

Blanding City Annexation Policy Plan

General Requirements

In order to assure orderly growth and development of the community and protect the general interest of the taxpaying public as well as the rights of individual property owners who wish to annex to the City, the following specific guidelines are established:

1. No annexation fee will be charged for processing an annexation petition or for bringing property within Blanding City. The policy of Blanding City is to pay for the annexation plat. However, if annexation has been offered and refused within a three year period, the party requesting annexation will bear the cost of preparing the annexation plat.
2. That every annexation be expanded to include the greatest amount of property possible within the limits shown on the attached map to assure that:
 - a. Duplication of services is eliminated;
 - b. City standards related to improvements are maintained consistently on a contiguous block face and on adjoining properties to the greatest extent possible;
 - c. Piecemeal annexation of individual small properties not be allowed if contiguous parcels are available, in order to avoid repetitious annexation expenses, irregular boundaries, and/or pockets or islands of county jurisdiction.
 - d. That annexations generally follow existing roads, utilities and property lines in order to minimize the public expense for extension of main or service lines and streets.
 - e. Expansion of City boundaries will include some unimproved land which will provide an inventory for future development.
 - f. The City can better provide fire, police, and other safety oriented services through more logical development and reasonable political boundaries;
 - g. The City can provide utilities and other public services efficiently and economically.
 - h. The City's right of self-determination and local home rule is enhanced through the realization of the city's boundaries as defined by the official annexation map.
 - i. The City is able to exercise greater regulation over improper and undesirable land uses and development in the fringe areas, thereby protecting the City taxpayers against future costs which could occur to correct such uses and development.
3. Utilities will be extended to annexed areas when it becomes practicable after annexation subject to factors such as, but not limited to:
 - a. Funding
 - b. Planning
 - c. Environmental and climatic considerations
 - d. Staff time
 - e. Demand
 - f. Accessibility
 - g. Availability of resources
 - h. Current City Policies

4. The above-mentioned considerations (#3) preclude the possibility of extending all utilities to certain properties as defined on the City's official annexation map.
5. The City utilities and services to unincorporated properties may be extended subject to the most recent City policies, as adopted by City Council from time to time.
 - a. Water
 - b. Power
 - c. Sewer
 - d. Natural Gas
6. Other City services such as garbage collection, snow removal, paramedic services, police and fire protection, which are financed by general fund revenues and service fees, will be extended to annexed areas immediately after annexation.

Property Owner Initiation of Annexation

Unless there is some reasonable public interest involved, Blanding City shall allow property owners who are contiguous to the City boundaries to have the discretion on whether to be annexed into the City and the timing of that annexation.

When initiated by the property owner, the process for annexation shall be as follows:

1. The property owner or owners shall submit to the City a petition (acquired from Blanding City) for annexation which meets criteria established by state law.
 - The petition shall contain signatures of property owners representing a majority of the land area and at least one third (1/3) of the value of real property within the area proposed for annexation.
 - The petition shall designate up to five (5) of the petitioners as sponsors, one (1) of whom shall be designated as the contact sponsor.
 - The mailing address of each sponsor shall be included in the petition.
2. The petition will have the following attachments:
 - an accurate survey plat of the property to be annexed, prepared by a surveyor licensed to practice in Utah, accurately describing the existing City boundaries and each individual ownership sought to be annexed.
 - an accurate legal description of the property to be annexed.
3. The petition shall include a statement as to the anticipated timetable for development of the property being annexed.

Procedure for Petitions and Plats

The procedure for processing annexation petitions and plats shall be as follows:

1. A petition and a plat certified by a licensed surveyor shall be submitted to the City Recorder as set forth in state law, together with any other information required by the City staff to enable the Staff Review Committee to prepare its recommendation to Blanding City Council (see Annexation Policy Review).
2. The Planning Commission, upon referral from the Community Development Director, shall make a recommendation on the annexation proposal to the City Council.
3. The Council, after receipt of the Planning Commission's recommendation, shall hold a public hearing on all proposed annexations after giving appropriate notice. After closure of the public hearing, the City Council may either grant or deny the annexation petition. Protests to an annexation petition shall be dealt with as set forth in Section 10-2-407, Utah Code, as amended.

Annexation Petition Review

The staff review committee, for purposes of this review, shall be composed of the following, or their designees:

The City Manager
The City Engineer
The City Planner
Other staff as deemed necessary

The Staff Review Committee will review each annexation request and prepare a staff report with considerations and a recommendation for the City Council and/or Planning Commission indicating an evaluation of the proposed annexation and shall include, at a minimum, the following information:

1. Whether the petition meets annexation policy criteria.
2. An accurate map of the proposed annexation area showing the boundaries and property ownership within the area and major natural features (e.g. drainage, channels, wooded areas, areas of high water table, etc.)
3. Current and potential population of the area and the current residential densities.
4. Land uses presently existing and those proposed.
5. A statement as to how the proposed area, and/or its potential land use, would contribute to the achievement of the goals and policies of the Blanding City General Plan.

6. Assessed valuation of the current properties.
7. Potential demand for various municipal services and the need for land use regulation in the area that takes into consideration:
 - a. Distance from existing utility lines
 - b. Special requirements (e.g. flood plain, hillside regulations) of the Blanding City Code
 - c. Distance to public schools, parks, and shopping centers
 - d. Traffic generated by expected land uses
8. The effect that the annexation will have upon City boundaries and whether the annexation will ultimately create potential for islands, undesirable boundaries, and difficult service areas.
9. A specific timetable for extending services to the area and how these services would be financed and/or provided. (For example, trading water shares for water service, etc.)
10. Potential revenue versus service costs.
11. An estimate of the tax consequences to residents of the area to be annexed.
12. Recommendations or comments of other local government jurisdictions regarding the proposal and potential impact of the annexation on general county economic needs, goals, or objectives.

Municipal Initiation of Annexation

Blanding City may initiate annexation of areas with or without petition of property owners, subject to current Utah State code.