



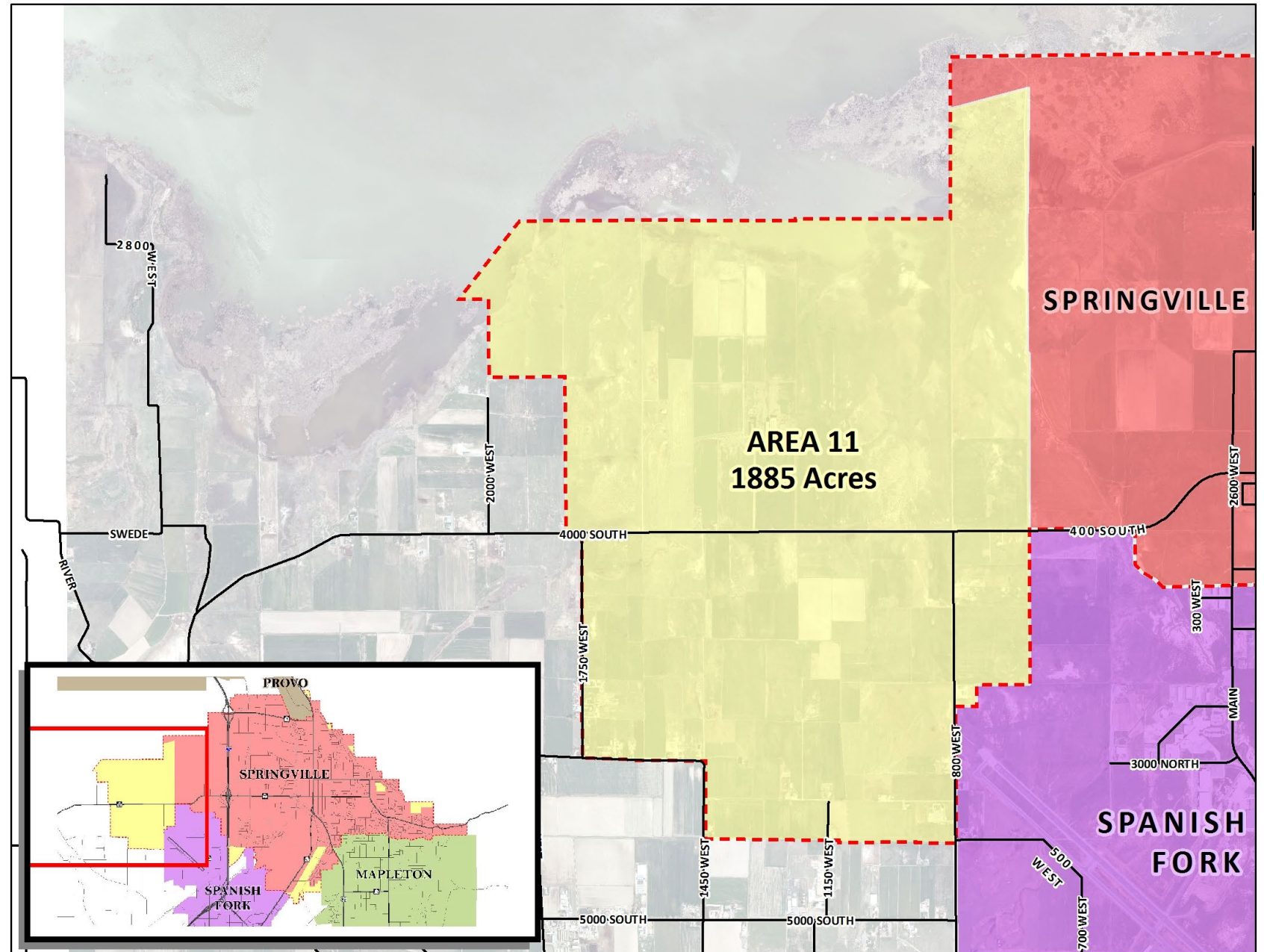
ANNEXATION DISCUSSION

AUGUST 16, 2022



ANNEXATION

Annexation is a process



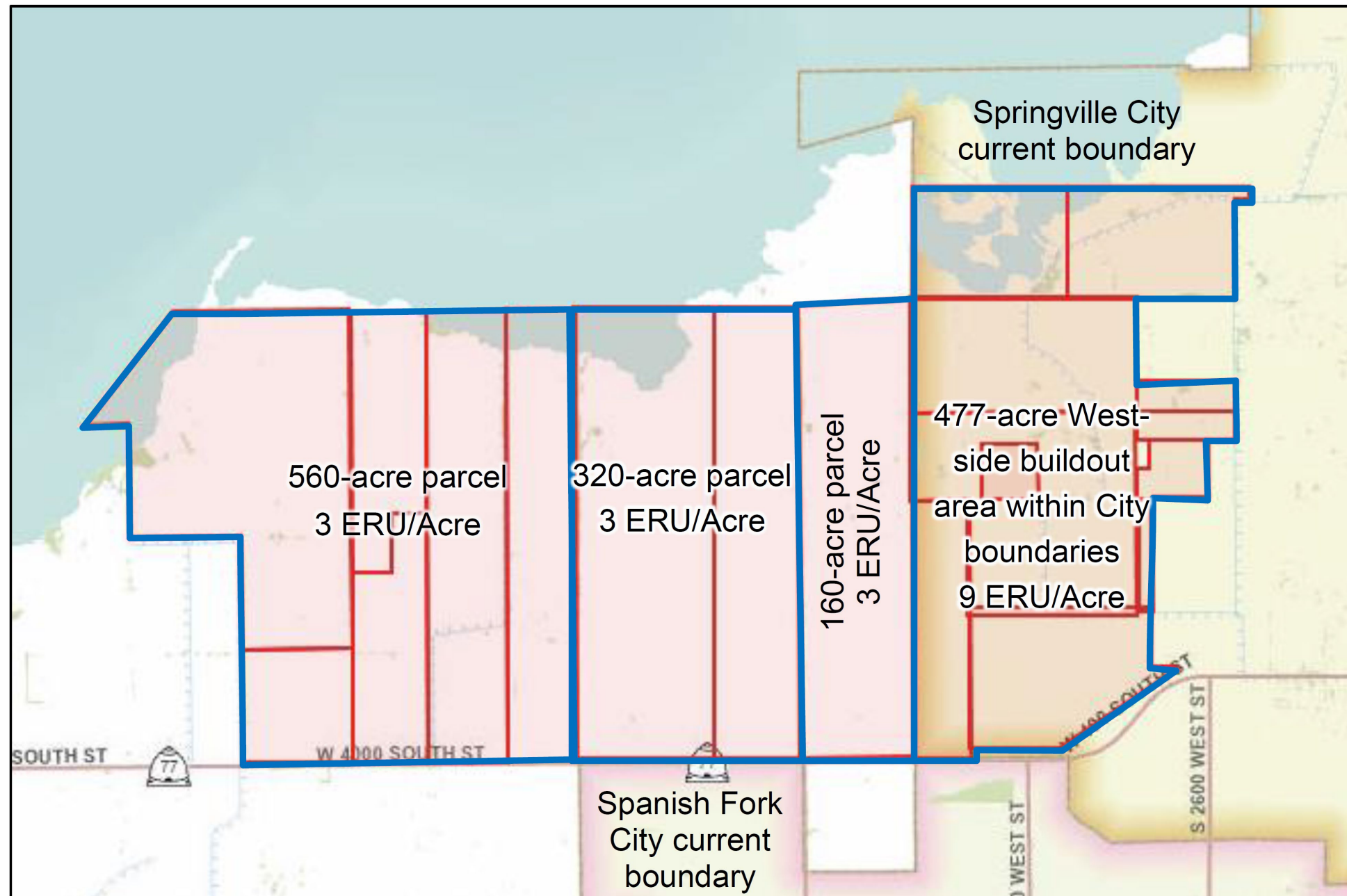
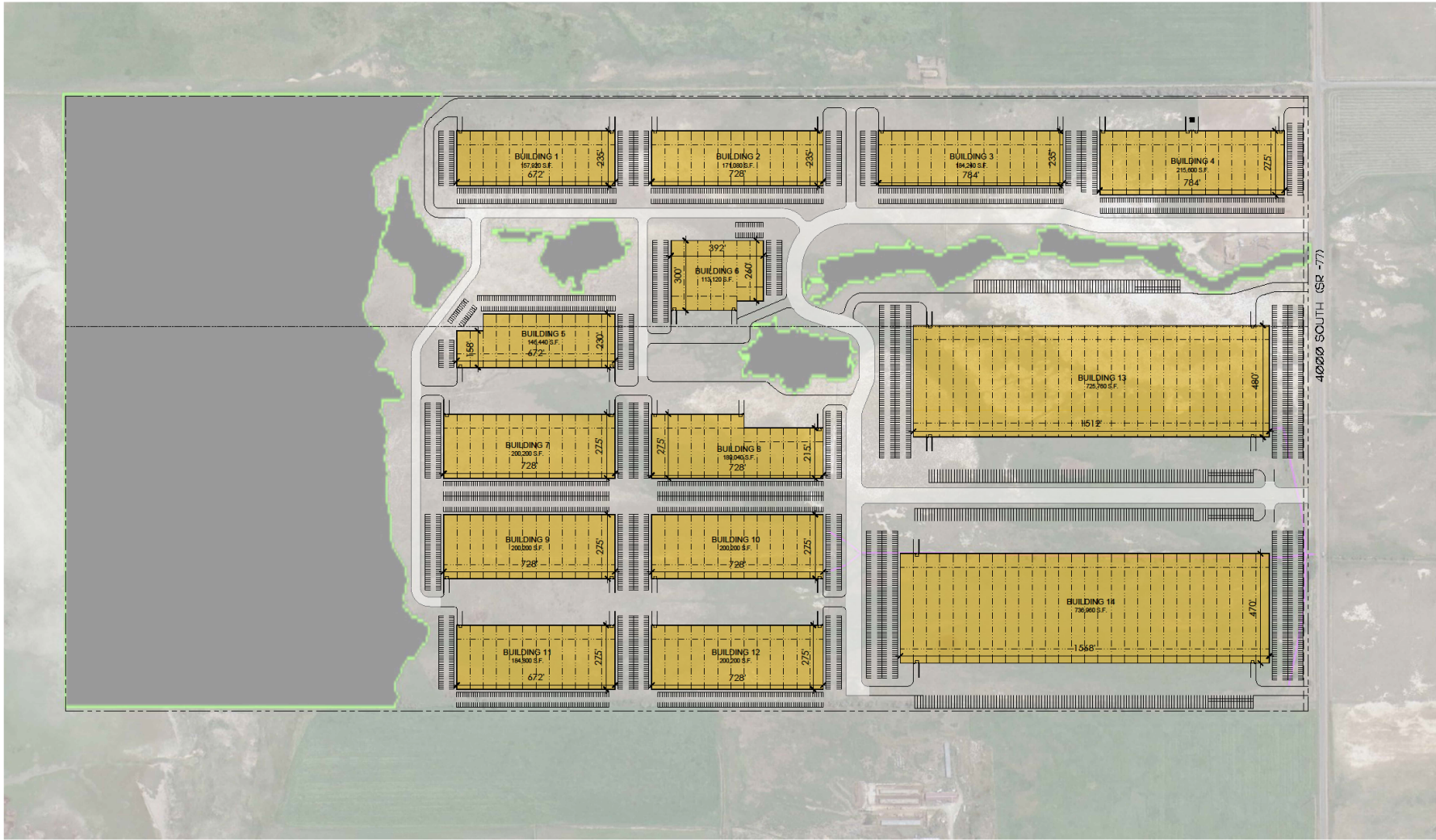
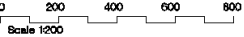


FIGURE 1: ANNEXATION STUDY BOUNDARY AND ERU DENSITY



BUILDING TOTAL 3,615,760 SF
 BUILDING COVERAGE 25.95%
 PARCEL 320.00 Ac

CONCEPTUAL SITE PLAN
 THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
 THE SITE WILL NEED TO BE SURVEYED TO
 ACCURATELY DEFINE ALL BOUNDARIES,
 EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
 CONFIRM ACCESS LOCATIONS, AND WETLANDS.





GENERAL PLAN

Character of Area: Rural and undeveloped land consisting of potentially sensitive wetlands. The topography is generally flat with a gradual downward slope to the west.

General Plan: No definitive planning has been completed for this vicinity.

Financing of Municipal Services: These services and improvements would be financed through **impact fees** and other related fees stated on the fee schedule. (In all cases, construction is outside of our 5-year windows.)



RECOMMENDATION FOR AREA

- If the area is annexed, the land should be included in its own impact fee area.
- Cautions:
 - The proposed development is not in harmony with the Council's vision for Springville. (E.g. 1,000+ acres of light industrial development does not equal small town feel.)
 - Projected service costs are significantly higher than the rest of town.
 - The proposal eliminates or reduces opportunities for agricultural lands, recreational areas, and wildlife management areas in the municipality.



COSTS

Water				\$	8,810,000
Pressurized Irrigation				\$	10,900,000
Storm Water				\$	10,300,000
Sewer				\$	13,110,000
Transportation			Est	\$	1,965,435
Power			Est	\$	2,956,255
Public Safety			Est	\$	416,700



TOTAL PROJECT COSTS

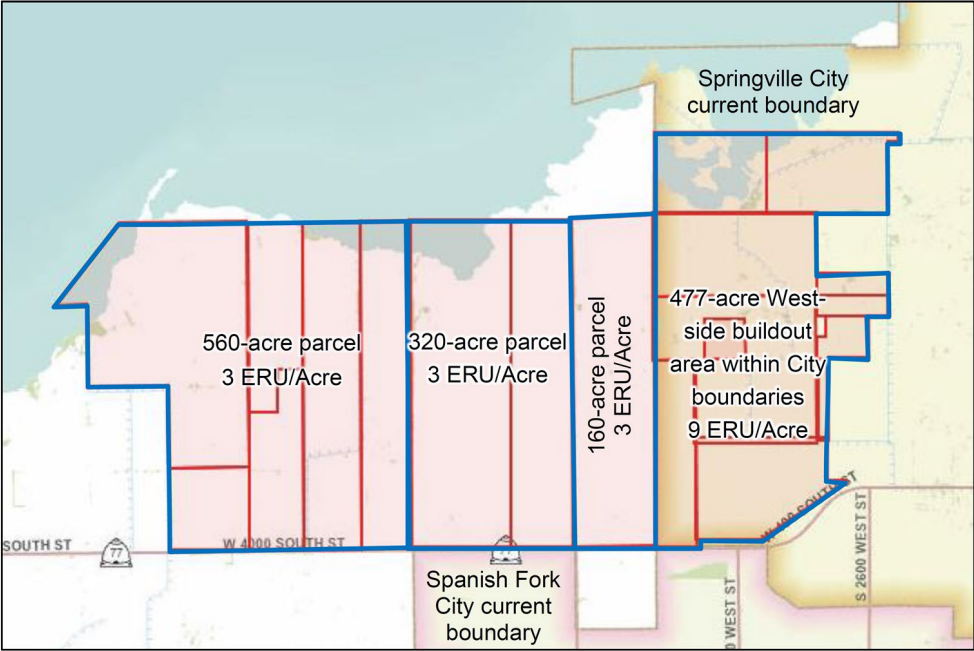


FIGURE 1: ANNEXATION STUDY BOUNDARY AND ERU DENSITY

Cost for Development Parcel	\$ 14,547,983.17
Total Estimated Cost for East and Dev	\$ 22,083,629.14



COST PER ERC

			Cost per erc		Current fees
Water			\$ 3,806		\$ 1,068
Pressurized Irrigation			\$ 4,708		\$ 1,443
Storm Water			\$ 4,449		\$ 616
Sewer			\$ 5,663		\$ 1,716
Transportation		Est	\$ 849		\$ 849
Power		Est	\$ 1,277		\$ 1,277
Public Safety		Est	\$ 180		\$ 180
Total Impact Fees			\$ 20,932		\$ 7,149



ADDITIONAL CONSIDERATIONS AND CAUTIONS

- There may be additional costs not reflected herein (Expansion to Waste Water Treatment Plant, Wells, etc.)
- The studied densities are very low. Increasing density, even slightly, will increase costs.
- The studies presume mostly dry, light industrial uses. A wet industry (food production) would dramatically increase the needed sizes of infrastructure.
- Power production is not included in our current impact fee. Acquiring power resources could be a significant issue.
- Numbers were presented as an ERC number. Light industrial uses could vary dramatically.



STATE LAW TEST

- Consider population growth of city and neighbors for next 20 years.
- Consider current and projected costs of infrastructure, urban services, and public facilities
- Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality
- Does the city need additional land suitable for residential, commercial, and industrial development in the next 20 years?
- Does the annexation promote efficient delivery of services and avoid overlapping functions of local government?
- Does the annexation encourage the equitable distribution of community resources and obligations?



UTAH CODE §10-2-401.5

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
- (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection 10-2-403(5).



UTAH CODE §10-2-403

- (5) If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
- (a) along the boundaries of existing local districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities;
 - (b) to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
 - (c) to facilitate the consolidation of overlapping functions of local government;
 - (d) to promote the efficient delivery of services; and
 - (e) to encourage the equitable distribution of community resources and obligations.