

RESOLUTION NO. 02-16

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
SHERMAN E. HUFF <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	
GLENN A. JAMES <i>Councilmember</i>	X	
ROY L. JOHNS <i>Councilmember</i>	X	
PAUL M. CHRISTENSEN <i>Councilmember</i>	X	

I MOVE this resolution be adopted: Councilmember Johns
 I SECOND the foregoing motion: Councilmember James

RESOLUTION 02-16

RESOLUTION ADOPTING THE SPANISH FORK CITY ANNEXATION POLICY PLAN

WHEREAS, the Utah Legislature has mandated that cities adopt an annexation policy by the end of December 2002; and

WHEREAS, a public meeting was held before the Planning Commission on the 6th day of November, 2002 where the plan was reviewed and comments received; and

WHEREAS, all notices as required by Utah Code were provided; and

WHEREAS, the City received no written objection or comment from any affected entity as defined in the Utah Code; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 17th day of December, 2002 whereat public comment was received; and

WHEREAS, the annexation policy plan as presented by the Planning Commission addresses the future growth needs of the City and meets the requirements established by the Utah Legislature;

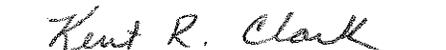
NOW THEREFORE, be it resolved by the Spanish Fork City Council as follows:

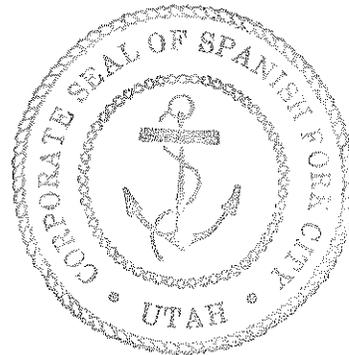
1. The Spanish Fork City Annexation Policy Plan, as attached hereto, is hereby adopted.
2. The Annexation Policy Plan shall take effect commencing January 1, 2003.

This resolution adopted this 17th day of December, 2002, by the City Council of Spanish Fork City, Utah.


DALE R. BARNEY, Mayor

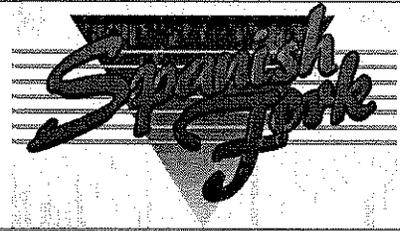
ATTEST:


KENT R. CLARK, City Recorder



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**SPANISH FORK CITY
CITY COUNCIL
STAFF REPORT**



To:	City Council	Zoning:	N/A
From:	Emil Pierson, City Planner	Property Size:	N/A
Date:	December 17, 2002	# Lots:	N/A
Subject:	Annexation Policy Plan		
Location:	City-wide		

Background

In 2001, the Utah State Legislature adopted §10-2-401.5 of the Utah Code Annotated 1953, as amended. This change in the code requires municipalities outside of Salt Lake County to adopt an Annexation Policy Plan. The Annexation Plan will guide the decisions of the City Council when determining whether or not to grant approval of proposed annexation petitions.

In §10-2-401.5 of the Utah Code Annotated 1953 we are required to hold a public meeting and two public hearings to discuss the plan. A notice was sent out to all adjacent communities of the meetings and was published in the newspaper 14 days prior to the meetings.

The Planning Commission held a public meeting on November 6, 2002 and a public hearing on December 4th to receive comments and/or suggestions (none was given). The Planning Commission reviewed the proposed document over a two-month period and recommended that staff include a section in the plan on the public involvement process.

Recommendations

Approval

Make a motion to *approve* the Annexation Policy Plan.

Table

Make a motion to *table* the Annexation Policy Plan for the following reasons:

Deny

Make a motion to *deny* the Annexation Policy Plan for the following reasons:

SPANISH FORK

ANNEXATION POLICY PLAN

Adopted December XX, 2002

Printed December 13, 2002

Spanish Fork City Annexation Policy Plan

Introduction

In 2001 the Utah State Legislature adopted §10-2-401.5 of the Utah Code Annotated 1953, as amended. This change in the code requires municipalities outside of Salt Lake County to adopt an Annexation Policy Plan. The Annexation Plan will guide the decisions of the City Council when determining whether or not to grant approval of proposed annexation petitions.

The Annexation Plan along with the General Plan will assist the city in planning for the future by diagramming where future municipal services will possibly go as well as financing the improvements. Public safety services can be planned out and expanded in a responsible fashion. Future roadways and transportation corridors can be plan ahead and preserved, as well as protecting open space corridors, agricultural and environmentally sensitive lands from future development.

Spanish Fork City understands that under normal situations landowners and developers will have the desire to be included in the municipal boundary. It is not Spanish Fork's desire to be the driving force behind an annexation petition. Therefore, property owners will usually dictate the timing of municipal expansion with the approval of the City Council.

Requirements of the Annexation Plan

According to the adopted state code the Plan must address the following:

- (1) A map of the expansion area;
- (2) A statement of the specific criteria that will guide the decision whether or not to grant future annexation petitions; criteria that will guide the decision include:
 - a. The character of the community
 - b. The need for municipal services in developed or undeveloped areas
 - c. Plans for expansion of utilities in the area
 - d. How the expansion will be financed
 - e. An estimate of the tax consequences to residents both inside and outside of the expansion area.
 - f. The interest of all affected entities
- (3) Justification for excluding from the expansion area any area containing urban development within ½ mile of the boundary; and
- (4) A statement addressing any comments made by affected entities at or within 10 days after the public meeting

Growth Boundary

Spanish Fork is in a unique situation when considering the growth for the next twenty years because of the growth boundary that was adopted by the City in 1996. The growth boundary was put into place to help guide the direction of growth by reducing urban sprawl, limiting opportunities for development to occur where there are no city utilities and where it is not financially feasible. The boundary also is a tool in maintaining open space and sensitive agricultural areas that city residents desire to preserve.

According to the adopted General Plan in the Growth Management Policies it states:

Goal one: To provide for an orderly and efficient expansion of Spanish Fork.

Policies:

- a. Allow urban residential, and industrial land uses only within the adopted Growth Management boundary.
- b. The Growth Boundary be evaluated on the amount of land within the boundary as well as on all available utilities (water, sewer, electric, etc.).

- c. Review the boundary annually to determine if changes are warranted based upon recent growth trends.
- d. Allow new annexations on properties within the Growth Management boundary where all urban services can readily be provided.
- e. Discourage annexations on properties outside the Growth Management boundary except in cases where environmental, open space, or safety concerns can better be managed if the property is within the City limits.
- f. Properties being annexed into Spanish Fork City must connect to at least two city services (electric, telecommunications, garbage, water, sewer, etc.) either upon annexation or when development occurs, at city discretion, and at the applicant(s)' expense.

In the General Plan under the General Land Use Goals and Policies

Goal One

Policy c:

Allow development to occur only in areas where adequate streets, public facilities, and services exist or where the developer will provide them.

These growth management policies as well as this plan will assist Spanish Fork leaders when considering which locations to annex into the city. The General Plan also provides decision makers with information on where roads, water, sewer, and other utility lines will be located in the future.

Utilities

As requests for annexations take place, city staff along with petitioners/developers will be required to research where the closest utilities are located as well as providing cost estimates to connect to the city's utilities. As stated in Policy F petitioners could be required to connect to the city's utilities at the time the property develops. This ensures that (1) the city has adequate utility capacities to provide for the annexation area and (2) an undo burden may not be placed on an annexation petitioner. Listed are utilities and possible requirements that may be placed on an annexation petitioner or developer.

Culinary Water

As Spanish Fork grows and annexation petitions are accepted, water sources and lines will need to be expanded. This will be accomplished in a number of ways:

- 1) The extension of main water lines will be accomplished through installation of new trunk lines by developers/petitioners as new developments are approved in accordance with the City's Construction and Development Standards;
- 2) As culinary water sources and storage facilities are required, developers, impact fees and other possible funding sources will be needed to cover the costs;
- 3) Water shares will continue to be required as part of the subdivision process and required prior to development occurring.

Pressurized Irrigation

Spanish Fork is in the process of constructing a city-wide secondary system this will take pressure off of the culinary system but expansion of this system will involve:

- 1) The extension of secondary water lines to be financed by developers/petitioners as new subdivisions or annexations are approved in accordance with the Construction and Development Standards and by other funding methods;
- 2) As storage facilities are required, developers, impact fees and other possible funding sources will be needed to cover the expenses.

Sanitary Sewer

New developments in Spanish Fork are required to connect to the sanitary system. Expansion of sewer system will be accomplished in the following manner:

- 1) Developers/petitioners will be required to extend the sewer trunk lines and complete any necessary upgrades as per the Construction and Development Standards.
- 2) Due to topography, developers/petitioners may be required to install lift stations to transport wastewater to the treatment plant depending on the location of the annexation and development.
- 3) As new annexations and developments occur the sewer treatment plant will need to be upgraded to handle new capacities. These improvements could be financed by developers, impact fees, or by other funding sources.

Electrical System

As new annexations and developments are approved and constructed developers/petitioners could be required to expand and connect to the existing power system as per the Construction and Development Standards. From time to time, a new substations and transmission lines will need to be constructed and this will be done through private funding, impact fees, or other funding sources.

Public Safety

As the boundaries of the City expand and population increases, the need for additional public safety personnel and equipment will intensify. New police, fire fighters, emergency medical technicians, and other public safety personnel will be required as well as new buildings. It is anticipated that most of the cost for public safety will be financed through the City.

Solid Waste

As annexations and properties develop they will be required to be a part of the city collection system. The city contracts with private company to pick up and transport all solid waste.

Service Providers

Coordination with other service providers is important to the City. It is important to communicate and coordinate with the following entities, and any other service providers to make the transition from being in Utah County into the City as smooth as possible.

- 1) Qwest Communication
- 2) AT&T Broadband
- 3) Questar Gas
- 4) UP &L
- 5) United States Postal Service
- 6) Westfield Irrigation
- 7) East Bench Canal Company
- 8) Strawberry Electric Service District
- 9) Strawberry Water Users Association
- 10) Strawberry High Line Canal Company
- 11) United States Forest Service
- 12) Spanish Fork Southfield Irrigation

Public Involvement

Spanish Fork held numerous meetings to receive public comment on the Annexation Policy Plan. The first public meeting held by the Planning Commission was on November 6, 2002; the second meeting was a public hearing held on December 4, 2002. The City Council is scheduled to hold a public hearing on December 17, 2002. Notices were sent to the Daily Herald and to adjacent communities fourteen (14) days prior to the public meetings and hearings.

Personal invitations to the meetings were sent to the following individuals:

Dean Allen, Mayor of Mapleton City
Matt Evans, City Planner of Mapleton City
Bernell Evans, Mayor of Payson City
Andy Hall, City Manager of Payson City
Randy Brailsford, Mayor of Salem City
Junior Baker, Attorney for Salem City
E. Fritz Boyer, Mayor of Springville
Fred Aegerter, Community Developer Director of Springville
Jerry D. Grover, Utah County Commissioner
David J. Gardner, Utah County Commissioner
Gary Herbert, Utah County Commissioner
Arlin V. Kuhni, County Clerk
Jeff Mendanhall, Utah County Community Development Director

Annexation Sections (areas)

To assist in the development of this Plan areas inside of the Policy Declaration Boundary have been sectioned off. This will aid in the evaluation and planning of each geographic area. These areas do not represent the order in which Spanish Fork will annex properties but to assist in analyzing different vicinities.

Area 1 – see map (North Industrial)

Character of Area: Rural and undeveloped with properties that are developed in 5 acres parcels or larger with agricultural uses. The topography is flat with a slope to the northwest.

Time Line: Over the next 20+ years

General Plan: Shown as light industrial with most of the area located in the Spanish Fork Airport Overlay area.

Current utility services:

Water: rural properties have their own wells

Sewer: rural properties have their own septic systems

Electric: properties are on UP&L and Strawberry power

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/ Independent

Roads: County

Plans for utilities into area:

Water: As properties are developed they would be required to connect to the city system

Sewer: As properties are developed they would be required to connect to the city system

Electric: As properties are developed they would be required to connect to the city system

Storm Drainage: As properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN; AT&T

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements. In the case of being planned for industrial there is a possibility that an economic area could be developed to assist larger businesses.

Tax consequences: When this area fully develops as light industrial/retail uses it has the possibility of bringing tax dollars to the city. The city anticipates

that it will take a long time until this area fully develops.

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County
Others: Springville City

Area 2 – see map (West of I-15)

Character of Area: Rural and undeveloped with properties that are develop in 5 acres parcel or larger with agricultural uses

Time Line: 20+ Years

General Plan: Shown as 5 acre rural properties; no real planning has been completed for this vicinity

Current utility services:

Water: most of the rural properties have their own wells

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on Strawberry and UP&L power

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/ Independent

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city

Sewer: SFC; as properties are developed they would be required to connect to the city

Electric: SFC; as properties are developed they would be required to connect to the city

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN, AT&T

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County; as new roads are built they would be dedeed to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others: Salem City, Payson City

Area 3 – see map (Benjamin Exit - eastside)

Character of Area: Rural and undeveloped with properties that are developed as 5 acre parcels or larger with agricultural uses

Time Line: 5 to 20 Years

General Plan: Shown on the General Plan as rural 5 acre density but would probably develop as commercial and high to low density residential in the future.

Current utility services:

Water: most of the rural properties have their own wells. A number of properties in the Leland area are on city water especially those on 900 South, Mill Road, and Quail Run.

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on Strawberry power

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/Independent

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city system

Sewer: SFC or Salem City; as properties are developed they would probably connect to the Salem City system or a lift station to the SFC system

Electric: SFC; as properties are developed they would be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others: Salem City, Payson City

Area 4 – see map (Riverbottoms – west of Popular Lane)

Character of Area: Rural and undeveloped with properties that are 5 acres or larger with agricultural uses

Time Line: 20+ Years – with most of this area being sensitive agricultural land the time line could be sooner to protect the open space.

General Plan: Shown as rural and exclusive agricultural; Riverbottom land is in a floodplain and is considered agricultural sensitive land

Current utility services:

Water: most of the rural properties have their own wells

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on Strawberry power

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/Independent

Roads: County

Plans for utilities into area:

Water: SFC; as properties are annexed into the city they could be required to connect to the city system that is in Main Street

Sewer: SFC; as properties are annexed they could be required to connect to the city system that runs through the Riverbottoms

Electric: SFC; as properties are annexed they could be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others: Salem City

Area 5 – see map (Riverbottoms – east of Popular Lane)

Character of Area: Rural and undeveloped with properties that are 5 acre parcels or larger with agricultural uses; properties in the Riverbottoms are in the floodplain and should be considered as sensitive

Time Line: 20+ Years - with most of this area being sensitive agricultural land the time line could be sooner to protect the open space.

General Plan: Shown as rural and exclusive agricultural properties land in the Riverbottoms is in the floodplain

Current utility services:

Water: most of the rural properties have their own wells and a few property owners along Powerhouse Road are on city water

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on Strawberry power

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/Independent

Roads: County

Plans for utilities into area:

Water: As properties are developed they would be required to connect to the city water lines located by the Golf Course and in Powerhouse Road

Sewer: As properties are developed they would be required to connect to the city system that is in the River Bottoms and in Powerhouse Road

Electric: As properties are developed they would be required to connect to the city system that is by the Golf Course and along Powerhouse Road

Storm Drainage: As properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN & AT&T

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come

from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County
Others: Salem City

Area 6 – see map (South of Powerhouse Road)

Character of Area: Steep grades

The property in this section is basically undevelopable; there is a gravel pit in the south east corner of the section; large sections owned by US Government, Strawberry Water Users Association, and Utah State Department of Natural Resources

Time Line: 30+ Years

General Plan: Shown as exclusive agricultural properties; environmental sensitive land

Current utility services:

- Water:* none
- Sewer:* none
- Electric:* Strawberry
- Storm Drainage:* none
- Natural Gas:* Questar
- Telecommunications:*
 - Telephone: Quest
 - High Speed Internet: none
- Garbage:* None
- Roads:* County, US 6
- Railroad:* Union Pacific

Plans for utilities into area:

- Water:* SFC or none
- Sewer:* SFC or none
- Electric:* SFC, Strawberry or none
- Storm Drainage:* none
- Natural Gas:* Questar
- Telecommunications:*
 - Telephone: Quest
 - High Speed Internet: SFCN or none
- Garbage:* SFC or none
- Roads:* County, US 6

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

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Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County
Others: US Government

Area 7 – see map (Highway 6 - southeast)

Character of Area: Rural and undeveloped with parcels of land 5 acres or larger in agricultural uses

Time Line: 10 to 20+ Years

General Plan: Shown as rural 5 acre density properties and light industrial/business park

Current utility services:

Water: most of the rural properties have their own wells

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on UP&L

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/Independent

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city system

Sewer: SFC; as properties are developed they would be required to connect to the city system

Electric: SFC; as properties are developed they would be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN, AT&T

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County, SFC; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
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Utah County	.001034
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State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others: Mapleton City, Nebo School District

Area 8 – see map (Eastside – railroad tracks)

Character of Area: Rural and undeveloped with properties that are 5 acres in size or larger with agricultural uses.

Time Line: Over 15+ years

General Plan: Shown as residential 1 to 5 units per acre, possible commercial

Current utility services:

Water: most of the rural properties have their own wells

Sewer: most of the properties have their own septic systems

Electric: most of the properties are on UP&L

Storm Drainage: none

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: None/Independent

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city system

Sewer: SFC; as properties are developed they would be required to connect to the city system

Electric: SFC; as properties are developed they would be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County, SFC; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements. In the case of being planned for industrial there is a possibility that an economic area could be developed to assist larger businesses.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County
Others: Mapleton City

Area 9 – see map (Reese School)

Character of Area: Rural and undeveloped with properties that are 5 acres in size or larger with agricultural uses.

Time Line: Over the next 5+ years

General Plan: Shown as residential low density

Current utility services:

Water: most of the rural properties have their own wells; SFC has facilities in the vicinity on 400 North

Sewer: most of the properties have their own septic systems; SFC has facilities in the vicinity

Electric: most of the properties are on UP&L; SFC has facilities in the vicinity in 400 North

Storm Drainage: none; SFC has facilities in the vicinity 400 North

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN, AT&T

Garbage: None; SFC

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city system

Sewer: SFC; as properties are developed they would be required to connect to the city system

Electric: SFC; as properties are developed they would be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN, private companies

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County, SFC; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others:

Area 10 – see map (Westfields – Center Street, 1st South)

Character of Area: Rural and undeveloped with properties that are 5 acres in size or larger with agricultural uses.

Time Line: 5-10 years

General Plan: Shown as residential low density

Current utility services:

Water: most of the rural properties have their own wells; SFC has lines in the vicinity

Sewer: most of the properties have their own septic systems; SFC has lines in the vicinity

Electric: most of the properties are on Strawberry power

Storm Drainage: none or SFC has facilities in the vicinity

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: None; SFCN in the vicinity and private companies

Garbage: None

Roads: County

Plans for utilities into area:

Water: SFC; as properties are developed they would be required to connect to the city system

Sewer: SFC; as properties are developed they would be required to connect to the city system

Electric: SFC; as properties are developed they would be required to connect to the city system

Storm Drainage: SFC; as properties are developed they would be required to connect to the city system

Natural Gas: Questar

Telecommunications:

Telephone: Quest

High Speed Internet: SFCN and private companies

Garbage: As properties are annexed or developed they would be required to be serviced by SFC

Roads: County, SFC; as new roads are built they would be deeded to the city and become part of the city system

Financing of municipal services: The costs of developing most of these properties would come from the private sector or impact fees to pay for new improvements.

Tax consequences:

Inside annexed area: According to FY 2002 Spanish Fork residents pay less than in Utah County. Tax Unit 150 pays .010865.

Outside annexed area: Utah County residents pay a little more than Spanish Fork. Tax Unit 120 (Nebo Dist. 678) pays .011903.

Spanish Fork City Property Tax FY 2002	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
Spanish Fork City	.001268
Total residents fees	.010865

Utah County Residents Property Tax FY 2002 Nebo District 678	
Taxes \$	Property Tax Rate
Utah County	.001034
Central UT Water Cons.	.000358
State Assessing & Coll.	.000177
Local A & C	.000171
Nebo School District	.007857
SA6	.001084
SA7	.000623
SA8	.000599
Total residents fees	.011903

Affected entities: Utah County

Others:

Spanish Fork City

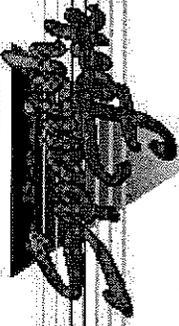
Property Map

N
Map Scale
1:74772

Map Legend

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Geographic Information Systems
Spanish Fork City GIS
40 South Main Street
Spanish Fork, UT 84660
(801) 798-5080

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