

HILDALE CITY

320 E. NEWEL AVE. • BOX 840490 • HILDALE, UT 84784
Phone: (435) 874-2323 • Fax: (435) 874-2603

ANNEXATION POLICY PLAN 2003

This policy plan is created by Hildale City for the purpose of guiding the City's decision-making regarding future annexation petitions. The plan will also help the City address future expansion in conjunction with neighboring political entities. This policy plan is intended to fulfill the requirements of Utah Code Section 10-2-401.5.

A. LEGAL DESCRIPTION AND MAP

1. The legal descriptions of the unincorporated areas proposed for eventual expansion are as follows:

Township 43 South, Range 11 West, S.L.B. & M.: Sections 1-36.

Township 43 South, Range 10 West, S.L.B. & M.: Sections 13-25, 30, 31, and 36; and the unincorporated portions of Sections 26-29 and 33-35.

2. A map showing the proposed expansion area is attached.

B. SPECIFIC CRITERIA

1. The City has a semi-rural atmosphere, with a typical lot size of one acre and with streets in the cardinal directions (north-south, east-west) at intervals of 1/8 mile. This pattern is planned to continue. The obvious exceptions are streets tying to the oblique highway (SR 59) or streets running along washes or slopes, between intersections.
2. The effective construction of streets requires that design and grading be performed before any utilities are installed. Road base and chip seal / asphalt should be installed as soon after the completion of utilities as possible. The costs of street design and surface improvements will be the responsibility of the property owner but must be conducted under the direction of the City, in order to ensure orderly and consistent development. Utility responsibilities are outlined later. Storm runoff is generally planned to flow on the street surfaces, first in ditches, then in curb & gutter as the streets are improved. Major streets should be provided with culverts at intersections. Provisions must be made for 100-year storms using "flood streets", detention dams,

canals, or underground pipes. Major washes should be preserved and improved for receiving the runoff. There are currently no impact fees or service fees for storm drainage or for street surface improvement and maintenance, but as the City grows these may become necessary. Any such funds collected shall be used for the stated purposes.

3. The recently completed Hildale Regional Wastewater Treatment Plant should receive allowable waste whenever feasible via gravity lines or pressure lines. When this is found to not be feasible, properly designed and installed individual wastewater systems should be utilized. Construction of sewer line extensions and connections is the responsibility of the property owner. Design and installation will be under the direction of the City. The City will own any additions to the collection system. Impact fees are in place for connecting to the treatment plant.
4. The City has a municipal power generation and distribution system that will be extended to serve all points in the City. Underground lines will generally be installed in new areas. All construction, including meters, will be performed by the City, after receiving payment from the applicant for the costs. Impact fees are also in place.
5. Culinary water is purchased and distributed by the City. Private wells may be feasible in some areas but must show acceptable quality. Construction of line extensions and connections are the responsibility of the property owner. Design and installation will be under the direction of the City. Capacity for fire flow must be shown. Meters are provided by the City and paid for by the applicant. The City will own any additions to the distribution system. There is no public irrigation system. Private irrigation systems may be used where properly isolated from culinary water. Arid conditions require that no water be wasted. Growth will be largely contingent on the development of water resources.
6. Natural gas is provided by the City. Construction, including meters, is performed by the City, with costs being passed on to the applicant.
7. Communication lines are installed and serviced by independent providers. Proper planning and construction are the responsibility of the provider and may be required to be demonstrated to the City.
8. The locations of residential and commercial areas and industrial “parks” are at the discretion of the property owners but may be overruled by the City when a threat to the health, safety, or welfare of the community is identified. Adequate parcels shall be reserved for public places.
9. The building permit and utility connection processes will be used to ensure that the above requirements are met.

10. Specific ordinances regarding nuisances, etc. will be enforced. Dogs are discouraged and may be declared a nuisance. Farm animals must be properly cared for to prevent undue noise, smell, or waste; and may be restricted to specific areas. Non-licensed vehicles will not be allowed on City streets. Public intoxication and dealing in drugs will not be tolerated. Loitering, aggressive soliciting, and immodesty are other examples of activities that may be declared nuisances.
11. Agriculture is encouraged and may remain in any quarter of the City, subject to the provisions of No. 8 above.
12. The smooth flow of traffic becomes a primary concern in a growing community. Off-street parking should be provided for where needed. This includes parking for large trucks that would otherwise congest the streets. The safe use of bicycles is encouraged and should be planned for. State Route 59 should be maintained as an arterial route. New accesses should be limited to every half mile and should turn perpendicular to the highway.
13. The City will collect garbage in containers furnished by the City. However, the beautification of the City belongs to every resident.
14. Emergency fire and medical services are provided by the City, utilizing volunteer personnel. Fees are assessed for ambulance service.
15. Police protection is provided through an intergovernmental agreement with the Town of Colorado City, Arizona, which is a twin community to the City.
16. The City maintains a justice court on a regular schedule.
17. The property tax within the City is currently 1.4735% of market value. The county property tax is currently 1.0761%. Primary residences are taxed at 55% of these rates. It is not anticipated that any annexation would cause an increase in the City rate.
18. No facts are known that show the provisions of this plan to be detrimental to any of the affected entities. Any concerns raised by the affected entities are addressed in Section E below.

C. GENERAL GUIDELINES

1. Non-developable lands, such as designated wilderness, shall not be included in annexations except as deemed wise to include the coverage of emergency and police services.

2. Existing developments not meeting the character and specific criteria listed above shall not be included in annexations unless leaving them out would create a worse situation than could be had by including them and making provisions for future compliance.
3. Proposed annexations shall follow existing district or tax entity boundaries where feasible and should not create islands or long peninsulas. Section lines should generally be followed.
4. Annexation boundaries should be drawn to eliminate overlapping functions of government, to promote the efficient delivery of services, and to encourage the equitable distribution of community resources and obligations.
5. Annexations should be a reflection of the natural growth of the community, preferably from the existing center out.

D. OTHER CONSIDERATIONS

1. Most of the private land in the expansion area lies along SR 59, with most of the rest being owned by the B.L.M. There are a few State Land parcels.
2. Development on steep slopes is not conducive to the character of the community. The present City is laid out on the flatter lands at the feet of the slopes. The slopes (and of course the higher cliffs) are preserved in their natural state, and structures are kept away from rock fall hazards.
3. The settlement and growth of the City has been part of the overall settlement and growth of the Short Creek valley. The criteria and guidelines discussed herein are intended to represent the general plan of the entire valley.
4. The soil conditions in the expansion area are known to range from clean sands to highly expansive clays. There are other areas of shallow bedrock. Consideration of these factors will be required in any construction.
5. The area is prone to dust storms, especially during the summer months. Special consideration should be given to minimizing clearing and grubbing. Development should include provisions for erosion control, windbreaks, and soil enrichment.
6. Flash floods can cause severe damage to structures. Construction should be restricted in flood plains.
7. The City uses the International Building Code as a guide for construction. This should give an acceptable level of satisfaction to the occupants of new buildings.

8. Fire hazards become serious in the hot and dry months of the year. Burning must be authorized by the fire department.
9. The community is service- and solution-oriented. It is hoped that the residents help solve problems, not just identify them. The family structure is relied on to maintain peace and good order. Children are expected to remain under the care of there parents and not roam the City.

E. COMMENTS OF AFFECTED ENTITIES

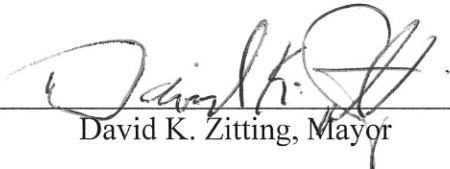
1. At the September 2, 2003, public hearing, the Smithsonian Fire District presented two maps showing how the proposed expansion area overlaps their district as well as the proposed Hurricane City expansion area. However, it was acknowledged that if the Apple Valley community were to annex into Hurricane, the Smithsonian Fire District would become inactive. Regarding the Hurricane expansion area, it is common for expansion areas to overlap; this simply means that the county would consult both Hurricane and Hildale regarding any proposed urban developments within the overlapping area.

CLOSURE

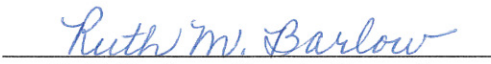
Nothing in this policy plan shall be construed to prohibit or restrict the City from negotiating and cooperating with another municipality to define a common expansion boundary.

POLICY ADOPTION

This Annexation Policy Plan for the City of Hildale is hereby adopted by the City Council, in session on this 16th day of Sept., 2003, as witnessed by the hand of the Mayor and attested by the Deputy Recorder.

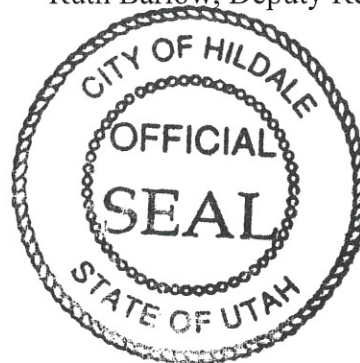


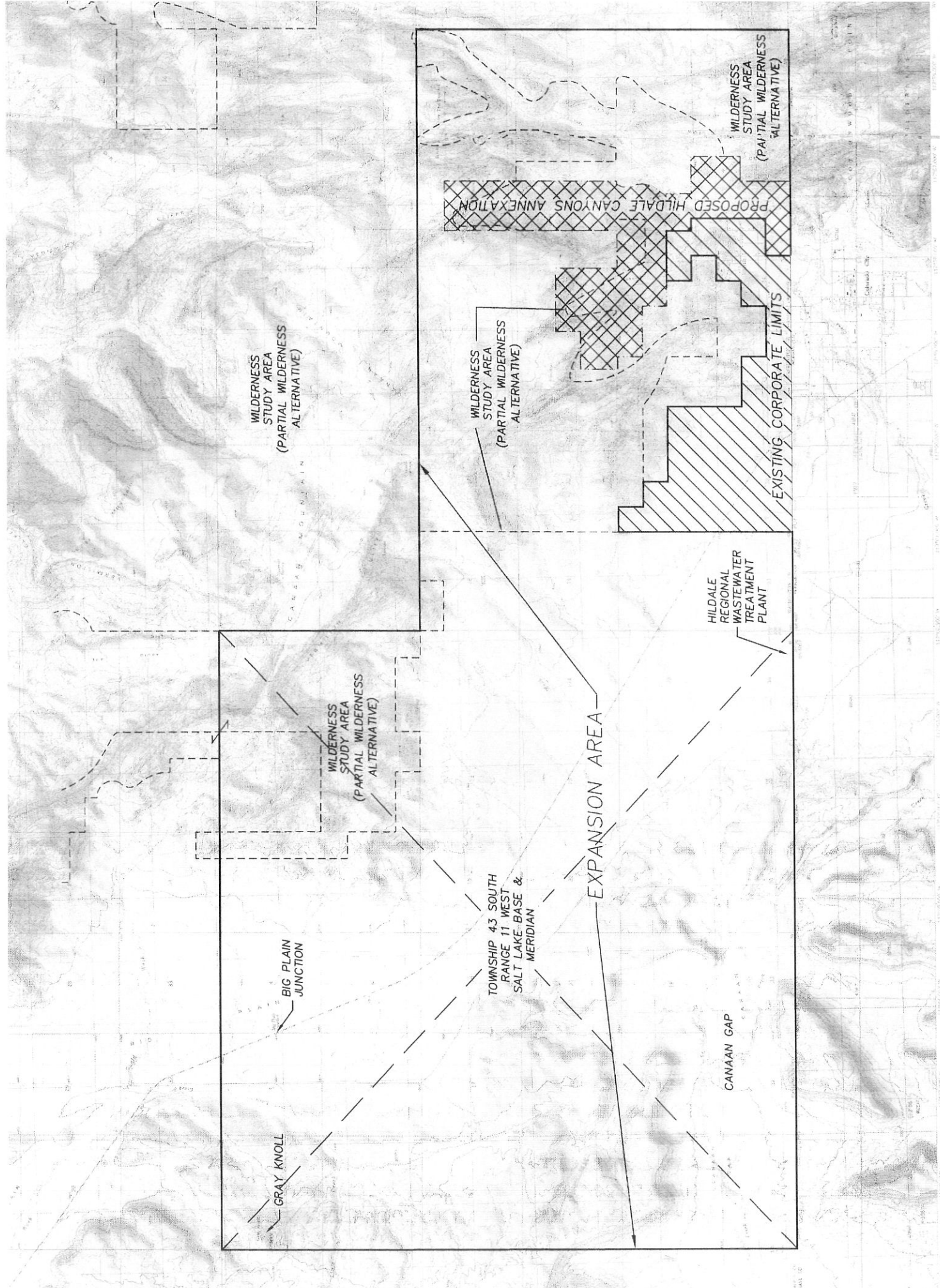
David K. Zitting, Mayor



Ruth Barlow, Deputy Recorder

Attachment: Map of Expansion Area





WILDERNESS STUDY AREA (PARTIAL WILDERNESS ALTERNATIVE)

WILDERNESS STUDY AREA (PARTIAL WILDERNESS ALTERNATIVE)

WILDERNESS STUDY AREA (PARTIAL WILDERNESS ALTERNATIVE)

WILDERNESS STUDY AREA (PARTIAL WILDERNESS ALTERNATIVE)

TOWNSHIP 43 SOUTH
RANGE 11 WEST
SALT LAKE BASE &
MERIDIAN

EXPANSION AREA

PROPOSED HILDALE CANYONS ANNEXATION

EXISTING CORPORATE LIMITS

HILDALE REGIONAL WASTEWATER TREATMENT PLANT

BIG PLAIN JUNCTION

GRAY KNOLL

CANAAN GAP

CARRAB MOUNTAIN

Vertical text on the right edge of the map, including "COLUMBIAN COLLEGE" and "COLUMBIAN CITY".

November 11, 2003

CERTIFICATION OF THE PETITION FOR ANNEXATION OF HILDALE CANYONS

I, Ruth Barlow, Hildale City Deputy Recorder, do hereby certify to the City Council of Hildale, Utah; that (1) I have obtained the necessary records from the assessor, clerk, surveyor, and recorder of Washington County, pertaining to the proposed annexation area; that (2) the City attorney has reviewed the form of the proposed annexation plat; and that (3) the proposed annexation, as reflected on the proposed annexation plat, does meet the requirements of Utah Code Subsections 10-2-403(2), (3), and (4).

Signature Ruth Barlow

Corporate Seal:

