

SANTAQUIN CITY ANNEXATION POLICY DECLARATION

WHEREAS, the state of Utah has enacted legislation which requires municipalities to adopt an annexation policy declaration as a condition precedent to annexing unincorporated territory having more than five acres; and

WHEREAS, urban development should occur within cities and Santaquin City desires to encourage urban development within its boundaries rather than allowing urban development on the City's periphery.

NOW THEREFORE BE IT RESOLVED by the City Council of Santaquin, Utah County, Utah as follows:

Section 1. Purpose of Declaration.

a. To provide for the orderly expansion of Santaquin City into contiguous adjacent territory in a manner which will facilitate the providing of needed urban governmental services to both new and existing areas of the City, and strive to protect the public health, safety and welfare of the present and future inhabitants of the City.

Section 2. A Map Identifying The Area Into Which The City Favors The Expansion Of Its Boundaries.

The area into which the City favors and anticipates the expansion of its' boundries shall be as set forth on the adjacent map (exhibit "A").

Section 3. Statement of Minimum Conditions and Criteria Relating To Petitions for Annexation.

All future requests for annexation will be evaluated in accordance with following standards, requirements, criteria and policy statements.

a. State mandated standards. State law requires the following standards.

1. Must Be Contiguous

Any proposed annexation must be contiguous to the boundaries of the City.

2. Consistency with Master Policy Declaration

All territory proposed for annexation must be within the boundaries of the area identified under Part 2 of this Declaration as may be amended.

3. Territory Not Within Another Municipality

No territory proposed for annexation shall be within the boundaries of another incorporated municipality.

4. Unincorporated islands prohibited

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The territory proposed for annexation shall not create unincorporated islands within the community.

5. All Annexed Territory to Receive Municipal Services

The city will not annex territory for the sole purpose of acquiring revenue or for retarding the capacity of another municipality to annex into the same or related territory without the ability and intent by rendering municipal services in the annexed area.

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6. Petition and Map Required

All annexation proposals must come by petition signed by a majority of the owners of real property and the owners of at least one-third (1/3) in value of the real property in the area proposed for annexation. An accurate map of the territory proposed for annexation prepared and certified by a surveyor or engineer shall also be submitted with the petition.

7. City may initiate Annexation Conditions

Where islands or peninsulas of urbanized territory exist within or contiguous to the boundaries of the City and have been provided with municipal type services by the City under agreement with the County or service district authority for more than one (1) year, the City may, upon the initiative of its council and without receipt of a petition therefore, extend its corporate limits to include such territory; however, any such annexation must be preceded by a municipal policy declaration as provided in this chapter and shall be defeated if a majority of the owners of real property and the owners of at least one-third (1/3) in value of the real property, as shown by the latest assessment rolls, of the area file a written protest to such annexation not later than the day preceding the public hearing.

B. State mandated review criteria. Following is a general statement of State mandated criteria pursuant to which the City will evaluate petitions for annexation within the territory identified under Part 2.

1. Character of the Community

Santaquin has developed primarily as a residential community of one-family detached dwellings on individual lots.

It is anticipated that the entire area identified for potential annexation would remain in its present agricultural use or be subsequently developed for residential and related ancillary uses (i.e., roads, churches, etc.)

Under present zoning, all territory annexed is automatically designated to be in the same zone as that property to which it is contiguous, or if it is contiguous to more than one zone, to the zone with which it shares the largest common border. The exceptions (s) to be included in the Master Plan.

2. The Need For Municipal Services Within The Proposed Area

So long as the land in the proposed annexation area remains in agricultural uses, required municipal services would be limited primarily to police and fire protection and customary street maintenance.

If road or improvement modification is necessary the cost will be determined by the City Council. Property owner (s) shall pay all costs to make connecting road meet all standards of existing road, including any improvements existing road may have.

Any subsequent urban development would require the extension of water and sewer utilities into the affected area. The municipal utilities will become City property as outlined in the water and fire codes.

3. The Plans and Time Frame of the Municipality For Extension of Municipal Services

City fire, police and garbage service would be extended into any area annexed upon completion of annexation proceedings. Also, snow removal service would be extended on dedicated City streets. However, extension of water and sewer systems would come only at the time a parcel of land is proposed for development.

Extension of services would not exceed the capacity of current City utilities.

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4. The Methods of Financing the Services

The present policy of the City is that any required extension of the water or sewer utility will be carried out by the developer, at his cost. All utility extensions become the property of the City.

Where oversized lines or facilities are required which would be necessary to accommodate areas outside of a development, the City may enter into a cost-sharing program for the oversize portion.

General municipal services are financed by property taxes and other general fund revenues.

5. Estimate of Tax Consequenses to Residents of Both New and Old Territory

The present City tax rate is .003154. Any territory annexed would incur this additional tax liability. However, if the annexed area lies within the County's urban service areas, annexation would decrease the County's imposed levy by the amount required by County service area program.

The present municipal tax rate is low in comparison to adjacent towns. Inflation and increased service costs for new development will in time likely result in an increase in taxes. Any increase would be imposed uniformly throughout the community.

6. Interest of Affected Entities

The territory shown on the map includes the maximum limit of the City's interest for the foreseeable future.

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The boundary as shown provides for a logical extension of the City limits into areas which are relatively easily serviced by City utilities, and facilitates the blocking of existing limits. The land identified includes the territory recommended to the County for placement into the County's transitional residential zone.

C. City Standards and Criteria. Following is a statement of criteria and policies established by the City pursuant to which the City will evaluate petitions for annexation.

1. Must be consistent with City's annexation ordinance.
 - a. Follow procedure specified.
 - b. Comply with requirements and fees (i.e., water conveyance).
 - c. Other conditions.
2. The character of the property sought to be annexed.
3. The need for municipal services in developed and developing unincorporated areas.
4. The plans and time frame of the City for extensions of municipal services.
5. How municipal services are to be financed.
6. An estimate of the tax consequences in both new and old territory of the City.
7. The interests of affected entities.

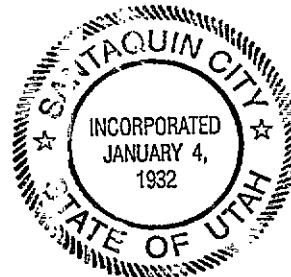
D. Effective Date: This Declaration shall take effect 20 days after posting of 30 day after passage, whichever is more remote form the date of final passage.

Approved this 18th day of October, 1994


Approved by Mayor Keith Broadhead

ATTEST:


Elaine Tasker, Recorder



CERTIFICATE OF POSTING DECLARATION

I, Elaine Tasker, the duly appointed and acting recorder for the City of Santaquin, hereby certify that copies of the foregoing

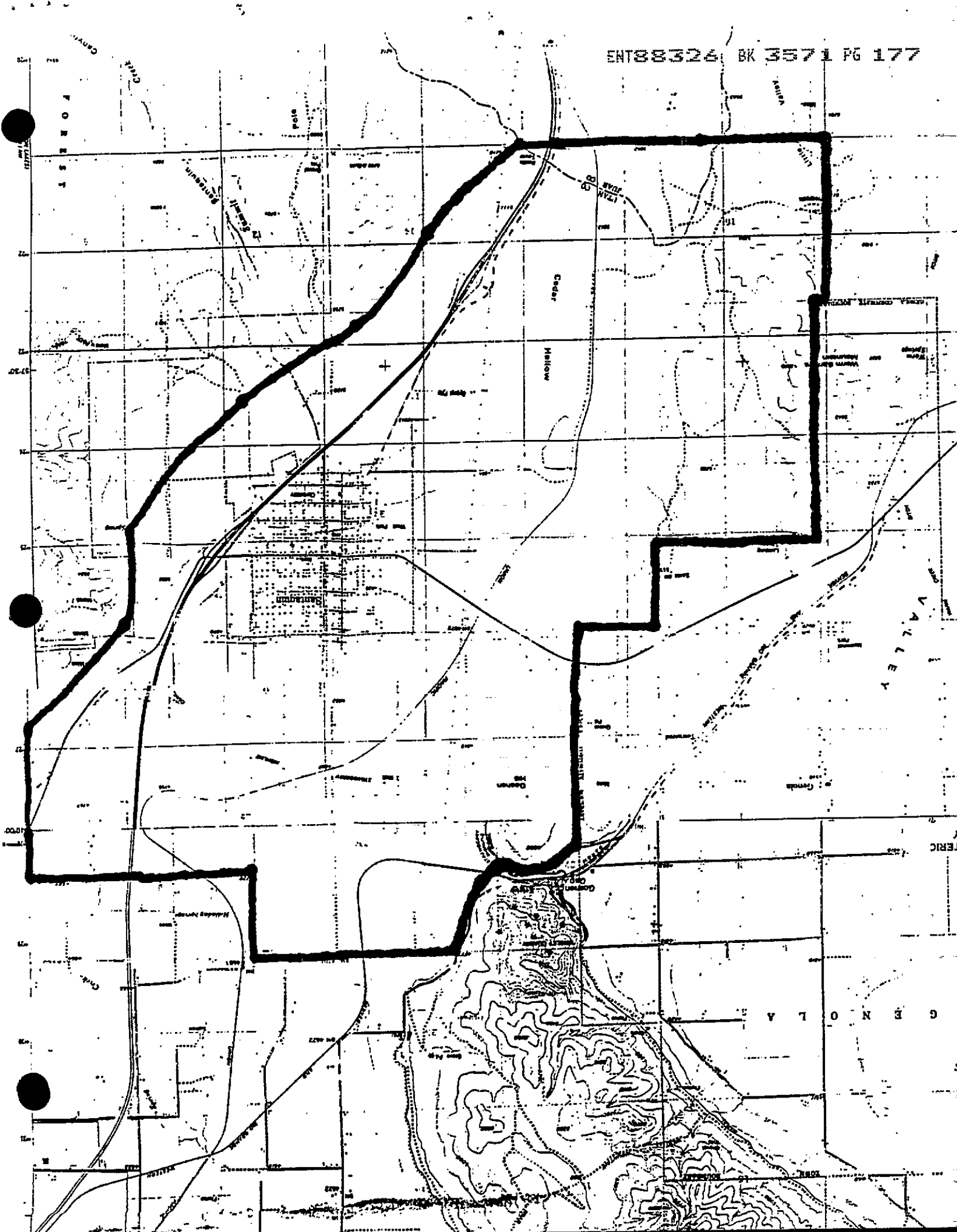
Declaration Policy were posted at three public places within the municipality this 1st day of September, 1994. which public places are:

1. Santaquin City Center
2. Santaquin Post Office
3. Wasatch Bank

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Dated this 19th day of October, 1994

Elaine Tasker
Elaine Tasker, Recorder



CITY OF SANTAQUIN, UTAH

Annexation Declaration Legal Description

Land located in Utah and Juab counties, State of Utah, in the following described area will be considered for annexation into the City of Santaquin:

All of sections 1, 2, 3, 9, 10, 11, 12, 14, 15, 16, and the South one-half of section 4, all in Township 10 South, Range 1 East, Salt Lake Meridian;

Lots 4, 5, 6, and 7 of Section 6, Township 10 South, Range 2 East, Salt Lake Meridian;

All of Sections 25, 35, and 36, Township 9 South, Range 1 East, Salt Lake Meridian;

That portion of Section 26, Township 10 South, Range 1 East, Salt Lake Meridian lying South and East of State Highway Route 141; That portion of the East one-half of section 27, Township 10 South, Range 1 East, Salt Lake Meridian lying South of State Highway Route 141;

All of Section 31 and the South one-half of Section 30, Township 9 South, Range 2 East, Salt Lake Meridian.

Located.