

RESOLUTION

Recorded at the request of and return
to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060

Resolution No. 8-82

RESOLUTION ADOPTING ANNEXATION POLICY DECLARATION

WHEREAS, Park City is in a portion of Summit
County that is rapidly becoming urbanized, and

WHEREAS, the City is in a position to meet a need
for municipal and urban type services to some portions of
the County located outside the City's present boundaries,
but is willing to extend those services only if these areas
are annexed to the City, and

WHEREAS, the City, in compliance with Section
10-2-414 Utah Code Annotated, 1953, has made a study of
areas which the City might logically provide services, and
in which there is no other municipal-type entity prepared to
provide these same services or same levels of service, and

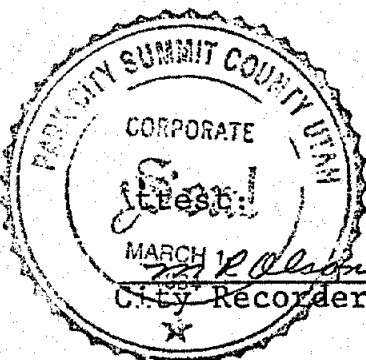
WHEREAS, the City has held duly noticed public
hearings on April 1, 1982 and April 8, 1982 on the proposed
annexation policy declaration, and has given copies of the
proposed declaration in substantially the same form as the
attached Final Annexation Policy Declaration all as required
by law,

NOW, THEREFORE be it resolved by the City Council
that the attached Annexation Policy Declaration is hereby
adopted by Park City as its official annexation policy; that
the Recorder is directed to certify copies as adopted to the
County Clerk, and the Park City School, Park City Fire
Protection, and Snyderville Basin Sewer Improvement
Districts, and that all future annexations will be
considered by the City according to the requirements set
forth in the Declaration.

ADOPTED this 8th day of April, 1982.

PARK CITY MUNICIPAL CORPORATION

John C. Green, Jr.
Mayor John C. Green, Jr.



Entry No. <u>191807</u>	Book <u>14221</u>
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REQUEST of <u>Park City Municipal Corp.</u>	
FEE <u>\$ D.H.</u>	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
INDEXED	By <u>Wanda Y. Spriggs</u>
	ABSTRACT

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ANNEXATION POLICY DECLARATION
Park City, Utah

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, Park City, Utah desires to consider annexation of territory adjacent to its boundaries which is a logical extension of the City; and

WHEREAS, urban development should occur within cities and Park City, Utah desires to encourage urban development within its boundaries rather than allowing urban development of the City's periphery, in the unincorporated portion of Summit County; and

WHEREAS, conterminous special districts have been created to provide sewer, school, and fire protection services which define an area of Summit County with certain common interests with Park City and which may ultimately become a logical urban area represented by a single municipal government; and

WHEREAS, Summit County has approved numerous residential, industrial, and commercial developments located within the presently unincorporated portions of these districts which constitute urban development and will ultimately require an urban level of services; and

WHEREAS, population and employment projections and forecasts confirm the future urbanization of the Snderville basin area;

NOW, THEREFORE, the City Council of Park City, Utah adopts this Annexation Policy Declaration:

1. Attached to this Annexation Policy Declaration are two maps, marked "Exhibit A" and "Exhibit B", which show territory surrounding Park City's present boundaries. The policy of Park City with respect to the lands shown on these exhibits is as follows:

- (a) The city would like to entertain petitions for annexation from the owners of the land shown on Exhibit A as being within the Annexation Policy Declaration boundary, and believes that urbanization of these lands can best occur as a part of the city, and that the city can economically provide services to property in this area.

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- (b) The city believes that urbanization of the lands shown on Exhibit B as "Potential Annexation Areas" will create impacts on city services, whether annexed or not, and therefore the city has a continuing interest and concern over urbanization in those areas. However, the city would need to carefully analyze the impacts of annexation of these areas before considering requests for annexation.

2. Where feasible and practicable, the city favors annexation along the boundaries of special service districts. The city also favors (a) the elimination of islands and peninsulas of unincorporated territory, (b) the consolidation of overlapping functions of local government, (c) promoting the efficient delivery of services, and (d) encouraging the equitable distribution of community resources and obligations consistent with the applicable state statutes.

3. The city favors the annexation of all unincorporated areas of Summit County as defined by Exhibit A which is or may become urban. The city generally does not favor annexation of territory which creates islands or areas of undeveloped and undevelopable territory. However, situations may exist where it is in the public interest to preserve from development certain lands where there exist geologic hazards, excessive slopes, flood plains or the need for preservation of community open space and/or agricultural lands consistent with the Comprehensive Plan. In those circumstances, annexations may occur as a means of retaining those lands in a natural state. In addition, the city does not favor annexation of territory which should be located within another municipality nor does it favor the annexation of unincorporated territory solely for the purpose of acquiring municipal revenues or for retarding the capacity of another municipality to annex.

4. This Annexation Policy Declaration is intended to and hereby does incorporate by reference all of the standards required and suggested by Sections 10-2-401 et. seq. Utah Code Annotated 1953.

5. The character of Park City is mixed residential, commercial, and industrial uses with extensive resort and recreational facilities which attract a great many visitors throughout the year. The community and the surrounding developments in the unincorporated territory which the city favors annexing, require the delivery of intense, high quality, cost-effective municipal-type services.

6. It is recognized that the unincorporated area under consideration for annexation is presently receiving sewer, fire protection, and public school services by virtue

of the three major special districts already created. Other services are provided on a rural level from Summit County. The territory which Park City annexes shall receive immediately on annexation the following urban level of services, consistent with those services normally provided in the rest of the incorporated boundaries:

- (a) Police protection,
- (b) Snow removal on public streets,
- (c) Street maintenance on existing streets,
- (d) Planning, zoning, and code enforcement,
- (e) Availability of municipal sponsored parks and recreational activities and cultural events and facilities,
- (f) Garbage and trash collection,
- (g) Municipal water services as the area is developed. Existing water treatment and storage facilities are currently inadequate to provide services to the annexed territory. Developers will have requirements related to extension of and connection with the city lines and systems as well as participation in additional improvements such as storage capacity as necessary for safe, reliable, and efficient flows.

7. The city retains the right to require of any annexing property, certain conditions which must be compiled with prior to completion of the annexation. These conditions normally will be applied uniformly for each property; however, unusual or unique circumstances may emerge from time to time where special conditions may be applied. Conditions normally shall include but are not necessarily limited to:

- (a) Transfer of usable water rights as established by ordinance sufficient to serve particular project at full development.
- (b) Additional improvements as necessary which may be required in order to improve the water system.
- (c) Dedication of necessary streets and rights of way consistent with subdivision standards.
- (d) Payment of park land acquisition and development fee.

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- (e) Provision of moderately priced employee housing in accordance with guidelines established by the City Council.
- (f) Site plan and/or architectural review.
- (g) Floodplain management or preservation of environmentally sensitive lands, as and if appropriate.
- (h) Phasing of public and private improvements in accordance with plan.
- (i) Fees paid in lieu of certain conditions as stated above not being met by the development.
- (j) Analysis of the fiscal impacts of the development.

9. As part of the establishment of conditions to be required and incorporated into the annexation agreement, the city will determine and approve the appropriate zoning category for the particular property. Consideration will be given to a variety of factors in establishing the best zoning, including but not limited to topography and site conditions, character and extent of development of adjacent properties and neighborhood, availability of municipal services and impact of the development on those services and consistency with the Park City Comprehensive Plan. The appropriate zoning will be formally considered by the Planning Commission for recommendation and the City Council for final approval concurrent with the public hearings on the proposed annexation.

10. Within 30 days of receipt of a petition for annexation, the city will notify the owner(s) of the nature of the conditions to be applied to the property and of the zoning designation(s) which are deemed appropriate. Public hearings will then be scheduled before the Planning Commission for recommendations and the City Council for final action on the proposed annexation. The special conditions shall be formalized as part of the written annexation agreement. Final public hearings shall be held within 90 days of receipt of a valid annexation petition or of formal initiation of the annexation by Park City consistent with application state statutes.

11. It is not anticipated that the annexations will cause adverse tax consequences to residents in Park City or in the area annexed except that temporarily there might be a slight reduction in general level of services to the city residents in the present city limits as the general services are expanded into the newly annexed territory. Through proper phasing of annexations and services and sound fiscal management, it is anticipated that any such reduction, if it

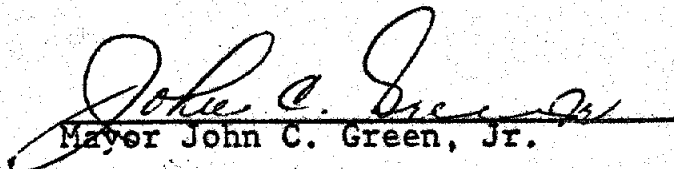
occurs at all, will be minimal. Before annexing new territory, the city will review the fiscal impacts of the specific site in question. It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax by the amount of the city's mill levy. It is anticipated that the interests of other local jurisdictions concerned with Park City annexations will not be adversely affected.

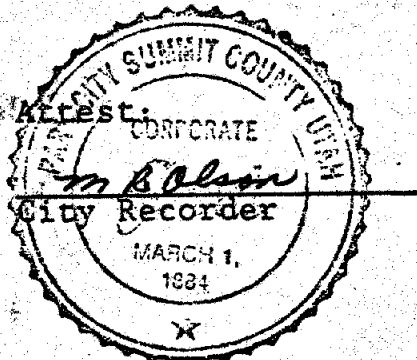
12. This Annexation Policy Declaration shall be reviewed and updated every three years or more frequently should the need arise. At the time of updating, the population and market projections that formed the basis for this Declaration, the progress of the city in annexing, and the experiences of the city with annexations from a cost and revenue standpoint, shall all be considered and evaluated. These findings shall form the basis for any proposed revisions to the Annexation Policy Declaration.

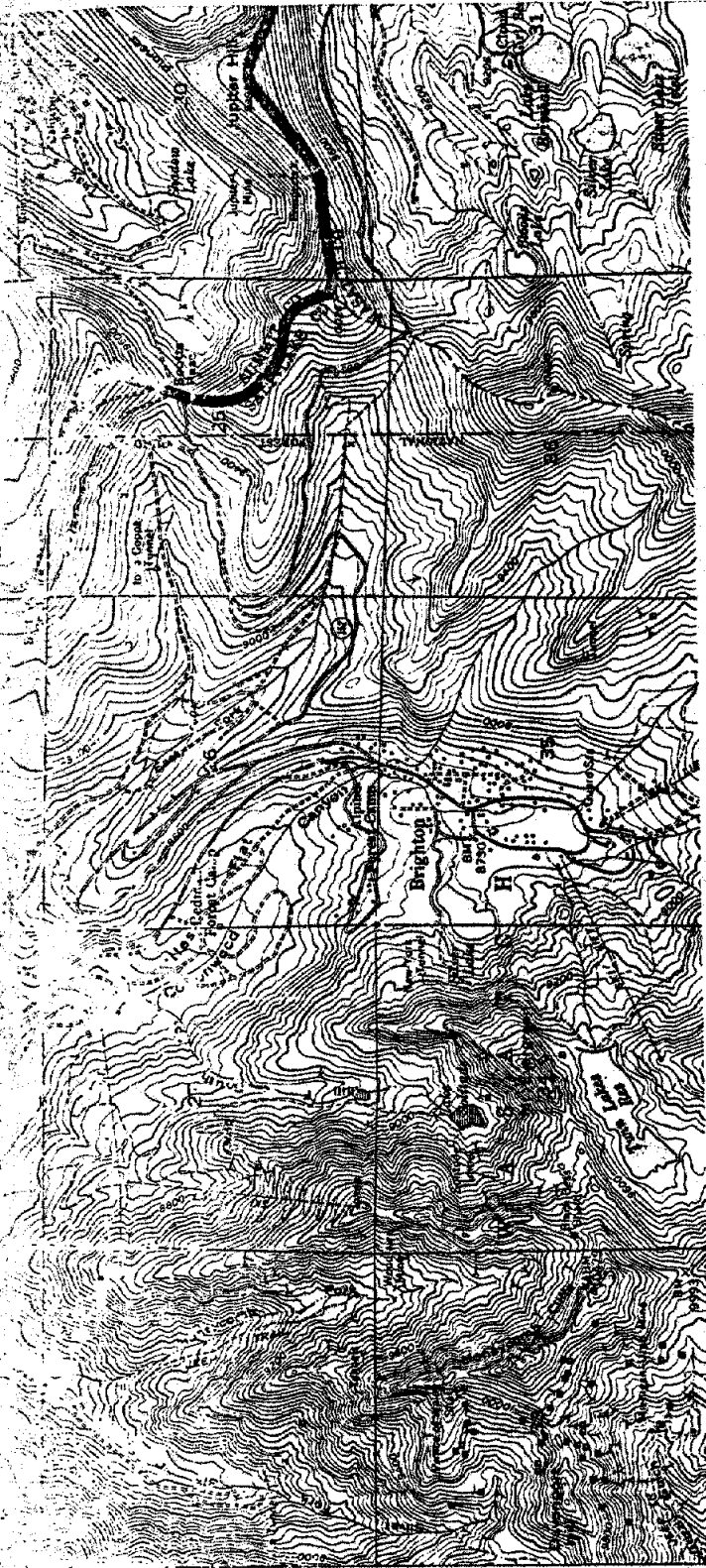
13. The petition for annexation shall be in the form of a plat, showing the land to be annexed and containing a certified survey of the land to be annexed, and all parcels within that area that are in separate ownership. The petition shall be signed by the owners of all property within the area to be annexed, and signatures must be duly acknowledged. The petition shall state the requested zoning designation or designations, and show zoning district lines on the plat. Impact mitigation considerations in the annexation agreement will be based on the reasonable density permitted under the requested or applied zone requirements. Zoning requested, except in the case of ROS zoning, is subject to review and consideration by the Planning Commission.

THIS ANNEXATION POLICY DECLARATION WAS ADOPTED by the City Council of Park City on the 8th day of April, 1982.

PARK CITY MUNICIPAL CORPORATION


Mayer John C. Green, Jr.





Planning and Land
[page davi
1215 Spruce Street
Boulder, Colorado
(303) 449-1166

**MAP 1. PARK CITY
ANNEXATION POLICY
DECLARATION BOUNDARY**
FEBRUARY 1982

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