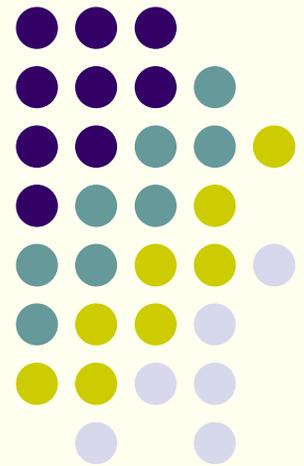


Annexation Plans & Future Land Use

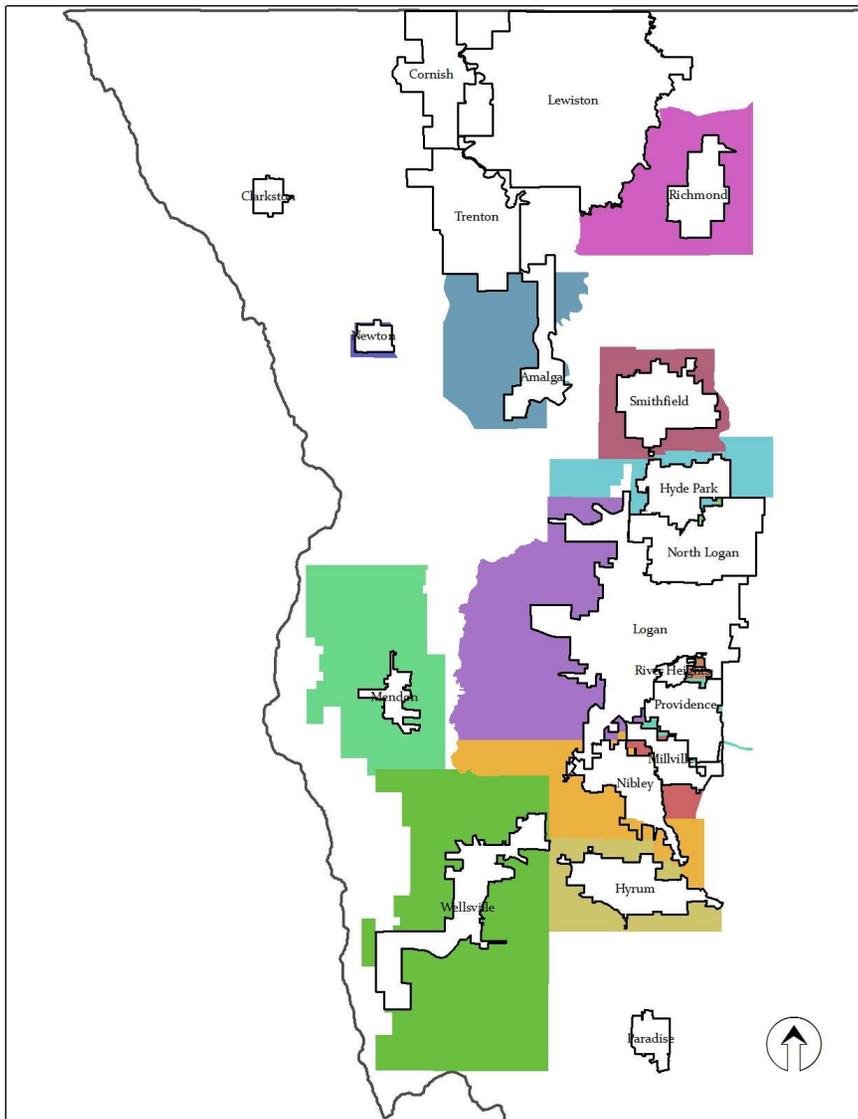
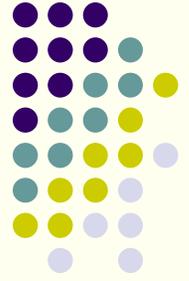
What is in the Plan
Annexation Petitions
Determining Future Land Use

I know of no safe depository of the ultimate powers of society but the people themselves; and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them but to inform their discretion by education.

- Thomas Jefferson

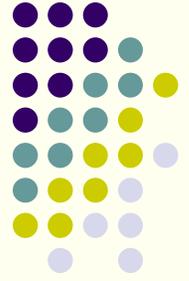


Annexation Policy Plan



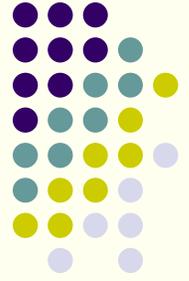
- What is in it?
 - A **map** of the expansion area
 - A **statement of criteria** to be used when considering future annexation petitions
 - Statement addressing comments from affected entities

Annexation Policy Plan

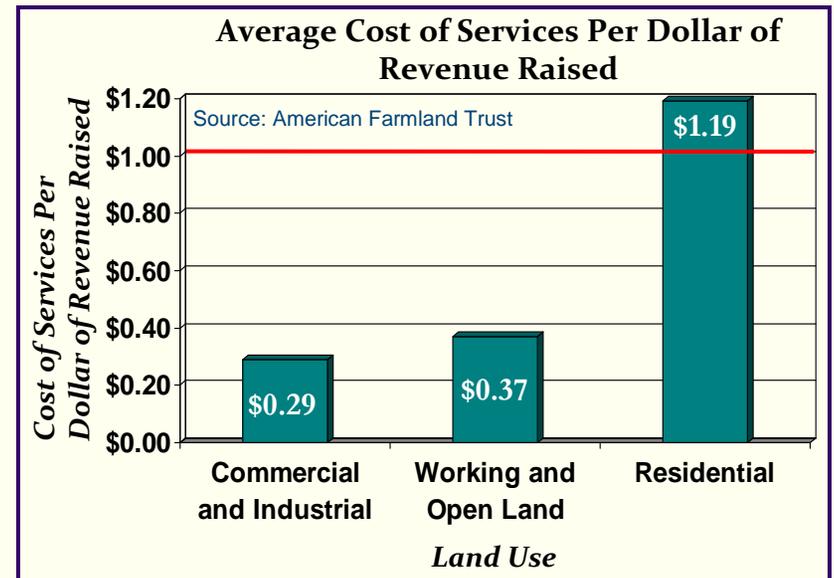


- Criteria to guide annexation decisions include:
 - The character of the community (General Plan)
 - Need for municipal services in developed and undeveloped unincorporated areas
 - Plans for the extension of municipal services
 - How the services will be financed
 - Impact Fees
 - Taxes
 - Special Improvement District

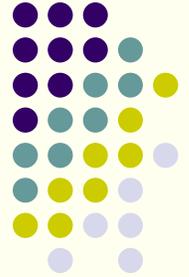
Annexation Policy Plan



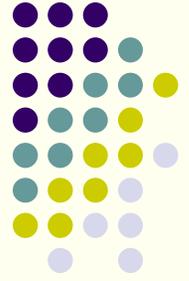
- Criteria to guide annexation decisions include:
 - Estimate of tax consequences to residents within the current municipal boundary and in the expansion area
 - The interests of all affected entities
 - Communities
 - School Districts
 - State & Federal Agencies
 - County



Annexation Policy Plan



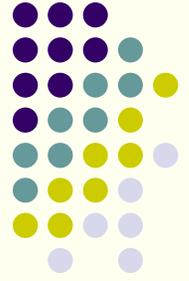
- Some Resources & Examples
 - Utah League of Cities & Towns Guide to Annexation Law:
[http://www.ulct.org/ulct/docs/Annexation outside SL County.pdf](http://www.ulct.org/ulct/docs/Annexation%20outside%20SL%20County.pdf)
 - Heber City Annexation Plan:
[http://www.ci.heber.ut.us/pdf/Annexation Policy Plan.pdf](http://www.ci.heber.ut.us/pdf/Annexation_Policy_Plan.pdf)
 - Sunset City Annexation Plan:
<http://www.sunset-ut.com/generalplan.pdf>
 - Alpine City Annexation Plan:
[http://www.alpinecity.org/PDF/Annexation Policy Plan_05-26-09.pdf](http://www.alpinecity.org/PDF/Annexation_Policy_Plan_05-26-09.pdf)



Annexation Requests

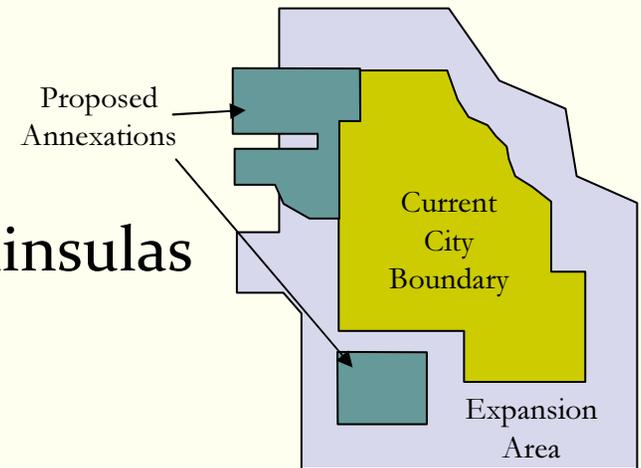
- When can a city annex?
 - Upon petition of landowners
 - Some unincorporated islands & peninsulas
- City/Town Council makes the final decision
 - Planning Commission does not make recommendation
- Possible actions by the legislative body
 - Accept
 - Accept with modifications
 - Deny
 - Any action must be accompanied with reasons

Annexation Requests



- What to consider

- ❑ Contiguous
- ❑ No unincorporated islands or peninsulas
- ❑ Within the expansion area
- ❑ Not solely for increased revenue
- ❑ Not to prohibit another municipality's capacity to annex the same or related area
- ❑ Guidelines of the annexation policy plan
- ❑ Goals and policies of the General Plan



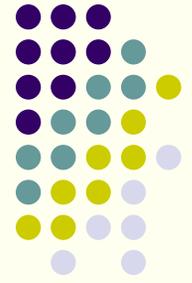


Future Land Use

Why consider Future Land Use and Annexation together?

- Cultivate community character
- Lower cost to community
- Promote economic development
- Preserve important areas





Future Land Use

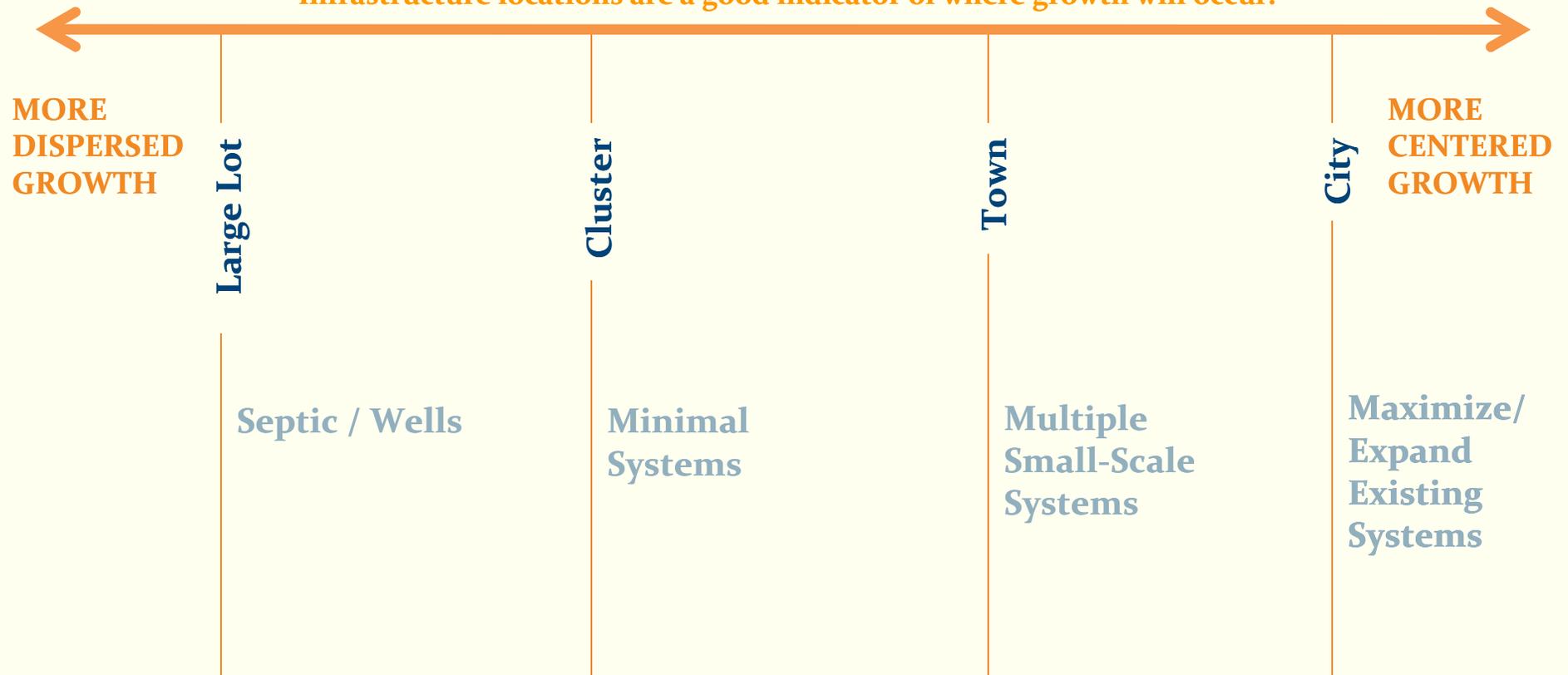
Lower cost to community

Higher infrastructure cost?

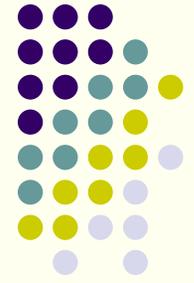
Lower infrastructure cost?

Water and Sewer Supply

Infrastructure locations are a good indicator of where growth will occur.



Future Land Use



Lower cost to community

More commuting?

More miles of roads?

Less commuting?

Fewer miles of roads?

Transportation Choices

LESS
DIVERSE

Large Lot

Private vehicle

Cluster

Private vehicle

Walk

Bike

Town

Private vehicle

Walk

Bike

Bus

City

Private vehicle

Walk

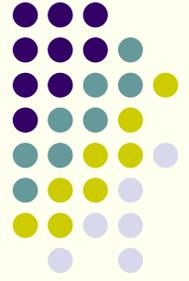
Bike

Bus

Street car

Light rail?

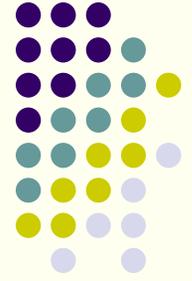
MORE
DIVERSE



Future Land Use

- Promote Economic Development
 - Where will people work and shop?
 - Focus on infill and redevelopment in the city or create new development on the edge?



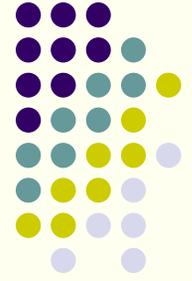


Future Land Use

- Promote Economic Development
 - Where will people work and shop?
 - Focus on infill and redevelopment in the city or create new development on the edge?

OR





Future Land Use

- Preserve Important Areas
 - Ag Land
 - Recreation Areas
 - Natural Resources



Photo Source: PlaceMakers

Photo Source:
<http://www.panoramio.com/photo/1261865>

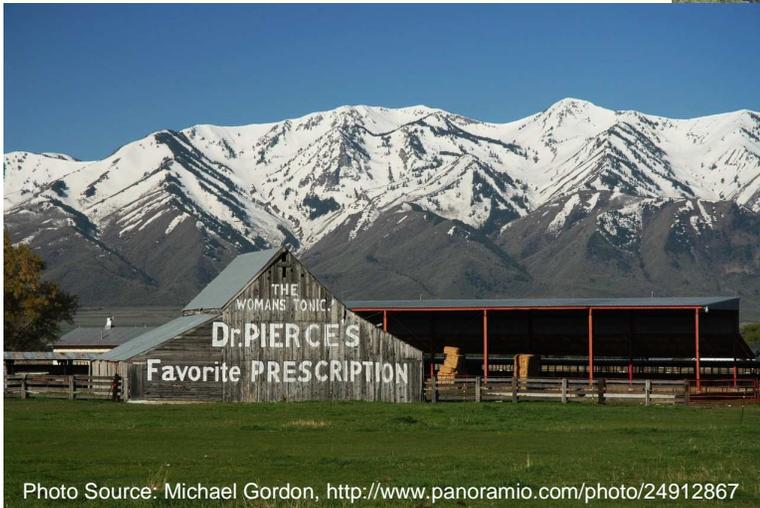
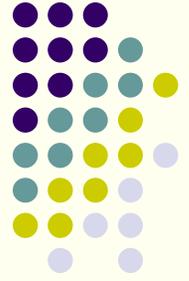


Photo Source: Michael Gordon, <http://www.panoramio.com/photo/24912867>



Photo Source: Jay Nielson

Future Land Use Planning



- Some Resources & Examples

- Envision Cache Valley Toolkit:

- <http://www.envisioncachevalley.com/docs/toolkit//ECV%20Report%20Chapter%205%20Toolkit.pdf>

- Loveland, Colorado Land Use Plan:

- <http://www.ci.loveland.co.us/lrplanning/landplan.htm>

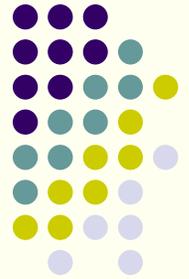
- East Hampton, Connecticut Future Land Use Plan:

- http://www.easthamptonct.org/pages/EastHamptonCT_Planning/pocd/Section%206%20-%20Future%20Land%20Use%20Plan.pdf

- Logan, Utah General Plan:

- <http://www.loganutah.org/CommunityDevelopment/Planning%20and%20Zoning/General%20Plan/index.cfm>

New Planning Resource



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 Transportation



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 Development Type

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