

Kamas City Council
Staff Report

September 14, 2021

Applicant: Devin Meier/Horse Creek Ranching LLC

Request: Annexation Petition

Location: West of Grassy Creek Subdivision and North of South Summit School District – Parcels CD-541, CD 541-A, CD-541-B, CD-541-C and CD-541-D

Zoning: Current zoning is AG-40 in Summit County

DESCRIPTION

Devin Meier with Horse Creek Ranching had petitioned to annex properties CD-541, CD-541-A, CD-541-B, CD-541-C, CD-541-D which totals 140.94 acres.

In accordance with Utah State Code 10-2-402, the proposed annexation must:

- (i) Be a contiguous area
- (ii) Be contiguous to Kamas City
- (iii) Not leave or create an unincorporated island or unincorporated peninsula
- (iv) Be an area located within the proposed annexation expansion area of Kamas City

At this point in the process, the property owners have completed the following steps;

- Approached City Council previously (April 27, 2021) to discuss annexation. Councilors were interested in Devin continuing the process
- Property was surveyed
- Filed a motion of intent which was mailed by county to all affected entities and property owners within in 300 ft. of the area proposed to be annexed
- Annexation petition has been submitted with a survey of the property

Next steps are as follows:

City Council may reject the petition or accept the petition for further consideration. If the Council accepts the petition for further consideration and the City Recorder/Clerk determine the petition meet statutory requirements, the petition will be certified within 30 days. After that, the Clerk will deliver a copy of certification and public notice to the City Council, County Clerk and Commission and any special districts affected by the annexation. Then, a public notice of the certification is posted for three consecutive weeks. If there are no protests, the petition will be placed on the Planning commission agenda with a public hearing. After Planning Commission, the City Council will schedule a public hearing and may vote to either grant or deny the annexation. Lastly, the annexation survey and articles of incorporation must be sent to the Utah State Lt. Gov office for review.

A copy of the survey map, letter or intent and annexation petition are in drop box as well as a rough outline of the area in this report.

EVALUATION

According to the General Plan, the city will evaluate the following for each annexation:

- (a) Compliance with all requirements of appropriate State Code provisions.
- (b) The current and potential population of the area, and the current residential densities.
- (c) Land uses proposed in addition to those presently existing.
- (d) The assessed valuation of the current properties or proposed uses.
- (e) The potential demand for various municipal services, especially those requiring capital improvements.
- (f) Recommendations or attitudes of other local government jurisdictions regarding the proposal and potential impact of the annexation.
- (g) An accurate map of the proposed annexation area, in addition to that required by State law, showing the boundary of the area and property ownership lines; the topography of the area and major natural features, easements, drainage channels, wooded areas, areas of high water table, etc. A vicinity map should also be included.
- (h) A statement as to how the proposed area, and/or its potential land uses would contribute to the achievement of the goals and policies of the city.
- (i) Identification of any special districts or county departments that are currently providing services. If the proposed area is receiving services that are to be assumed by the city, a statement should be included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the city is unable to provide services immediately.

Zoning and Density: This property is currently zoned A-40 in Summit County. According to the Future Land Use map in the General Plan, this property is zoned Agriculture.

Concept and Layout: Devin Meier has expressed that he would feel comfortable being zoned A5 and any future development would need come before the Commission and Council for a rezone. For now, he would just like to be part of the City.

Traffic: Unknown, will need to be considered with UDOT and the Kamas City Transportation Plan and connectivity requirements.

Public Amenities: Unknown

RECOMMENDATION

The next step in the annexation process is for City Council to accept or reject the petition for further consideration.

