



# Copperton Annexation Policy Plan Overview

MSD Long Range Planning . February 15, 2022



# Purpose of the Annexation Policy Plan:

- **State Code prohibits any municipality from annexing territory until it has prepared and adopted an Annexation Policy Plan (§10-2-401.5)**
- Ensure that annexed territory **achieves a purpose consistent with the character** and vision of Copperton:
  - Set-aside land for small-scale, desirable commercial use
  - Buffer the historic core from encroaching development
  - Provide access to recreational amenities
- Plan for the **provision of services and mitigate any potential negative impacts** from annexation
- Receive notification on projects proposed in expansion areas



# Background:

- For the past few years, Copperton has been in discussion with Rio Tinto and thinking about a potential Annexation Policy Plan
- Copperton General Plan adopted in 2020: saw opportunities for future annexation to provide community-desired amenities and protect the integrity of the community's historic core
- In December 2021, Copperton identified parcels desirable for future annexation
- MSD Planning Staff contacted to help prepare Policy Plan consistent with State Code and reflective of Copperton's needs and desires



# State Code Requirements

**In preparing an Annexation Policy Plan, the municipality must include and address the following:**

1. Map of the expansion area
2. Character of the community
3. Need for municipal services in developed and undeveloped unincorporated areas
4. Plans for extension of municipal services
5. How the services will be financed
6. Estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area
7. Interests of all affected entities

**In the development, consideration, and adoption of its Annexation Policy Plan, the municipality must also:**

1. Avoid gaps between or overlaps with the expansion areas of other municipalities
2. Consider population growth projections for the municipality and adjoining areas for the next 20 years, as well as residential, commercial, and industrial land needs in that time
3. Consider current and projected costs of infrastructure, urban services and



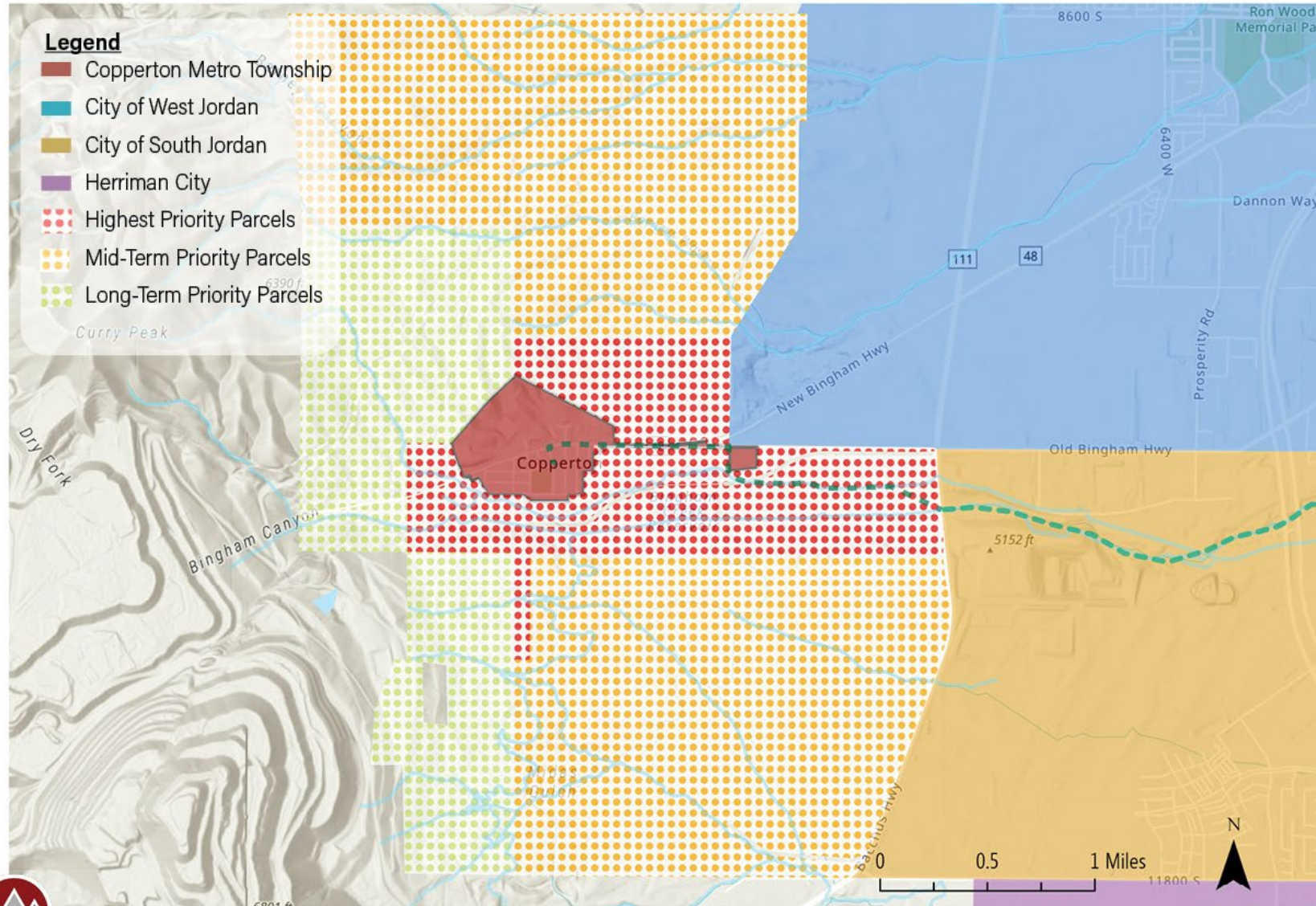


# Annexation Policy Plan Content:

- Who Are We? (Overview of Copperton and Values)
- What Does Annexation Mean to Copperton? (Justification)
- Purposes of the Policy
- Copperton Potential Expansion Areas
- Proposed Future Land Uses
- Current and Projected Costs of Infrastructure, Services
- **Statements of Affected Entities (PURPOSE OF TONIGHT)**
- Annexation Criteria (The Policies)
- Appendix

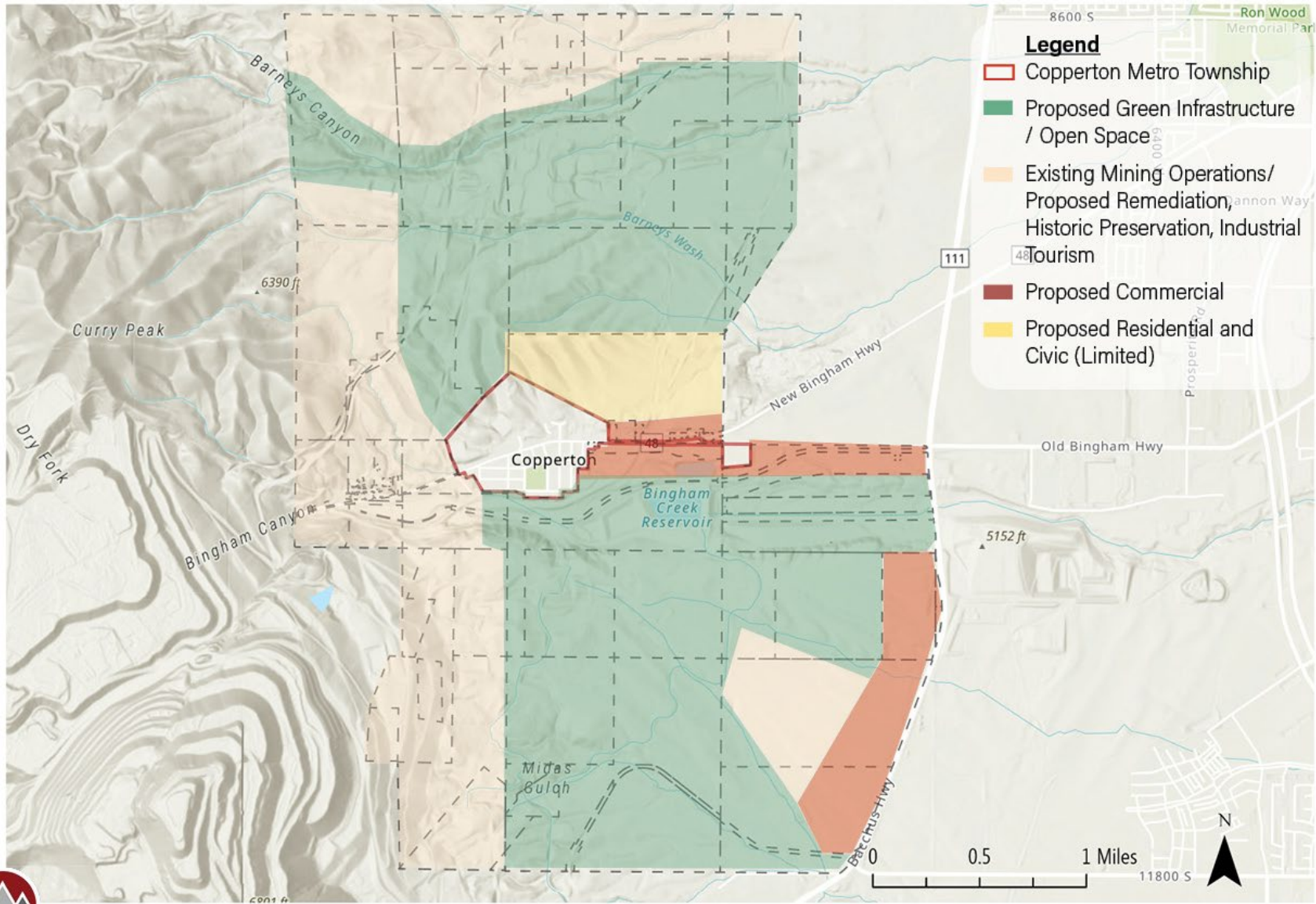


# The Main Ideas: Expansion Areas





# The Main Ideas: Expansion Areas Future Land Use





# The Main Ideas: Policies

- 24 drafted policies describing how Copperton will evaluate proposed annexations
- Policies are intended to:
  - Meet State Code Requirements
  - Promote Responsible Stewardship of Municipal and Natural Resources
  - Facilitate Annexation When Beneficial to Copperton's Interests
  - Prevent Placing Burden on Residents to Finance Future Annexation





# What's Next?

**Tonight and 10 days after:** Receive comment from Affected Entities

**Next:** Make revisions to draft as directed by Planning Commission

**After Revisions:** Planning Commission holds public hearing to consider any revisions made to Policy Plan; may recommend to Council

**After Recommendation:** Council holds public hearing to consider Policy Plan; may adopt with or without revisions or not adopt

**Future:** Planning Staff works with municipality to codify processes for receiving and deciding on annexation petitions.



# Important Considerations

- An Annexation Policy Plan provides criteria for considering a petition for annexation; **this is not itself an annexation**
- The vast majority of land in the proposed Expansion Areas is owned by Rio Tinto Kennecott
- MSD is the service provider for unincorporated Salt Lake County; annexation from unincorporated County into Copperton would result in few service disruptions



# Questions?

Kayla Mauldin  
Senior Long Range Planner, MSD  
[KMauldin@msd.utah.gov](mailto:KMauldin@msd.utah.gov)

Tessa Stitzer  
Deputy Mayor / Vice Chair Copperton Council  
[tessastitzer@coppertonutah.org](mailto:tessastitzer@coppertonutah.org)