



TABIONA TOWN 2018 ANNEXATION POLICY PLAN



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INTRODUCTION

Annexation is the process through which properties that are contiguous, but currently outside a Town's boundaries are incorporated as part of the Town. This process involves an application by property owners to the Town and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services.

The most important thing a Town should consider when hearing petitions for annexation is if any burdens will be created for residents of the Town. Some annexations may create what is called an island or a peninsula. This is where the annexed land cannot be properly serviced by the Town because it is separated from Town geographically. This separation will require expensive infrastructure, the cost of which will most likely be borne by those who do not use it.

The state has required that before any property be annexed into a Town, that Town must adopt an annexation policy plan. An annexation policy plan should identify preferred areas for annexation that the Town can already service, as well as policies and procedures that the Town will follow when hearing annexation petitions.

CURRENT CONDITIONS AND COMMUNITY CHARACTER

Annexation is difficult for Tabiona because it is bounded on multiple sides by tribal lands, which cannot be annexed into the Town. Also, a large portion of the private land that could be annexed would be considered an "island or a peninsula" because of the fragmentation the tribal lands would cause in the Town's boundaries. This does not mean that Tabiona should not expand its borders. Currently, some parcels are divided by the Town's boundary, and the Town already services and utilizes properties outside its boundary (like parks). These areas should be first priorities when considering annexation petitions. Also, if parcels split by the Town boundary petition they should not be charged.

Services that the Town could provide to annexed property include water and sewer, if they were expanded. Other services, like police and fire, are provided by the county. The Town should only allow properties to be annexed if the necessary infrastructure to provide them with water and sewer is in place beforehand, or if the unincorporated property will commit to providing for all of its impacts.

The main benefit the Town stands to gain from allowing property to annex is an increase in its tax base. In Tabiona, this increase in tax base will most likely be absorbed by the increased cost of maintaining infrastructure for the newly annexed areas, particularly if the new use is primarily residential or agricultural. Even if future developments finance the expansion of water and sewer services there will most likely need to be a raise in either taxes or water connection and servicing fees to maintain the systems and to acquire water rights. So, residents should expect an increase in those fees as determined necessary by the Town Council.

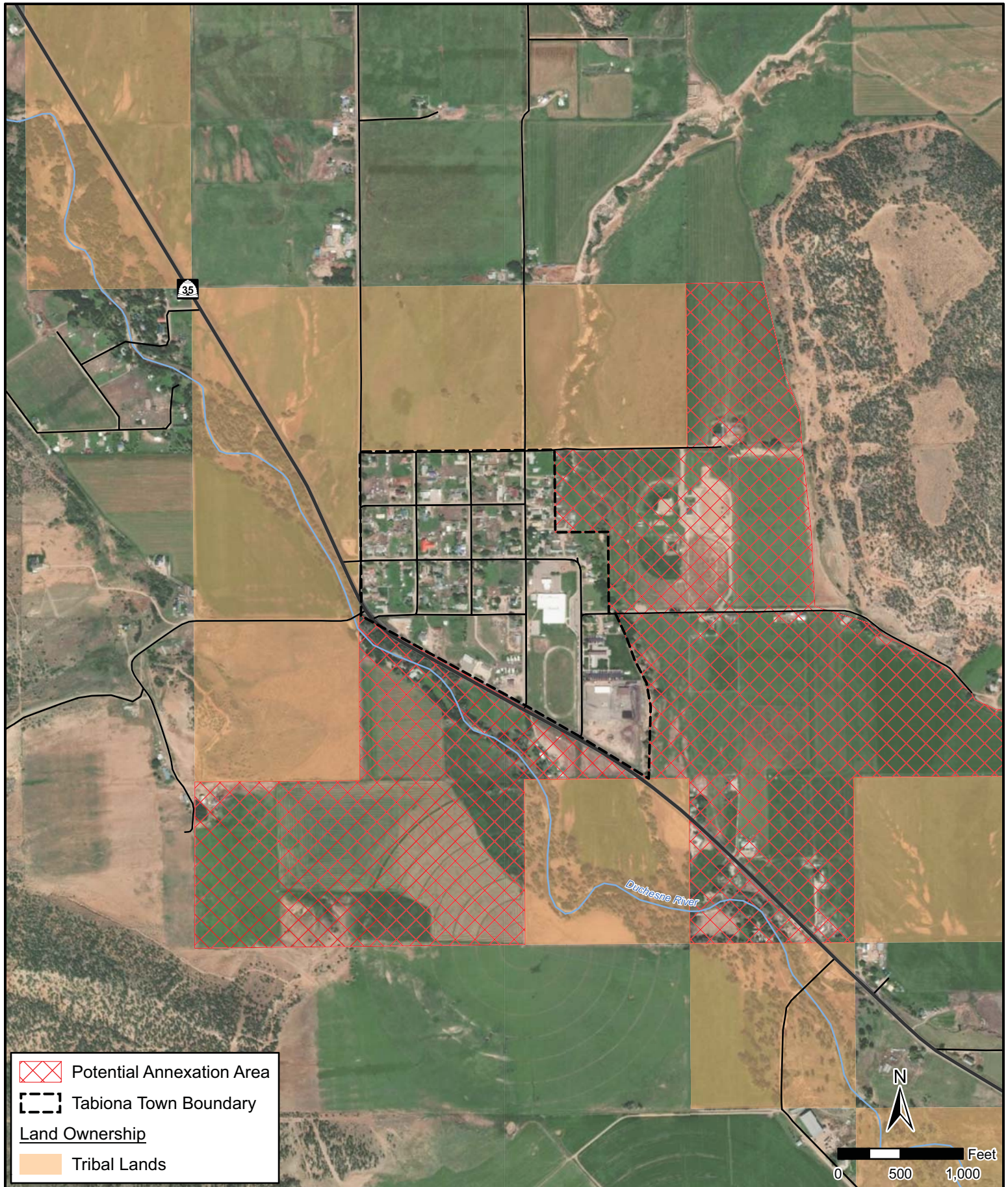
Tabiona's community character is comprised of large lot, single family homes in an agricultural and rural environment, and land should only be annexed when the property owners' intent is to contribute to that character.




Residents should also consider exiting the greenbelt established by the County before annexing, if they do not it could have consequences with back taxing.

Looking at population projections in the general plan Tabiona is not going to grow considering that current utility systems can handle denser development the Town will first explore infill development to met population growth needs. If the town has been infilled, development outside town boundaries can be explored.

ANNEXATION AREA MAP

As part of an annexation policy plan, a map is required of areas the Town prefers for annexation. This map shows property that realistically could be annexed by the Tabiona within the next few decades. This does not mean that all of this property should be annexed. The Town should keep in mind that services need to be extended first, and that an "island or peninsula" should not be created.



 Potential Annexation Area
 Tabiona Town Boundary
Land Ownership
 Tribal Lands



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 - Shaping the Quality of Life -
 800.748.5275 www.jonesanddemille.com

Tabiona Town		Duchesne County
General Plan 2018		Scale: 1" = 1,000'
Potential Annexation Areas Overview		1
Map Name: H:\JD\Proj\RCC 1804-R05\Design\GIS\Projects\Tabiona General Plan\Tabiona General Plan.aprx - Tabiona General Plan - Potential Annexation Overview	Project Number: 1804-R05	Drawn by: JEM 08-18
		Last Edit: 08/23/2018

State law also allows towns to annex property without a property owner's petition. There are a number of conditions that limit the Town's power to do this, and should only be considered for properties that have received most or all of their municipal services from Tabiona for more than a year (see UCA 10-2-418).

ANNEXATION SUBMITTAL PROCESS

In Utah, annexations are governed by UCA 10-2-4. Generally speaking, annexation petitions usually are composed of similar elements to a development proposal. First, the applicant will get an informal understanding of how likely their property would be to be approved for annexation by the Town Council. Then an annexation plat will be submitted to the Town Clerk and follow a process that includes a formal notice to all effected entities, such as special service districts and the county, and the following:

- The petition should be signed by all property owners within the annexation plat.
- A valuation of at least one third of the private property in the plat.
- The plat should reference the Town's potential annexation area map and be within the designated areas and be contiguous to the Town's boundary.
- The plat will be prepared by a licensed surveyor or engineer.
- Contact information for each landowner should be provided, and one should be designated as a sponsor.

Next the Town Clerk will present the petition to the Town Council and they will make the final decision to accept or reject the petition. A fee may also be required to process the petition as determined by the Town Council.

After this the Town will notice the annexation as set forth in state law (UCA 10-2-400) and have it officially recorded.

ANNEXATION GOALS AND POLICIES

Goal 1. Annexation Policy Plan

According to Utah Municipal code (10-2-401) no municipality may annex without a policy plan.

It is Tabiona's goal to follow this annexation policy plan.

1. Tabiona will not annex land without first having a policy plan in place.
2. Tabiona will follow all other procedures and restrictions set forth by the state when annexing land.

Goal 2. Municipal Services

Petitioners should assist in providing infrastructure for their annexed land.

1. In most situations, land will be annexed only after a petition by owners of the land to be annexed.
2. When petitioners wish to annex, the Town should evaluate if current service systems can provide for the property, and if it cannot, the burden will be upon the petitioner to extend services.
3. Tabiona will not annex land that will create an island or peninsula as described in this plan.

Goal 3. Community Character

Tabiona will only approve annexations for land that fits the community character defined in this plan.

1. Uses that are not compatible with the large lot, single family, and agricultural lifestyle of Tabiona should only be annexed after careful consideration of unique circumstances.
2. Areas that are located within the corporate limits of another municipality should not be annexed.
3. Only annex land that is contiguous to the corporate limits of the Town.

TABIONA

APPROVED
FOR
DRINKING
WATER

T. BONA SCHOOL
and other nearby
schools