

# Annexation Policy Element

According to the U.S. Census the population of Mount Pleasant was 2,704 in 2000. Current population in 2003, based on Census growth rates, is estimated to be approximately 2,950. Population forecasts indicate that the number of people in Mount Pleasant will be approximately 3,500 by the year 2010, 4,200 by 2020 and 4,500 by 2030. According to the Governor's Office of Planning and Budget (GOPB) Mount Pleasant's average annual growth rate from 1990 to 2000 was 2.9%. Total build out population forecasts for Mount Pleasant show a maximum population of about 4,000 to 5,000 within the current city limits. The need for culinary water resources will be the limiting factor in total population for Mount Pleasant. Large annexations could increase the population projections by several hundred people. Mount Pleasant has sufficient vacant land within its current municipal boundary to absorb the forecasted population beyond the next 20 years.

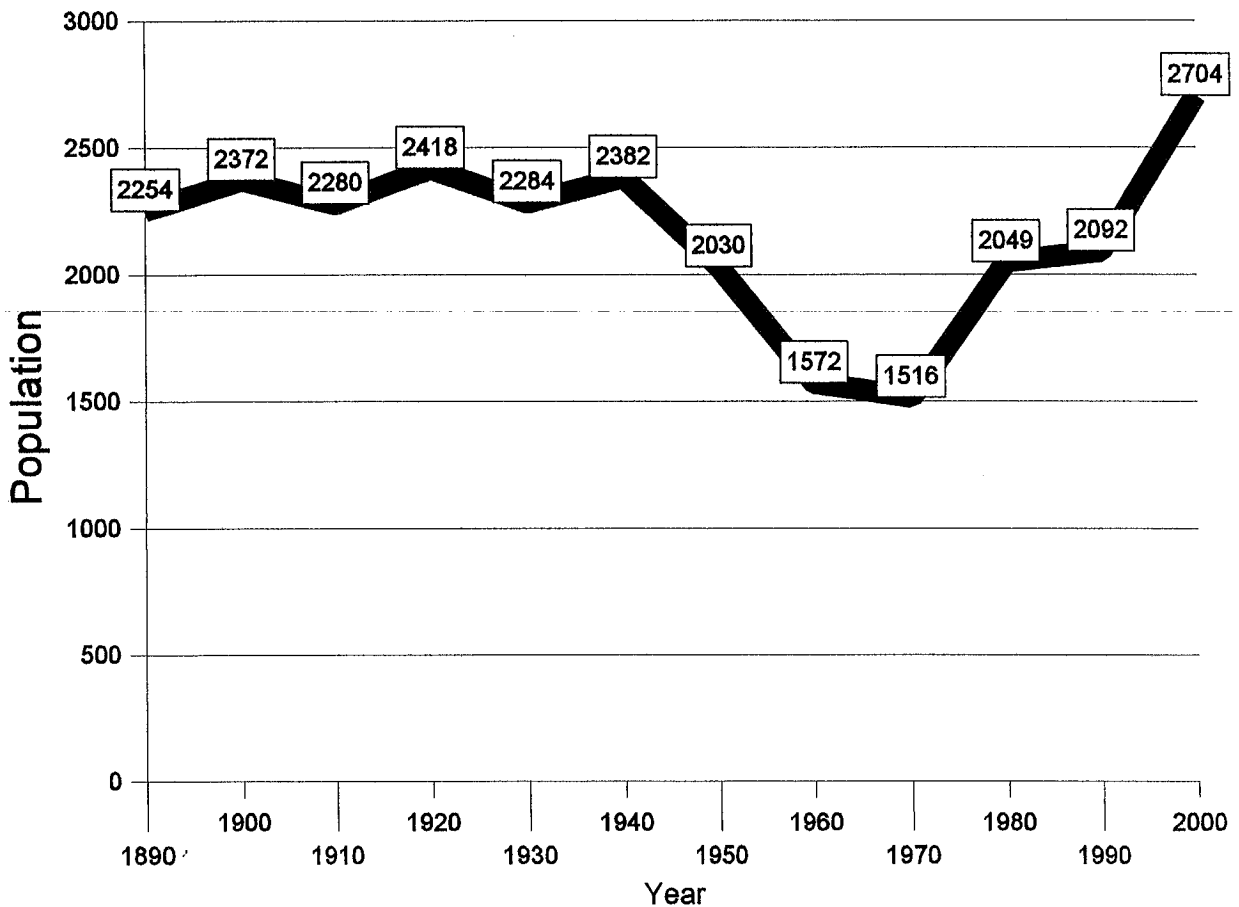
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Development should be encouraged to occur within the existing City boundaries as a first priority. Annexations should only be approved based upon an overwhelming benefit to the community as a whole. In a community survey completed in 1996, nearly 26% of respondents felt that the South was suitable for expansion, while 24% felt the North, 18% felt the West and 8% felt Everywhere were the areas of Mount Pleasant most suited for future annexations. In the same survey, 38% opposed annexation while 37% favored annexation and 14% wanted to maintain the current City limits. Survey results further indicated that 19% favored either in-fill or the East side, while 16% favored South for residential growth. Commercial growth was favored in the South (24%) or Main Street and State Street (23%, 21%). About 65% favored industrial growth in the industrial park on the Southwest side of the City.

The City should zone all future annexed properties as low-density residential or agricultural upon annexation until a suitable plan for development is approved. This policy discourages annexations for purely speculative reasons. Future annexations should only occur based on a net positive benefit to the City.

In the 2001 General Session, the Utah State Legislature enacted HB 155, "Annexation Amendments". This new legislation requires every community to have an Annexation Policy Plan, prior to December 31, 2002. This Annexation Policy Element of this Mount Pleasant General Plan shall act as Mount Pleasant's Annexation Policy Plan.

## Population Trends 1890-2000



**THE ANNEXATION VISION OF MOUNT PLEASANT IS:**

**To provide controlled, well-planned annexations consistent with the previous annexation declaration map, to encourage development near the City mainly as in-fill on vacant lots, east and south for residential growth and south and west for industrial growth and to discourage sprawl.**

THE GOALS OF THE ANNEXATION VISION ARE:

Goal 1 To provide controlled, well-planned annexations consistent with the previous annexation declaration map.

Objective 1 To provide controlled, well planned annexations.

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Policy 1 Require adequate public facilities, including police and fire protection, before accepting annexations.

Policy 2 Establish an Urban Growth Boundary to encourage positive annexations and discourage negative annexations.

Policy 3 Only permit annexations that have a net positive gain for the City.

Policy 4 Require annexation agreements and in-depth annexation studies, at the applicant's expense, to analyze all of the impacts of annexation.

Objective 2 To be consistent with the previous annexation map.

Policy 1 Use the previous annexation map as a guide for developing the current annexation map as required current State Law.

Policy 2      Designate areas outside the current City limits as either low-density residential or agricultural on the General Plan Land Use Map.

Goal 2 Encourage development near the current City boundaries which will discourage sprawl, with residential growth toward the north and east and industrial growth focused to the south and west.

Objective 1    To discourage sprawl.

Policy 1      Restrict expansion of public utilities on the outskirts of the City.

Policy 2      Discourage annexations for residential units when there is more than a two-year supply of vacant lots in the City.

Policy 3      Ensure adequate utility capacity in areas of the city where growth is desired.

Policy 4      Discourage annexations of and utility expansion to agricultural lands and sensitive areas.

Objective 2    Encourage residential and industrial growth in appropriate areas.

Policy 1      Ensure that appropriate zoning and infrastructure are in place for the desired land uses.

Policy 2      Discourage zone changes which are inconsistent with the General Plan.

Policy 3      Apply land use designations on the General Plan Map which encourage compatible growth in future residential and industrial areas.

The Annexation Amendments Act requires each Policy Plan to include the following: (a) a map of the expansion area which may include territory located outside the county in which the municipality is located; (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including: (i) the character of the community, (ii) the need for municipal services in developed and undeveloped unincorporated areas, (iii) the municipality's plans for extension of municipal services, (iv) how the services will be financed, (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area, and (vi) the interests of all affected entities; (c) justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary; and (d) a statement addressing any comments made by affected entities at or within ten days after the public meeting required by the act.

**Criteria that will guide the municipality's decision whether or not to grant future annexation petitions:**

1.      *The character of the community.* Mount Pleasant is the third largest community in Sanpete County. The community has a current population of approximately 2,950. Mount Pleasant is bisected by US Highway 89. The community has a historic Main Street and participates in the National Main Street Program. Mount Pleasant will also be a key community in the "National Mormon Pioneer Heritage Corridor." The community's economic base relies heavily on Mount Pleasant's role as a regional health care and secondary education center for North Sanpete County. Limited City water resources will be an issue with any proposed annexation. One possible area for annexation would be up the canyon. The City already serves a number of cabins and other structures with power and other utilities. Proposed

annexations should be a minimum of five (5) acres in size, contiguous to the city and within the growth boundary area defined on the accompanying map.

2. *The need for municipal services in developed and undeveloped unincorporated areas.* Mount Pleasant has limited capacity in both its culinary water and sanitary sewer systems for future growth. The City is able to adequately serve all properties within its current corporate boundaries. As new annexations are processed, the City will review each application for its impact on municipal services. The applicant of each proposal will need to mitigate any negative impacts on the City's systems. Mitigation efforts may include but not be limited to: paying for utility extensions, dedication of water shares, payment of on- and off-site fees, payment of impact fees, land dedications, exactions, and annexation agreements.
3. *The municipality's plans for extension of municipal services.* Mount Pleasant currently intends to expand its municipal services to newly annexed areas as needed. This will typically occur at the developer's expense. The City has no plans to extend utilities outside of its current municipal boundaries.
4. *How the services will be financed.* The services will be funded through developer exactions, impact fees, reserves in the enterprise funds, grants, bonding and possibly tax increment financing.
5. *Estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.* Since most of the future annexations are targeted for areas which should have industrial or commercial land uses, the tax consequences to existing residents of the community should be either no change or a slight reduction in taxes. Property owners in the expansion area will see an increase in property taxes based on the additional municipal levee of .002655 (based on 2002 tax data). A house assessed at a value of \$100,000 would see a tax increase of about \$265.50 per year. The property tax rate may increase or decrease from time to time as determined by the Mount Pleasant City Council. Impact fees should be

charged to assure that any newly annexed property pays its proportionate share of its impact on municipal services. The payment of impact fees which are properly calculated should reduce the chance of tax increase or reduction of municipal services to existing residents.

6. *Interests of all affected entities.* There are only two possible affected entities for annexations surrounding Mount Pleasant. The affected entities are Sanpete County and the North Sanpete School District. These entities may submit comments up to ten (10) days following the public hearing. Their comments will be listed in the appendix.

**Justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality’s boundary.**

Mount Pleasant does not intend to exclude any area containing urban development within ½ mile of its current municipal boundary. Areas of excessive slope (>25%) have been excluded from the expansion area due to concerns related to environmental hazards or developing and servicing such areas. These excluded areas do not currently contain any urban development.

**Comments made by affected entities at or within ten days after the public meeting.**

See the appendix of this General Plan for any comments received from affected entities such as Sanpete County or the North Sapete School District.

**General Annexation Policies**

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| Policy 1 | Annexations should be compatible with the current character of the community as found in the Community Vision Statement. |
| Policy 2 | Annexations must fall within the area designated on the Annexation Policy Plan Map.                                      |

- Policy 3 Areas to be annexed must be contiguous to the corporate limits of Mount Pleasant City at the time of submission of an annexation request.
- Policy 4 Areas to be annexed shall not be located within the corporate limits of another incorporated city or be part of an annexation petition currently in process in another city.
- Policy 5 When feasible, the City favors annexation along the boundaries of water, sewer, pressurized irrigation and electric utility improvements.
- Policy 6 Mount Pleasant favors the policy of: eliminating and/or not creating islands or peninsulas of unincorporated territory; consolidating overlapping functions of government; promoting the efficient delivery of services and infrastructure improvements; and encouraging the equitable distribution of community resources and obligations.
- Policy 7 Mount Pleasant does not favor the annexation of areas for which the City does not have the capacity to provide City services.
- Policy 8 Mount Pleasant does not annex territory for the sole purpose of acquiring revenue.
- Policy 9 All annexation petitions must comply with the requirements of Section 10-2-401et seq., *Utah Code Annotated* and the Mount Pleasant City Code.

Policy 10 Water rights of the type and quantity acceptable to Mount Pleasant City will be required within 30 days of enacting the ordinance annexing an unincorporated area. Acceptable water types include Pleasant Creek and Twin Creek Irrigation.

Policy 11 The newly annexed area will immediately receive the following services: Fire protection; Police protection; Planning and Zoning; Snow removal and street maintenance on existing asphalt streets; and Right to participate in municipal sponsored social and recreation activities.

Please see the Mount Pleasant City Code for additional legal requirements related to annexations.

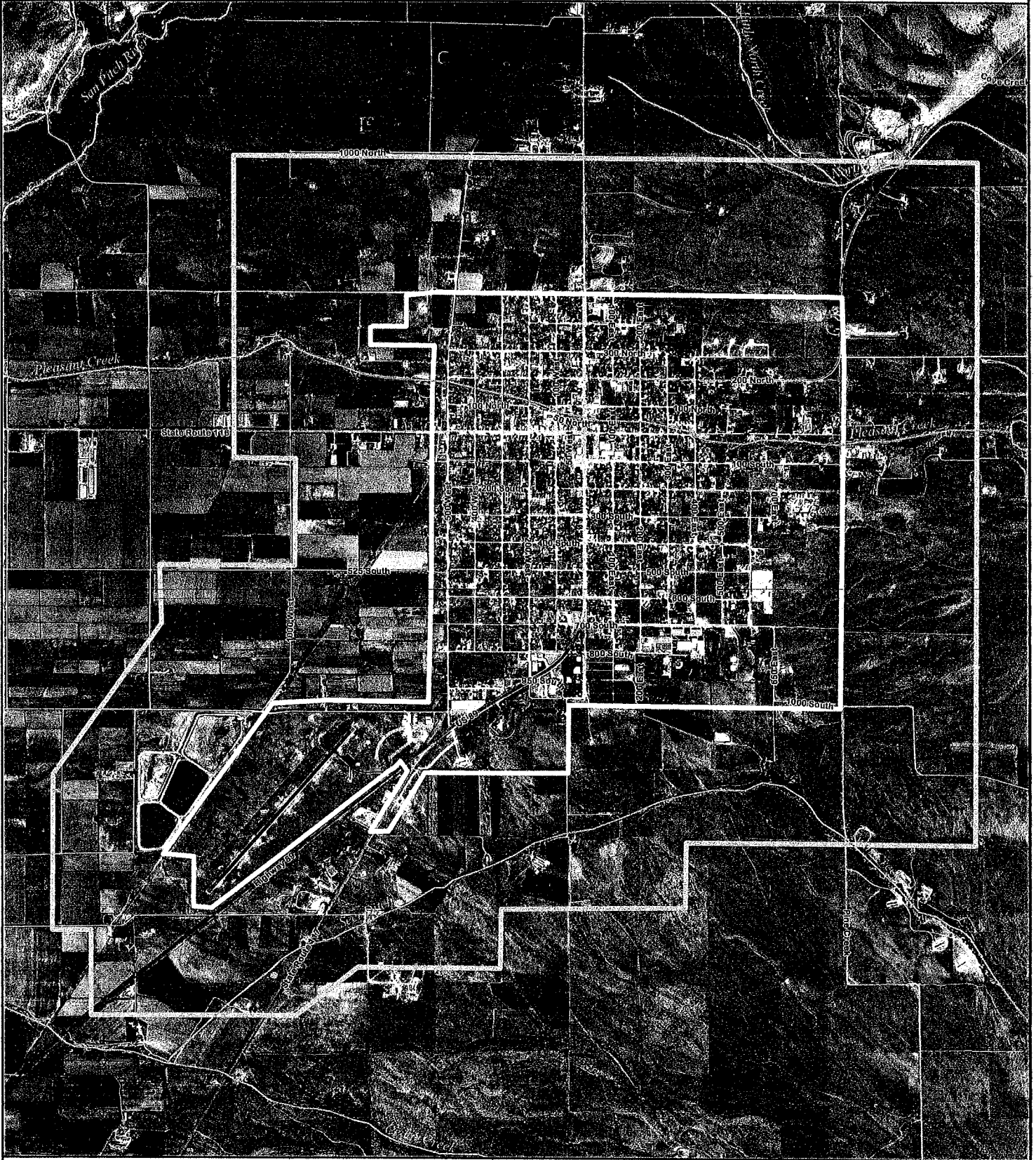
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### **Plan Recommendations and Strategies**

If Mount Pleasant follows this Annexation Policy Plan, growth should be well-guided and beneficial to both current and future residents.

## Map of Expansion Area

# Mount Pleasant Annexation Area



## Mount Pleasant Annexation Area



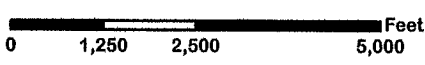
Map Prepared by:

With:



Jackson Planning

November 7, 2003



Annexation Area  
City Boundary