

32161

Ordinance no. 3-20-86

An Ordinance adopting an Annexation Policy Declaration.

Be it ordained by the City Council of Payson, Utah:

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: Payson City desires to annex territory on its boundaries; and

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

NOW, THEREFORE, THE CITY COUNCIL OF PAYSON ADOPTS THIS ANNEXATION POLICY DECLARATION:

STATEMENT OF SPECIFIC CRITERIA

December 5, 1985

The area proposed for annexation to Payson City shall hereinafter be referred to as the Gladstan Golf Course but will also include a much larger area (see map and legal description). The total area includes 778.78 acres, some of which is currently incorporated into the City of Elk Ridge. Other parts of the area are known as the "Goosenest", "Rocky Ridge" and "P-Mountain."

The purpose of the annexation is to bring the future location of the Gladstan Golf Course into the Payson City limits. Payson City already owns approximately 85 acres of land in the Goosenest area, and will acquire an additional 75 acres of land to develop an 18-hole golf course.

ZONING

Within the annexed area there are established three zones (refer to zoning map). One zone is known as R-1-A Residential Agricultural Zone, one is known as R-1-10,000 Residential, and the third is known as CC-1 Central Commercial Zone. The specifications for these zones are listed in attachment "A" with this document, or may be found in the adopted zoning code for Payson City.

Basically, the R-1-A zone will allow no less than 2-acre lot size for single family home development. It provides for the keeping of animals and other "rural" type activities. The R-1-10,000 zone will permit single family residences on lots of not less than 10,000 sq. ft. It will also allow for condominium develop-

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## POLICY DECLARATION

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ment. The CC-1 zone will allow such things as restaurants, retail stores, etc.

## UTILITIES

Electrical Power is presently furnished by Strawberry Water Users Association to both the unincorporated areas as well as Elk Ridge. Payson City may be able to purchase the present system but must do so through negotiation with SWUA, according to State statute. In comparing cost of power to residential customers the Payson City rate is lower than the SWUA rate. How much lower depends on individual energy use.

Except for individual septic tanks, sewerage is not available in any of the area being annexed. Under present Payson Code there will be no mandatory connection to sewer line unless the sewer line is within 250 ft. of property line. Within the annexed area there will not be a charge for service until the line is within the 250 ft. limit of property. The City of Payson will not extend lines into the annexed area. Developers wishing to develop subdivisions will be required to pay the cost of extending the lines. Properties located between development and the present sewerage system will be required to connect to the system at the time the line is extended.

Water system include two types, culinary and irrigation. Only a small area located downstream from the Strawberry Highline Canal will be affected by Payson's irrigation water policy. Property owners within that area will be required to deed over their irrigation water to Payson City at the time the property is either subdivided or the primary use is substantially changed.

Payson City's culinary line presently extends a short way beyond the City limits. Continued extension of the line will depend on private developers interested in residential subdivision development. As with the sewerage system, there will be no mandatory connection to the culinary water system until the lines are extended. There is however one difference. With the sewerage system it need only be within 250 feet of the property line. The water system ordinance requires connection only when the water line is to the property line. There will be no charge for service until the distribution system is at property line.

Until the density of the area increases there will be no garbage collection. At some point in time it will be necessary to begin collection of solid waste in the area. When that point is reached all residences in the area will be required to use the service pursuant to the public health and safety powers granted Payson by the State of Utah.

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## OTHER SERVICES

Police, fire, and ambulance services will be provided through the established department. Building codes and zoning enforcement will be administered by the Payson Planning and Zoning Commission. Recreation, library, and other services will be provided to residents of the newly annexed area.

## TAXES

Part of the area being annexed is in Elk Ridge, part in Taxing Unit 120, and part in Taxing Unit 125. The current breakdown of taxes by entity is as follows:

All areas pay:		
Nebo School Dist.		41.59 mills
CIP		2.00 mills
Utah County		10.90 mills
	Sub total	54.49 mills
Elk Ridge		20.00 mills
Payson City		14.78 mills
Taxing Unit #120		
Dist. #6	Police	3.24 mills
Dist. #7	Trades and Services	
	Fire Protection	5.60 mills
Dist. #8	Planning & Zoning	3.00 mills
Taxing Unit #125		
Dist. #6	Police	3.24 mills
Dist. #9	Ag. Fire Protection	.27 mills

Of the area being annexed the Elk Ridge City property will see an elimination of the 20.00 mill assessment from Elk Ridge and the addition of 14.78 mills from Payson, for a net decrease of 5.22 mills in property tax. Taxing Unit #120 will see the elimination of 11.84 mills and the addition of 14.78 mills, for a net increase of 2.94 mills. In Taxing Unit #125 there will be an elimination of 3.51 mills and an addition of 14.78 mills for a net increase of 11.27 mills. It should be stated that all properties currently under the "Greenbelt" law will remain in that status until the nature of the property is changed through development.

POLICY DECLARATION

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It is anticipated that the interests of other local jurisdictions concerned with the annexation will not be adversely affected.

Adopted this 20th day of March, 1986.

*Centro D. Amador*  
MAYOR

ATTEST:

*Debra Kay Junius*  
RECORDER

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STATE OF UTAH )  
( SS:  
COUNTY OF UTAH )

I, DONNA KAY FURNISS, City Recorder of Payson City, Utah do hereby certify that the following is a true and correct copy of an ordinance passed by the City Council of Payson City, Utah County, State of Utah, on the 20th day of March, 1986, entitled an Ordinance Adopting an Annexation Policy Declaration.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Payson City, Utah this 20<sup>th</sup> day of March, 1986.

*Donna Kay Furniss*  
CITY RECORDER

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3-20-86 B  
ANNEXATION RESOLUTION

RESOLUTION DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF Payson City.

WHEREAS, a majority of the owners of real property and the owners of not less than one-third in value of the real property as shown on the last assessment rolls in territory lying contiguous to this municipality have petitioned this municipality for annexation; and

WHEREAS, the petitioner was accompanied by an accurate plat or map of the territory to be annexed prepared under the supervision of the city engineer or a competent surveyor and certified by the engineer or surveyor; and

WHEREAS, the petition and plat or map have been filed in the office of the municipal recorder.

It is hereby resolved by the council of Payson City:

Section 1. TERRITORY ANNEXED. The territory described below is hereby declared annexed to the municipality:

Beginning at a point 1978.08 feet north and 28.65 feet west of the southeast corner of Section 27, T9S, R2E, SLB&M (Basis of bearing: N 00° 49' 47" W between said corner and east quarter corner of said section, as per State Plane Coordinate System); thence along the following courses:

S 89° 41' 09" W	1,324.17 feet;
S 01° 03' 49" E	1,312.43 feet;
S 89° 56' 34" W	1,319.98 feet;
N 00° 55' 30" W	4,592.25 feet;
S 89° 28' 56" W	800.19 feet;
N 41° 44' 44" W	2,858.65 feet;
N 31° 43' 41" W	2,560.00 feet;
N 12° 40' 56" W	955.13 feet;
S 89° 35' 55" W	1,219.67 feet;
S 00° 24' 05" E	78.54 feet;
S 84° 24' 51" W	477.64 feet;
N 17° 28' 13" W	54.70 feet;
N 84° 36' 00" E	451.67 feet;
N 23° 52' 50" W	199.62 feet;
S 84° 45' 25" W	176.82 feet;
N 23° 01' 54" W	138.26 feet;
N 24° 56' 40" W	155.12 feet;
N 39° 14' 45" E	61.80 feet;
N 36° 47' 44" E	39.77 feet;
N 33° 26' 54" E	118.43 feet;
N 29° 37' 24" E	98.53 feet;
N 27° 05' 38" E	16.05 feet;
N 21° 55' 46" E	31.67 feet;
N 17° 40' 35" E	305.56 feet;

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Annexation Resolution

N 17° 42' 26" E	305.71 feet;
S 89° 31' 30" E	1,401.83 feet;
N 00° 25' 00" E	1,776.34 feet;
S 17° 04' 01" E	1,689.11 feet;
S 35° 23' 37" E	1,466.68 feet;
S 37° 14' 00" E	406.46 feet;
S 04° 32' 03" E	250.42 feet;
S 29° 12' 35" E	2,021.37 feet;
S 41° 28' 06" E	668.12 feet;
S 88° 41' 09" E	1,019.00 feet;
S 89° 30' 30" E	96.67 feet;
S 49° 42' 30" E	92.30 feet;
S 29° 59' 30" E	337.40 feet;
S 00° 55' 30" E	924.32 feet;
N 89° 31' 19" E	990.79 feet;
N 79° 57' 46" E	2,699.04 feet;
S 00° 00' 00" E	450.00 feet;
S 00° 28' 04" E	1,321.08 feet;
S 00° 49' 20" E	2,642.33 feet;
S 89° 52' 07" W	1,321.47 feet;
S 00° 49' 47" E	659.43 feet to the point of beginning.

Contains: 778.78 Acres

Section 2. EFFECTIVE DATE. This resolution shall take effect immediately.

Passed by a vote of at least two-thirds of the members of the governing body this 20 day of March, 1986.

*[Handwritten Signature]*  
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 MAYOR

ATTEST:

*[Handwritten Signature]*  
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