVIEW FEES:

The Town recorder, upon receipt of an annexation petition that complies with the requirements of Utah Code Annotated section 10-2-403, shall impose such fees as established by the Town council by resolution to recover the costs of processing such petition.

10-12-7: ZONING/DENSITY OF ANNEXED PROPERTY:

Upon completion of the annexation process, areas designated as short term (1R), medium term (2), and long term (3) will be zoned Rural Residential. Areas within the short term area (1C) will be zoned Highway Commercial immediately upon annexation.

10-12-8: EXPANSION AREA BOUNDARY AND DEFINITIONS:

Growth plans shall be, short term (areas 1R and 1C on the map), moderate term (area 2), and long- term (area 3). Long-term plans shall include those areas where there are no immediate plans for development or infrastructure to provide service within the next 10-15 years. Moderate-term plans shall be for those areas where services can be extended reasonably within the next 5-10 years(see Expansion Area Map in Appendix A) .

Short-term plans will be divided into two areas (1R and 1C). Area 1R shall include those areas on the East side of the I15 Freeway where services presently exist. In order to be contiguous, and as narrow as possible, the short term plan includes expansion areas 1/2 acre in size, with a 120' frontage, along existing roadways where services are presently provided, or contracted. Area 1C shall include the area west of the I15 Freeway and is intended for immediate commercial development.

The Moderate expansion area (2R) shall be within 1 city block in 1 block increments from existing Meadow Town boundaries (see Expansion Area Map in Appendix A). A city block will be defined as 8 acres of land that may be subdivided into 1/2 acre building lots which meet the standards of the applicable zone, plus a strip of land 131' wide on the East or west boundaries of each block and 96' on the North or South boundaries will be required for streets. The length and width of the properties will need to be varied to allow new roads to align with existing roads where applicable.

Long Term expansion area (3R) shall be within 1/2 mile from existing Meadow Town boundaries and will be expanded in the same increments as the medium term area (see Expansion Area Map in Appendix A).

10-12-9: EXPANSION AREA MAP:

A map of the expansion areas is included in Appendix A of this plan and made a part by reference. This map outlines the boundaries of the three levels of growth as described above.

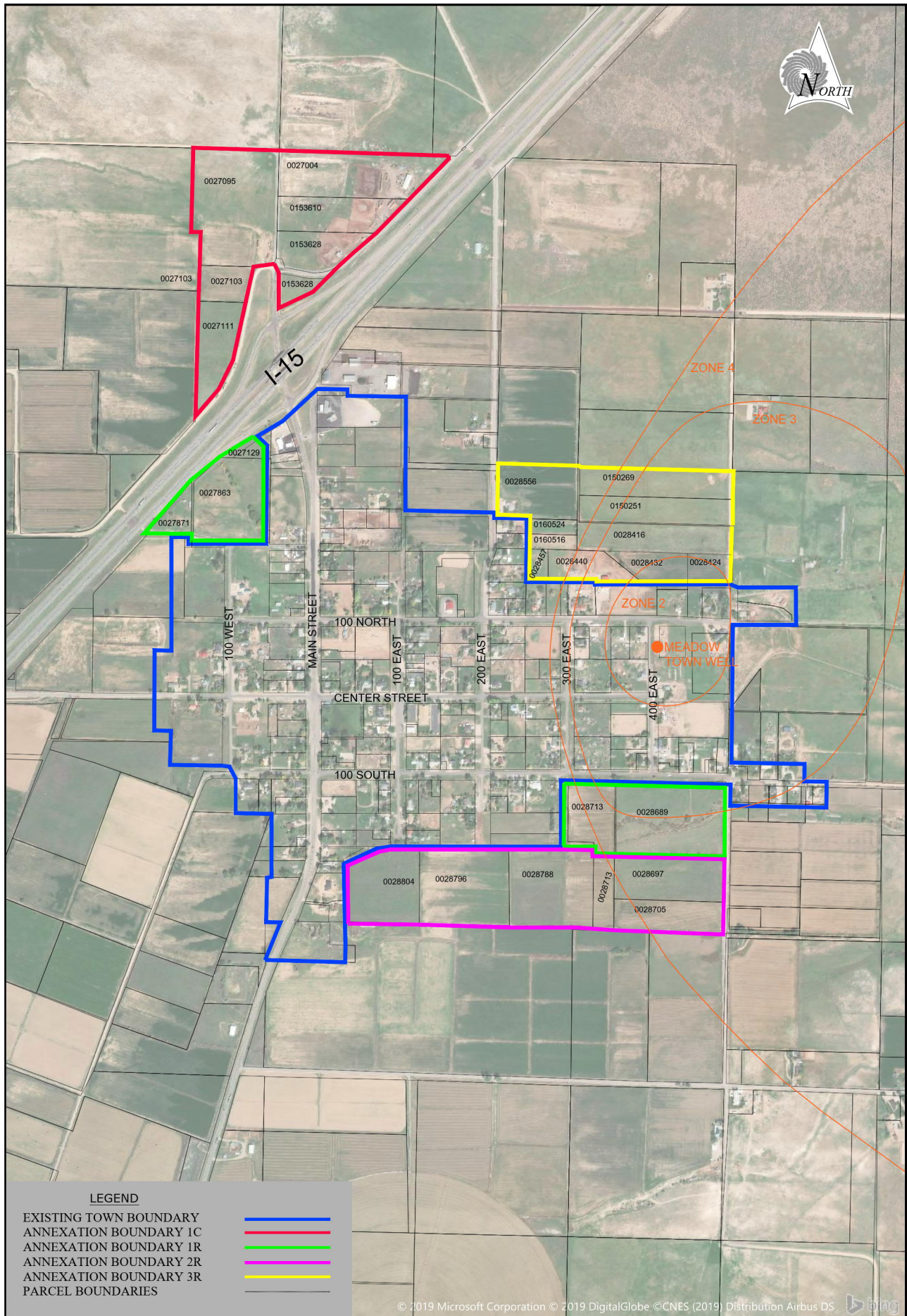
Annexation Petition:

Refer to Utah Code, Section 10-2-403.

10-12-10 PROPERTIES LIST:

The Properties List (see Appendix A) includes properties that are currently located within the proposed annexation area. As these properties may be bought, sold, sub divided or otherwise modified in the future, their current boundaries will only be used as a guide for determining the proposed annexation area. The Town Council will make the final determination of a property's eligibility for annexation. This decision will be based upon criteria set forth in the Meadow General Plan, the Sub Division Ordinance, and section 10-12-8 of this ordinance. An attempt will be made to follow property boundaries when implementing the annexation.

10-12-11 APPENDIX A:
Expansion Area Map:



LEGEND

EXISTING TOWN BOUNDARY
ANNEXATION BOUNDARY 1C
ANNEXATION BOUNDARY 1R
ANNEXATION BOUNDARY 2R
ANNEXATION BOUNDARY 3R
PARCEL BOUNDARIES



MEADOW TOWN

PROPOSED ANNEXATION
PLAN



25 EAST 500 NORTH
FILLMORE, UTAH 84631
TEL 435-743-6151 • FAX 435-743-7900
www.sunrise-eng.com

Properties List:**Boundaries**

Parcel ID	Property Size
-----------	---------------

Annexation Boundary 1C

27004	11.6
153610	6.9
27095	16.6
27103*	3.1
153628	9.5
27111	6.1

Annexation Boundary 1R

27863	10.4
27871	2.81
27129	2.12
28713*	5.49
28689	14.6

Annexation Boundary 2R

28804*	5.6
28796	11.8
28788*	12.4
28713*	1.81
28697	8.6
28705	5.7

Annexation Boundary 3R

28556*	7.4
150269*	7.1
150251	7.1
160524*	2.1
160516	2.1
28416	6.8
28457	1.1
28440	7.1
28432	3.8
28424	2.4

*part of property is within annexation boundary