

Annexation Policy



The Annexation Policy as an Element of the General Plan will assist the City in planning for the future.

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 Policy Element will guide the decisions of the City Council when determining whether or not to grant approval of proposed annexation petitions.

The Annexation Policy as an Element of 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 planned ahead, and preserved, as well as protecting open space corridors, and 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 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:

- A map of the expansion area
- 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 may include but not limited to:
 - The character of the community.
 - The need for municipal services in developed or undeveloped areas.
 - Plans for expansion of utilities in the area.
 - How the expansion will be financed.
 - An estimate of the tax consequences to residents both inside and outside of the expansion area.
 - The interest of all affected entities.
- Justification for excluding from the expansion area any area containing urban development within ½ mile of the boundary.
- 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:

A. Growth Management Policies

Goal A.1: To provide for an orderly and efficient expansion of Spanish Fork.

Policies

- A.1.1 Allow urban residential and industrial land uses only within the adopted Growth Management Boundary.
- A.1.2 The Growth Management Boundary should be evaluated based on the amount of land within the Boundary, the City's ability to provide services outside the Boundary and the cost of providing those services outside the Boundary.
- A.1.3 Review the Boundary each January to determine if changes are warranted based upon recent growth trends.
- A.1.4 Allow new annexations of properties within the Growth Management Boundary where all urban services can readily be provided.
- A.1.5 Deny proposed 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.
- A.1.6 Entertain proposed changes to the Land Use Element biannually, each January and July.
- A.1.7 When reviewing and designing potential developments, consider the impact they may have on the character of the surrounding area.
- A.1.8 Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- A.1.9 Allow development to occur only in areas where adequate streets, public facilities and services exist or where the developer will provide them. Do not approve developments that would be served by localized sewer lift stations.
- A.1.10 Collect Impact Fees to ensure that growth is not being subsidized by tax payers.
- A.1.11 Develop an area plan to promote the development of a transit-oriented development surrounding the planned Center Street I-15 Interchange.

- A.1.12 Create an area plan to promote development in the vicinity of the Salem/Benjamin I-15 Interchange.
- A.1.13 Develop a comprehensive strategy for City improvements so as to develop a recognizable character and identity throughout the City.

These Growth Management Policies as well as this policy 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, petitioners could be required to connect to the City's utilities at the time the property develops. This ensures that the City has adequate utility capacities to provide for the annexation area and that an undue 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:

- The extension of main water lines will be accomplished through installation of new trunk lines by developers/petitions as new developments are approved in accordance with the City's Construction and Development Standards;
- As culinary water sources and storage facilities are required, developers, impact fees and other possible funding sources will be needed to cover the costs;

- Water shares may be required as part of the subdivision process and required prior to development occurring.

Pressurized Irrigation. Spanish Fork operates a City-wide secondary system that will be expanded to accommodate future growth. The expansion of this system will involve:

- 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;
- 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:

- Developers/petitioners will be required to extend the sewer trunk lines and complete any necessary upgrades as per the Construction and Development Standards.
- Due to topography, developers/petitioners maybe required to install lift stations to transport wastewater to the treatment plant depending on the location of the annexation and development.
- 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 addition public safety personal and equipment will intensify. New police, fire fighters, emergency medical technicians and other public safety personal 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

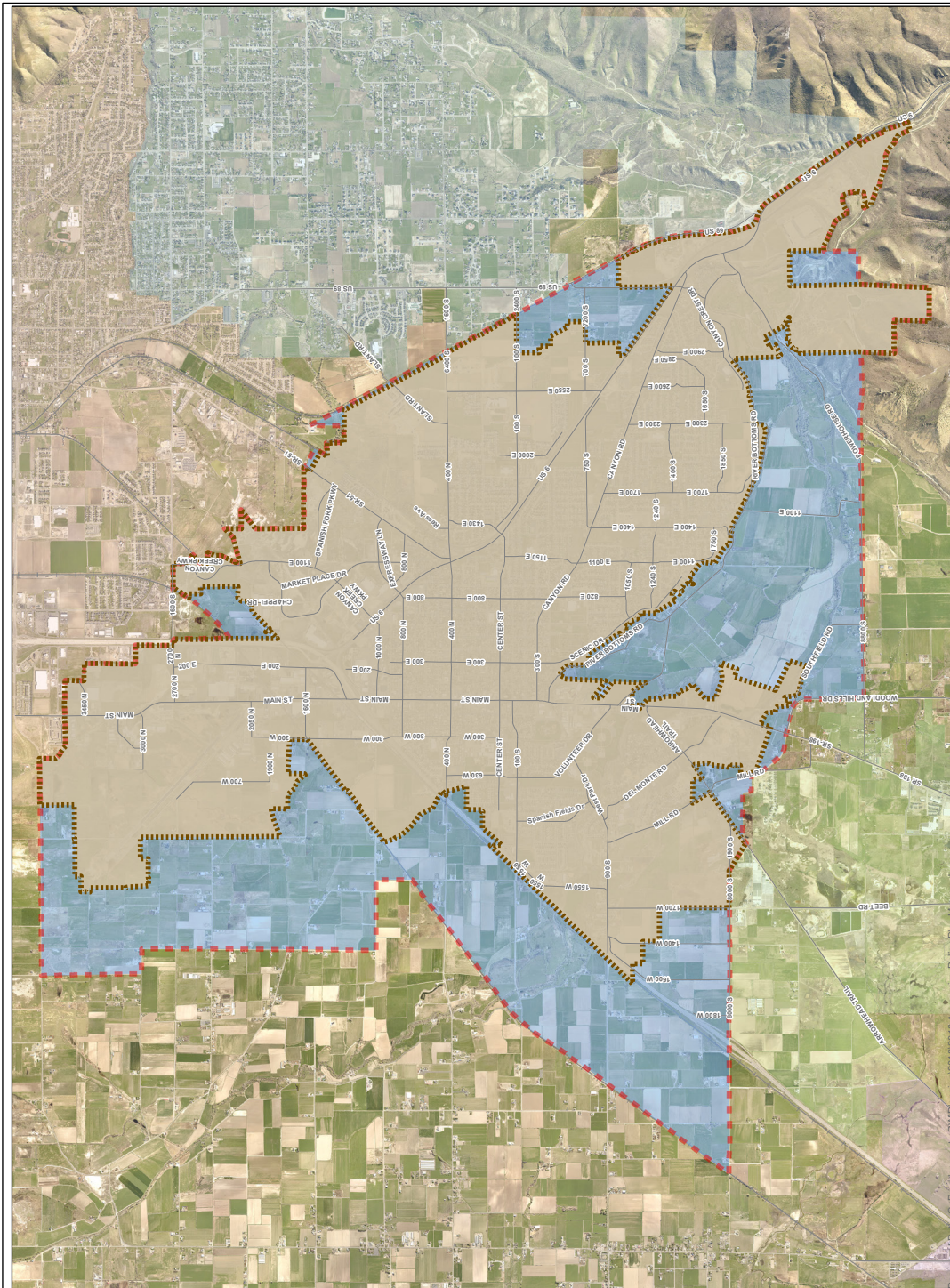
Coordination with other service providers is important to the City. It is important to communicate and coordinate with the following entities, and any other service providers to make the transition from being in Utah County into the City as smooth as possible:

- CenturyLink
- AT&T Broadband
- Questar Gas
- Rocky Mountain Power
- United States Postal Service
- Westfield Irrigation
- East Bench Canal Company
- Strawberry Electric Service District
- Strawberry Water Users Association
- Strawberry High Line Canal Company
- United States Forest Service
- Spanish Fork Southfield Irrigation

Public Involvement

Spanish Fork held meetings to receive public comment on the Annexation Policy Plan. The first public meeting held by the Planning Commission was on December 6, 2017; the second meeting was a public hearing held on January 3, 2018 with the Planning Commission. The City Council held public hearings on January 20 and February 6, 2018. Notices were sent to the Daily Herald and to adjacent communities fourteen (14) days prior to the public meeting and hearings. Invitations to the meetings were sent to the following entities in addition to the service providers:

- Mapleton City
- Payson City
- Salem City
- Springville City
- Utah County



2018 Annexation Policy Plan



1" = 3,500 Ft

Legend

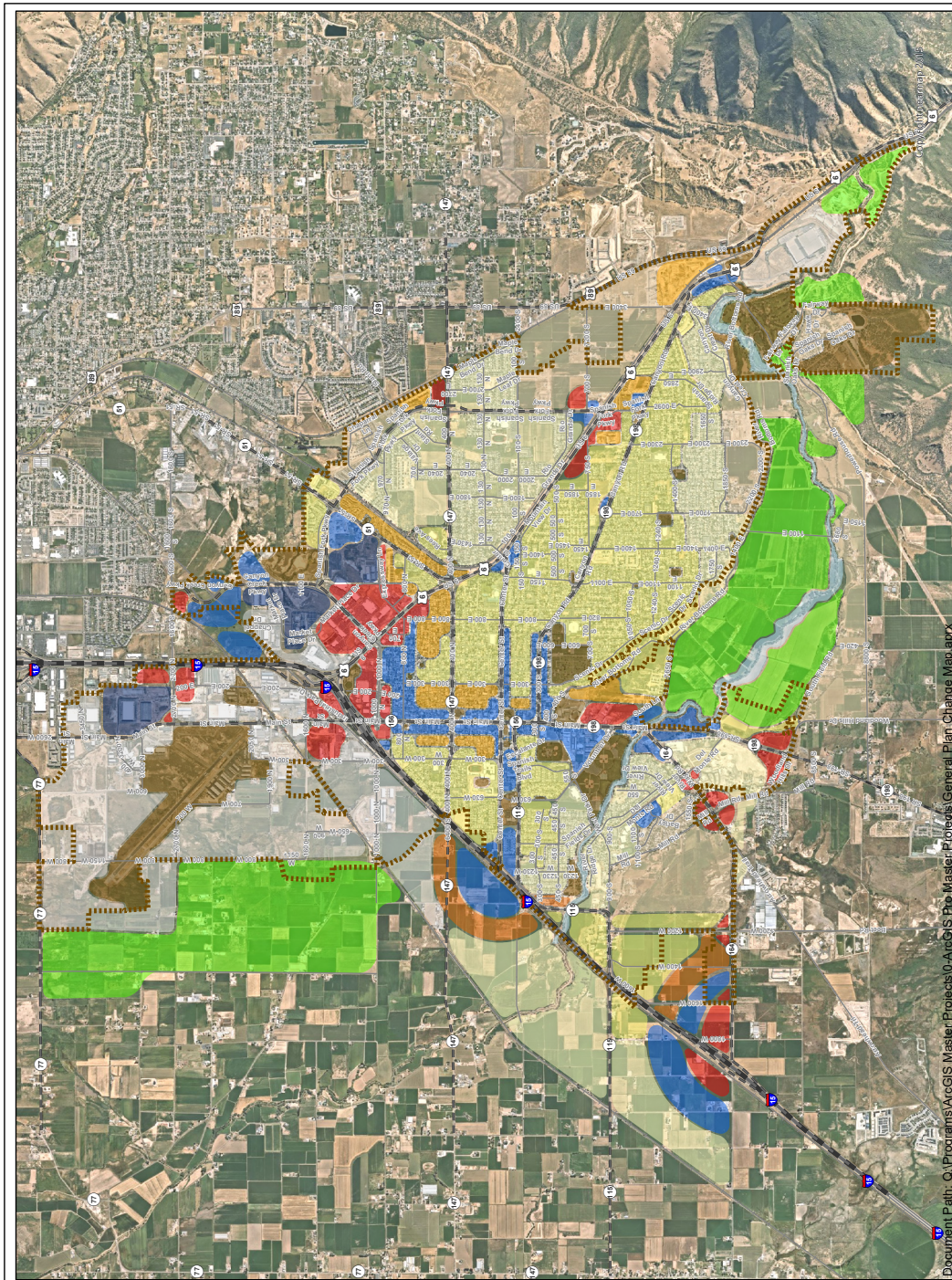
- Major Roads
- Spanish Fork Boundary
- Policy Boundary
- Spanish Fork Poly
- Policy_Boundary
- Railroads
- Mapleton
- Payson
- Salem
- Springville

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Spanish Fork General Plan



1 inch = 3,500 ft

- Agricultural
- Business Park
- Commercial
- Floodplain (FLOODWAY)
- Industrial
- Estate Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Density Residential
- Mixed Use
- Public Facilities

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