



Copperton Annexation Policy Plan and Ordinance

MSD Long Range Planning . March 15, 2022



What Are They?:

Annexation Policy Plan:

- A planning document that establishes potential expansion areas and policies for considering an annexation, within the context of the community's vision and intents.
- Highly visual and including background and methodology narrative.

Annexation Ordinance:

- A land use ordinance that codifies processes for receiving and deciding on an annexation petition and/or annexation initiated by the municipality.
- Includes a list of the policies developed in the Annexation Policy Plan.

Both are needed before a municipality may consider an annexation, and the required contents of each are established in State Code §10-2-Part 4.



Policy Plan and Ordinance Purposes:

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
- Plan for the **provision of services and mitigate any potential negative impacts** from annexation
- Receive notification on projects proposed in expansion areas / receive input from affected

Annexation Ordinance:

- Codify **process for receiving, certifying, and reviewing annexation petitions**
- Codify **process for a municipal-initiated annexation**
- Codify list of policies established in the Annexation Policy Plan
- Ensure municipal processes regarding annexation are consistent with requirements of State Code



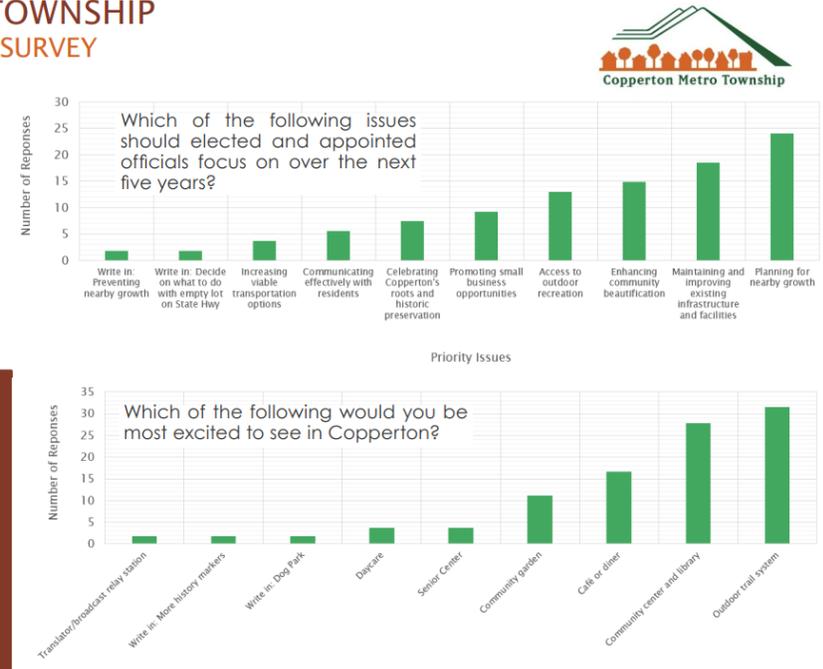
Background:

Annexation Policy Plan and Ordinance:

- **Earlier:** Copperton Annexation Committee working toward this goal for several years
- **2020:** Copperton General Plan adopted; recognized opportunity for future expansion to provide desired amenities / services
- **December 2021:** Copperton identified parcels desirable for future annexation
- **December 2021-Current:** MSD Planning Staff contacted to help prepare Annexation Policy Plan and Annexation Ordinance; needed to

COPPERTON METRO TOWNSHIP AMENITIES AND PRIORITIES SURVEY

To gain widespread public feedback for Copperton's 2020 General Plan, planning staff created the Amenities and Priorities Survey. A postcard with details on accessing the online survey was mailed to every Copperton household. Between June 23rd and July 27th, 54 Copperton residents shared their perspectives. Check out the results:



When requested to: "select which transportation options, if available, you would use at least monthly," 13.6 percent of respondents chose "weekday morning and evening rush-hour shuttle to the Trax Station on 5600 W and Old Bingham Highway." Most respondents, 71.2 percent, selected "none."

Credit: Amenities and Priorities Survey Report, 2020. Available at <https://bit.ly/lrp-cp>. Exemplifies types of amenities residents would like to see in the future.



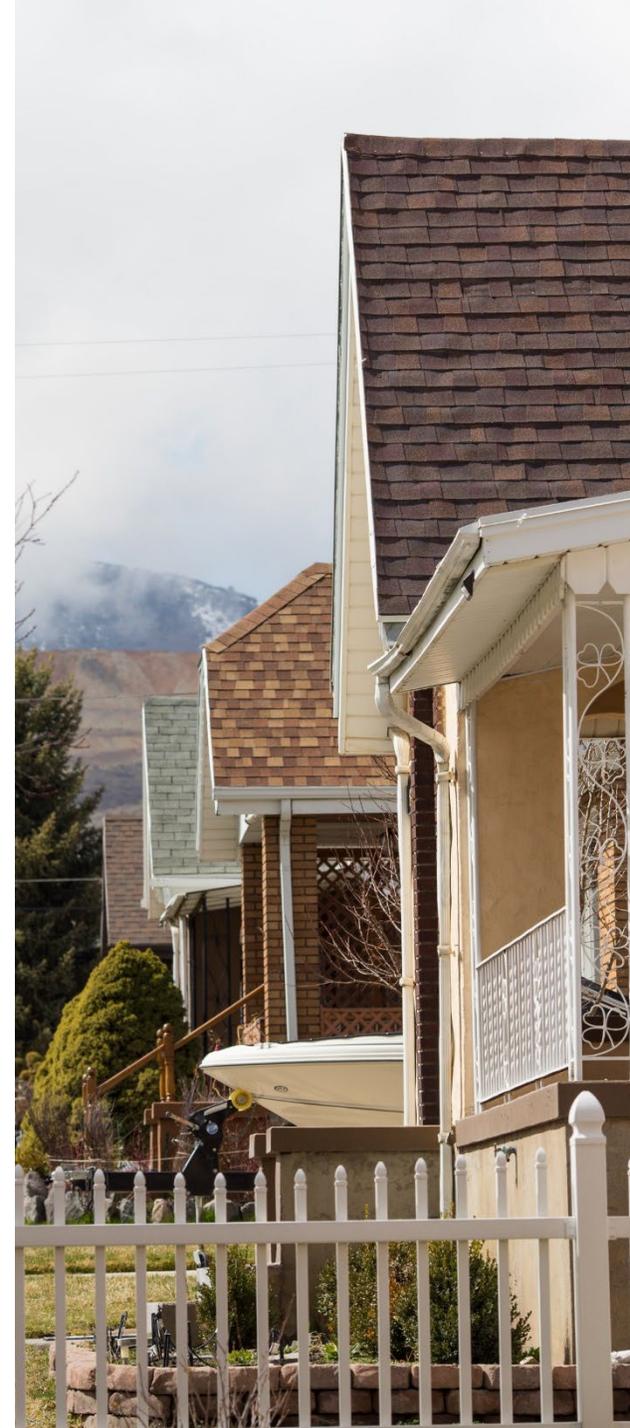
State Code Requirements

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 public facilities
4. Consider the reasons to include agricultural lands, forests, recreational areas, and





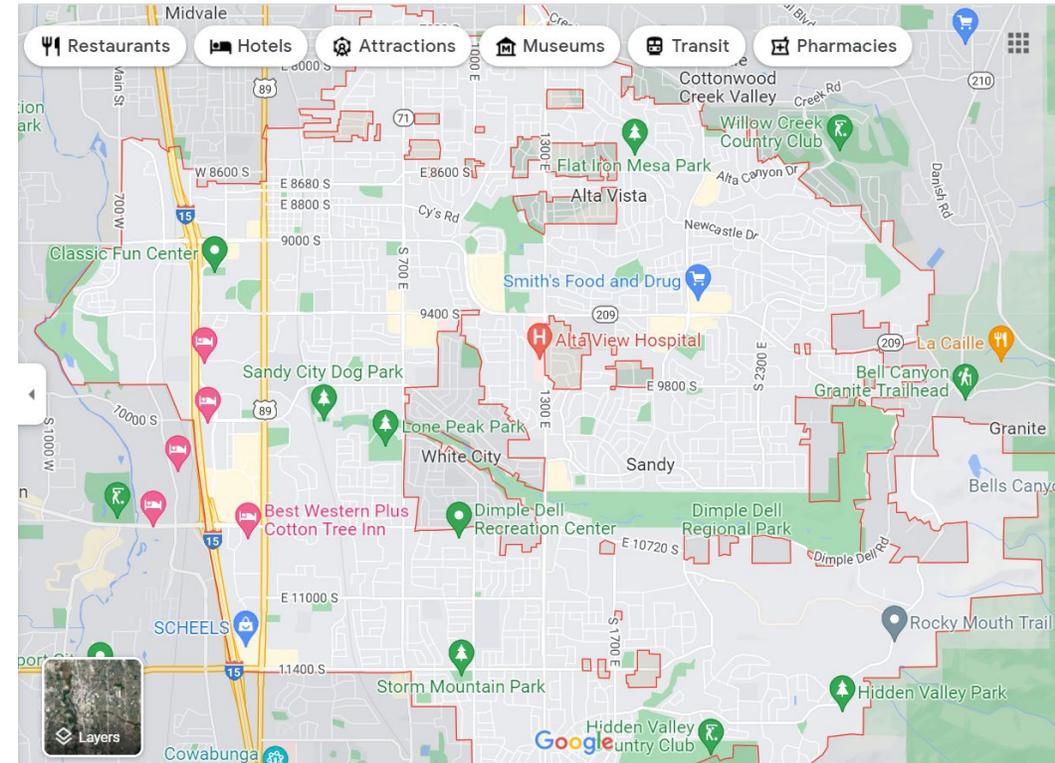
State Code Requirements: General

Processes:

- Annexation occurs through petition by property owner(s), or by municipality-initiated annexation when certain conditions are met.
- Municipality has very little discretion in these processes.

General Provisions:

- Area to be annexed must be a contiguous area and be contiguous to the municipality's boundaries
- Should avoid leaving islands or unincorporated peninsulas



Credit: Google Maps, 2022. State Code language intends to avoid situations like Sandy City, sprinkled with unincorporated pockets.



Content:

Annexation Policy Plan:

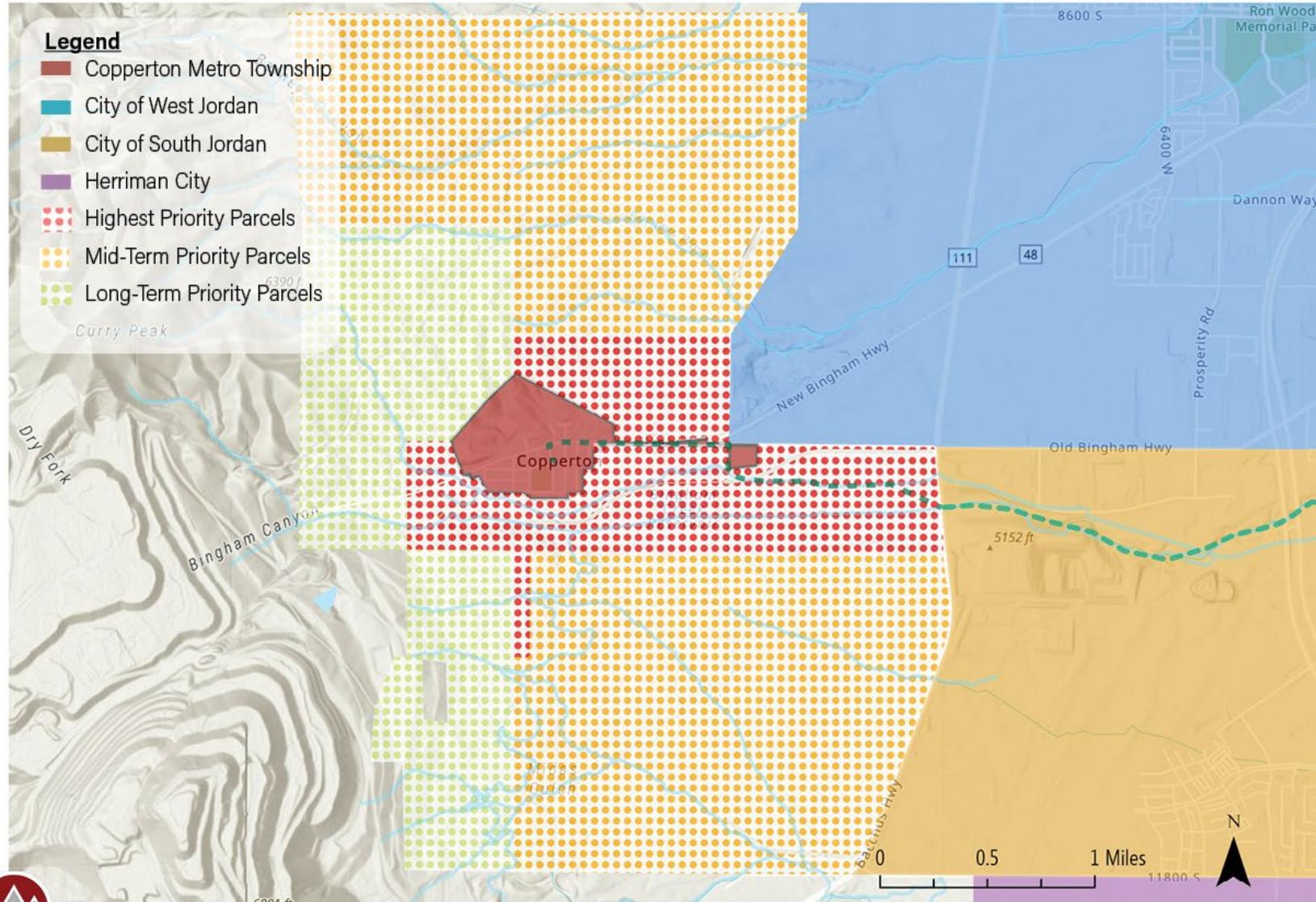
- Who Are We? (Overview of Copperton and Values)
- What Does Annexation Mean to Copperton? (Justification)
- Purposes of the Policy
- Copperton Potential Expansion Areas
- Proposed Future Land Uses
- Current and Projected Costs of Infrastructure, Services
- Statements of Affected Entities (None given)
- Annexation Criteria (The Policies)
- Appendix

Annexation Ordinance:

- 19.95.010 Purpose
- 19.95.020 General Provisions
- 19.95.030 Copperton's Expansion Areas
- 19.95.040 Copperton's Annexation Policies
- 19.95.050 Property Owner Initiation of Annexation
- 19.95.060 Procedure for Processing Annexation Petitions and Plats
- 19.95.070 Initiation of Annexation by Copperton



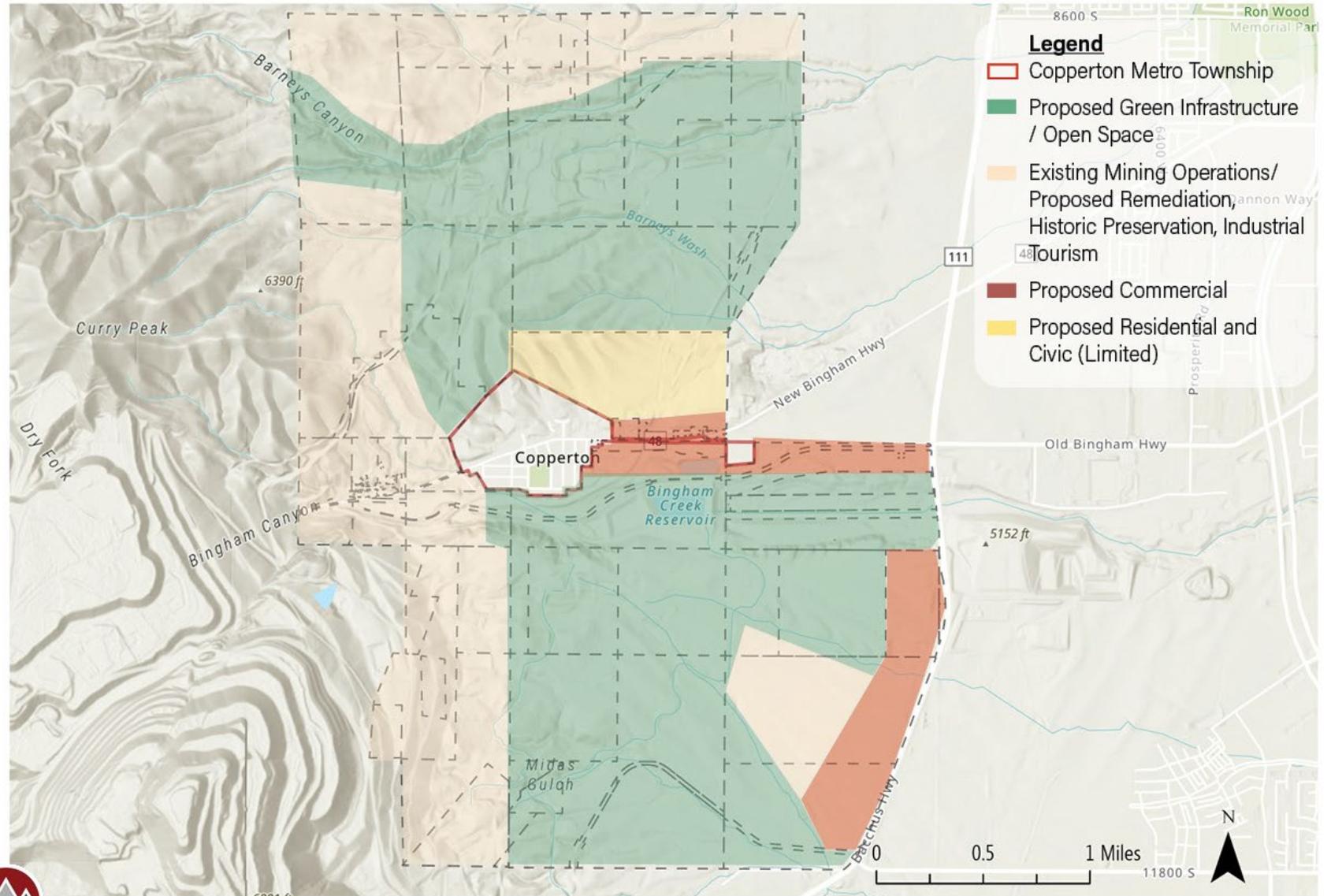
The Main Ideas: Expansion Areas





The Main Ideas: Expansion Areas Future Land Use

The Annexation Ordinance is written so that if a petition for annexation comes into Copperton, the Planning Commission will provide recommendations to the Council regarding compliance with the municipalities policies and the zoning that should be assigned to the annexing property.





The Main Ideas: Annexation Policies

- 24 drafted policies are included in the Policy Plan and Ordinance; together, these policies dictate how Copperton will evaluate proposed annexations
- Included in the Annexation Policy Plan **AND** §19.95.040 of the Annexation Ordinance
- 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



Important Considerations

Annexation Policy Plan:

- The 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 Area is owned by Rio Tinto Kennecott; they have been supportive of the expansion area as identified
- MSD is the service provider for unincorporated Salt Lake County; annexation from unincorporated County into Copperton would result in few service disruptions

Annexation Ordinance:

- The Ordinance establishes a process for considering an annexation petition or annexation initiated by the municipality; **this is not itself an annexation**
- The Annexation Ordinance aligns with State Code requirements AND the content established in the Draft Annexation Policy Plan.
- A change to the Annexation Policy Plan's list of policies would also necessitate a revision to the Ordinance as drafted



What's Next?

Annexation Policy Plan

Hold Public Hearing to receive public input on drafted Annexation Policy Plan

Planning Commission recommends adoption, adoption with revisions, or rejection to the Council.

Staff revises Policy Plan as needed.

Public hearing held at the Council level to receive input from public.

Council may adopt, adopt with revisions, or reject the Annexation Policy Plan.

Annexation Ordinance

Hold Public Hearing to receive public input on drafted Annexation Ordinance.

Planning Commission recommends adoption, adoption with revisions, or rejection to the Council.

Staff revises Ordinance as needed.

Public hearing held at the Council level to receive input from public.

Council may adopt, adopt with revisions, or reject the Annexation Ordinance.

Staff moves adopted Ordinance into Municode.

When **both** are adopted, then Copperton has met the State's prerequisites to considering an annexation.



Staff Recommendations

Annexation Policy Plan:

- Planning staff has reviewed this document and found it to be consistent with:
 1. State Code §10-2-Part 4
 2. Copperton's vision and values, as expressed in the 2020 General Plan
 3. The previous work of Copperton's Annexation

1. Staff recommends the Planning Commission adopts the Annexation Policy Plan as drafted, or with revisions as deemed appropriate based on findings of the March 15th Public Hearing.

Annexation Ordinance:

- Planning staff has reviewed this document and found it to be consistent with:
 1. State Code §10-2-Part 4
 2. The Annexation Policy Plan as drafted

2. Staff recommends the Planning Commission adopts the Annexation Ordinance as drafted, or with revisions as deemed appropriate based on findings of the March 15th Public Hearing.



Questions?

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