

SALINA CITY ANNEXATION POLICY PLAN

Adopted August 12, 2020

A. General Annexation Criteria of Salina City

In accordance with the provisions of 10-2-400, Utah Code Annotated, the City of Salina hereby adopts the following criteria for consideration of possible future annexations. This annexation policy declaration is intended to incorporate by reference all of the criteria required and suggested by Sections 10-2-400 et seq., Utah Code Annotated.

1. As part of its ongoing effort to plan and prepare for responsible growth, Salina City has identified territory adjacent to its present city boundaries that could at some time in the future be a part of Salina City. The area that is proposed for future annexation is not bordered by any other municipality. Areas to be annexed must fall within the areas designated for future annexation in the Annexation Policy Plan of Salina City and shown on the attached expansion area map. Even though property proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Salina City.
2. The character of the community is mixed residential, commercial and agricultural. Areas to be annexed should be compatible with this character.
3. Areas to be annexed must be contiguous to the corporate limits of Salina City at the time of submission of an annexation request.
4. Areas to be annexed shall not be located within the corporate limits of another incorporated city or be part of a previously filed annexation petition that has not been either denied, accepted or approved.
5. When feasible, the City favors annexation along the boundaries of water sewer improvements or special service districts.

The City also favors (a.) eliminating and/or not creating islands and peninsulas of unincorporated territory; (b.) consolidating overlapping functions of government; (c.) promoting efficient delivery of services; (d.) encouraging the equitable distribution of community resources and obligations; and (e.) giving consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.

The city does not favor the annexation of areas for which it does not have the capability to provide municipal services.

6. It is not Salina City's intent to annex territory for the sole purpose of acquiring revenue.
7. The annexation petition must comply with the requirements of Section 1-2-403, Utah Code Annotated.

B. Procedures for submission of an annexation request.

The following steps reflect a general summary of the requirements and procedures for processing an annexation request in Salina City.

1. An annexation filing fee must be paid in full to the Salina City office prior to starting the annexation process.
2. An annexation petition accompanied by an annexation plat must be submitted to the City Recorder. Said petition shall:
 - a. Be signed by private property owners of record which cover a majority of the area to be annexed. Said owners shall also represent at least one-third (1/3) of the assessed valuation of the private aggregate properties to be annexed, as reflected on the last assessment roles.
 - b. Represent an area contiguous to the existing corporate limits of Salina City and shown to be within the areas designated for annexation in the Annexation Policy Plan of Salina City.
 - c. Include an annexation plat prepared by an engineer or surveyor licensed in the State of Utah.
 - d. Designate up to 5 of the signers of the petition as sponsors, one of whom shall designated as the contact sponsor. Each sponsor's mailing address shall be indicated.
 - e. Copy of petition and plat map filed with the County Clerk, affected entities and if applicable, with the chair of the planning commission of each township in which any part of the area proposed for annexation is located.
3. The City Recorder, upon receipt of a properly prepared annexation petition accompanied by the proper plat shall impose such additional fees to recover the costs of processing said petition, as have been established by the City Council; and at that time shall place the petition on the agenda for consideration at a regular city council meeting within fourteen days of its receipt.
4. The Planning & Zoning Committee shall review the annexation petition and accept or deny the petition.

5. The City Council shall review the annexation petition and accept or deny the petition.
 6. The City Council, within 10 days after the receipt of the recorder's notice of certification, shall publish a notice of the proposed annexation at least once a week for three (3) consecutive weeks. Within 20 days after the receipt of the recorder's notice of certification, the council must mail written notice of the proposed annexation to each affected entity as defined in state law. The notice shall explain how a written protest is to be filed within 30 days after the date of the council's receipt of the certification notice.
 7. If no protest is filed during the designated protest period, the council may set a public hearing, after a minimum 7-day notice, and consider an ordinance to grant the proposed annexation. If a protest is filed, the county boundary commission shall hold a hearing on the protests within 30 days. The council may deny the proposed annexation at its next regularly scheduled meeting. Required notices will be sent if the petition is denied.
 8. Upon receipt of the county boundary commission's decision, the council may deny or approve the proposed annexation subject to the boundary commission's decision.
- C. *Extension of Needed Municipal Services in Developed and Developing Unincorporated Areas and Payment of the Same.*
1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria and will be paid for by the individual developer or property owner.
 2. An annexation agreement will be prepared between the city and future developers outlining specific circumstances relating to water and sewer, power and streets and other specific improvements prior to annexation approval.

Water rights, of the type and quantity acceptable to Salina City, that can be utilized for underground water rights (culinary) shall be required to be conveyed to Salina City as a condition of annexation into the Salina City limits. It is the intent that land annexed to Salina City be accompanied by water rights sufficient to accommodate the needs of the potential development of said land. The water rights conveyance requirements of development shall be in addition to any requirement that may be

imposed upon development of the land after annexation and in addition to appropriate Salina City culinary water impact fees.

Water requirements, as referenced by previous paragraph, will be established on a case by case basis utilizing, among other things, Division of Drinking Water standards. Specific requirements will be contained in the annexation agreement, but the general guideline of one (1) acre foot of water per residential building permit will be a minimum standard.

The annexation will allow developers of the annexed property access to culinary water, sewer and electric power service, provided all developments meet City specifications and comply with all applicable development ordinances and all improvements are installed pursuant to Salina City standards.

The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the city may incur by annexing these properties. In summary, the newly annexed developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters, sidewalks and other capital improvements as development occurs.

Upon annexation, the newly annexed area shall receive the following services:

- a) Fire protection
- b) Police protection
- c) Planning & Zoning
- d) Snow removal and street maintenance on deeded dedicated streets.
- e) Curb side garbage collection

It is not anticipated that the annexation will cause any adverse consequences to the residents in the city or in the area annexed, except there be a slight reduction in general services to the city residents in the present city limits as general services are expanded into the newly annexed territory.

It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in the county and Salina City. It is further anticipated that as newly annexed territory property taxes are received by the city, the city will increase the total level of services within the total community. Additionally, persons in the newly annexed territory should experience reductions in their fire insurance rates and property insurance rates.


As areas become more densely populated, demand for services increases. Once this policy is adopted and areas begin to develop, continual planning by Salina City will allow development to occur in an economical manner, since the homes, streets and other

amenities will be developed in accord with Salina City specifications. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground.

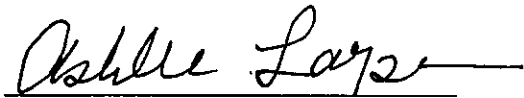
The policy plan will be on file in the office of the city recorder for public review for at least 14 days prior to the public hearing. The public hearing will provide residents of Salina City the opportunity to express their concerns regarding future annexation to Salina City.

PASSED AND APPROVED this 12th day of August, 2020.

CITY OF SALINA

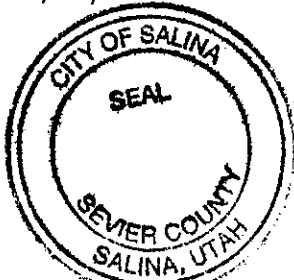
BY 
Jed Maxwell, Mayor

ATTEST:

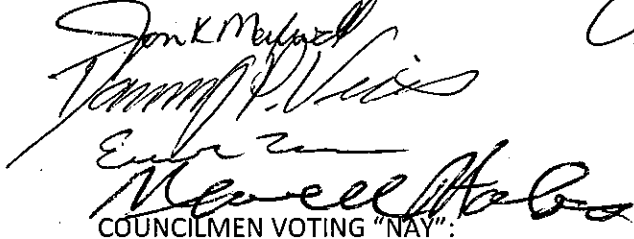


Ashlee Larsen, City Recorder

(Seal)



COUNCILMEN VOTING "AYE":





COUNCILMEN VOTING "NAY":