

FARMINGTON, UTAH

RESOLUTION NO. 2001-30

**A RESOLUTION ADOPTING THE FARMINGTON CITY ANNEXATION
POLICY PLAN**

WHEREAS, pursuant to and in accordance with the provisions of *Utah Code Ann. § 10-2-401, et seq.*, a municipality may extend its corporate limits to include areas which meet the standards described in *Utah Code Ann. § 10-2-402*; and

WHEREAS, as a prerequisite to annexing territory, a city must adopt an Annexation Policy Plan pursuant to and in accordance with the provisions of *Utah Code Ann. § 10-2-401.5*; and

WHEREAS, the Farmington City Planning Commission and City Council have held properly noticed public hearings concerning a proposed Annexation Policy Plan for the City; and

WHEREAS, the Planning Commission has recommended a proposed Annexation Policy Plan to the City Council and the City Council has determined that adoption of the proposed Plan will benefit the current and future residents of Farmington City and will promote the public health, safety and welfare of current and future residents by assuring the efficient delivery of municipal services and by providing a consistent system of government to serve residents within the Annexation Policy Plan area and adjacent areas within Farmington City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption of Annexation Policy Plan and Map. In conformance with the above-described provisions and requirements of law, the City Council of Farmington City hereby adopts the Annexation Policy Plan for Farmington City, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 15 DAY OF August, 2001.

FARMINGTON CITY

ATTEST:

Margy Lomax
Margy Lomax
City Recorder

By: Gregory S Bell
Gregory S Bell
Mayor



EXHIBIT "A"
Annexation Policy Plan

FARMINGTON CITY ANNEXATION POLICY PLAN

I. The Character of the Community.

The Farmington area was originally settled by Mormon Pioneers in 1847. The area spawned large successful farms and agriculture continued as the basic industry and lifestyle until recently.

The general area occupied by Farmington is bordered on the west by the Great Salt Lake and on the east by the Wasatch Mountains. Few communities along the Wasatch front stretch from the Mountains to Lake. Within is this unique and very aesthetically beautiful setting exist diverse ecosystems supporting a wide range of wildlife habitat. The Farmington Bay Bird Refuge consisting of the marsh land adjacent to the Lake is the home for numerous species of birds and other animals. Meanwhile, a very short distance away to the east projects the Wasatch National Forest containing stands of Pine and Quaking Aspen trees. Farmington is a family oriented community known for its pastoral setting, rural atmosphere, and small town character. Farmington shares this region with the cities of Kaysville and Fruit Heights on the north and Centerville on the south.

Farmington has experienced significant growth in the last decade as urban development continues to expand. The majority of residential dwellings are single family detached units in standard subdivisions and conservation subdivisions. This development has occurred mostly east of I-15 while areas west of I-15 are just beginning to develop or remain largely undeveloped and are still rural in character.

Commercial and industrial activity has developed slowly in Farmington. Future expansion of the City may include residential, commercial and industrial areas.

Neighborhoods within which residents feel a sense of identity with the community should not be excluded from the community or divided between communities.

II. The Need for Municipal Services in Developed and Undeveloped Unincorporated Areas

The areas considered for annexation are located generally within the area illustrated on the expansion area map included in Section 7 of this Annexation Policy Plan. If annexed to Farmington, municipal services would likely be able to be provided either by the City or by Special Service Districts such as the Central Davis Sewer District, the Farmington Area Pressurized Irrigation District, and/or the Weber Basin Water Conservancy District. New annexations may include certain areas which are largely undeveloped and which contain unique features and characteristics. Such areas may include open space, riparian areas,

foothills, shore lands, view areas and natural resource areas. Expansion of the City into these areas will allow appropriate preservation while blending in development and providing appropriate growth and management opportunities to benefit property owners and the citizens of Farmington City.

Farmington City believes it is in the interest of its citizens and will promote public health, safety and welfare to assume the responsibility for providing municipal services to the Expansion Area shown on the Map in Section 7 of this Plan. The provision of municipal services to this area will assure the City of the ability to protect the interests of its residents in maximizing the benefit of the economies of scale in the provision of municipal services and in minimizing the harmful impacts of conflicting uses of land that may be proposed or occur within the expansion area.

The area is currently served by Davis County which provides road maintenance and police and fire protection. The Farmington Area Pressurized Irrigation District (FAPID) and the Weber Basin Water Conservancy District provide secondary water services. Existing residents receive culinary water from wells. The County is not in position to provide culinary water or site specific storm drainage services to the area. Providing water, sewer and storm drainage services to the expansion area would present no serious difficulty for Farmington. These facilities could be constructed when annexations take place.

These areas would become part of the Central Davis County Sewer Improvement District as annexation occurs.

New annexation should include areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provision of services would be costly or difficult, or an area in which ground water runoff would create multi-jurisdictional problems.

III. Plans and Time Frame for Extension of Municipal Services.

The expansion area is close to the existing community and utility infrastructure of Farmington City. Major traffic facilities extend to these areas along which all services, whether on, beneath, or above ground, could be extended. Fire, police, solid waste collection, street maintenance and similar municipal services not dependant on the extension of infrastructure could be commenced when appropriate. Extension of infrastructure, i.e., water, sewer and storm drain systems would be undertaken where needed as capital improvement funds become available. Municipal services would follow development and the City's budget capability.

Areas not now considered for new infrastructure and services beyond the City's budget capability would be serviced over a period of time as development takes place. These areas are presently or could become serviced by the Central Davis County Sewer District, the Farmington Area Pressurized Irrigation District, Weber Basin Conservancy District, or by

Farmington City.

When development proposals are submitted for specific urban developments, agreements for the provision of services and improvements are entered into between the City and the Developer resolving issues before final approvals are given. All developments are required to provide supporting site specific infrastructure related to that development (not system or city-wide improvements which benefit the community as a whole).

IV. How Services will be Financed.

The financing of services for newly annexed areas will be accomplished by various means. The City will place requirements on developers in such areas to install public improvements as set forth in Farmington City's annexation policy and development codes.

Previously developed areas for which annexation petitions are submitted to the City will be reviewed for adequacy of services before approval. If deficiencies are discovered, the financing of improvements may be determined by agreements between the City, the petitioners, and property owners, and/or developers of adjacent property. The financing may be accomplished by various means; i.e., the City's General Fund, debt financing, special improvement districts or by developer contributions. General government and public safety services will be provided to such areas as soon as possible. Inter-local cooperation agreements may be used to cover transition periods.

Lands that are the subject of petitions for annexations that are undeveloped and not serviced will be reviewed carefully by the City Engineer and appropriate City departments to determine the most feasible means of financing infrastructure and needed improvements. In most cases, installation of such improvements and services will be financed by the developer of the property.

V. An Estimate of a Tax Consequence to Residences both currently within the Municipal Boundaries and in the Expansion Area.

The areas presented herein as favorable for annexation to Farmington represent a variety of terrain, development potential and distance. It is believed that all of these areas could be serviced adequately by the City. Some of the lands within these areas may be suitable for industrial commercial development and would be considered for such. Farmington's property tax base relies primarily upon taxing of residential property. The development of non-residential uses in some newly annexed areas could ultimately result in some relief for the residential properties throughout the City.

It is generally believed that annexation in the general areas shown, if monitored by the City to assure a satisfactory balance of land uses, would not alter the distribution of taxes to any great extent. It is recognized also that the potential exists for commercial development and the generation of sales tax to augment the City's revenues.

Exact analysis of the tax consequences of any annexation will not be possible until a specific petition is presented to the City which describes the land and proposed land uses.

The area shown as favorable for annexation are all or partially within the Central Davis County Sewer District, Farmington Area Pressurized District, and/or the Weber Basin Water Conservancy District, and the Davis County Mosquito Abatement District and are subject to tax levies imposed by these special districts.

VI. The Interest of All Affected Entities.

Prior to the approval of any property for annexation, the petitioners may be requested by the City to provide recommendations from neighboring local governmental jurisdictions regarding the proposal and potential impact of annexation on the general County economic needs, goals or objectives. Applicants for annexation may also have to identify any special districts or county departments that are currently providing services to the property. If the proposed area is receiving services that are to be assumed by Farmington City, a statement should be included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the City is unable to provide services immediately. If the proposal includes a specific urban development, an agreement for the provision of services and improvements should be concluded between the City and the applicant.

All affected entities as defined by the Utah Code Annotated Section 10-2-401(1)(a) may review the proposed annexation policy plan or amendments thereto and may submit oral or written comments and recommendations to the Planning Commission as invited to do so by notice posted and mailed pursuant to State law. The City shall address any comment made by affected entities at or within 10 days after the public meeting that is held by the Planning Commission to receive said input from affected entities as stated in the law.

VII. Expansion Area. (See enclosed map.)

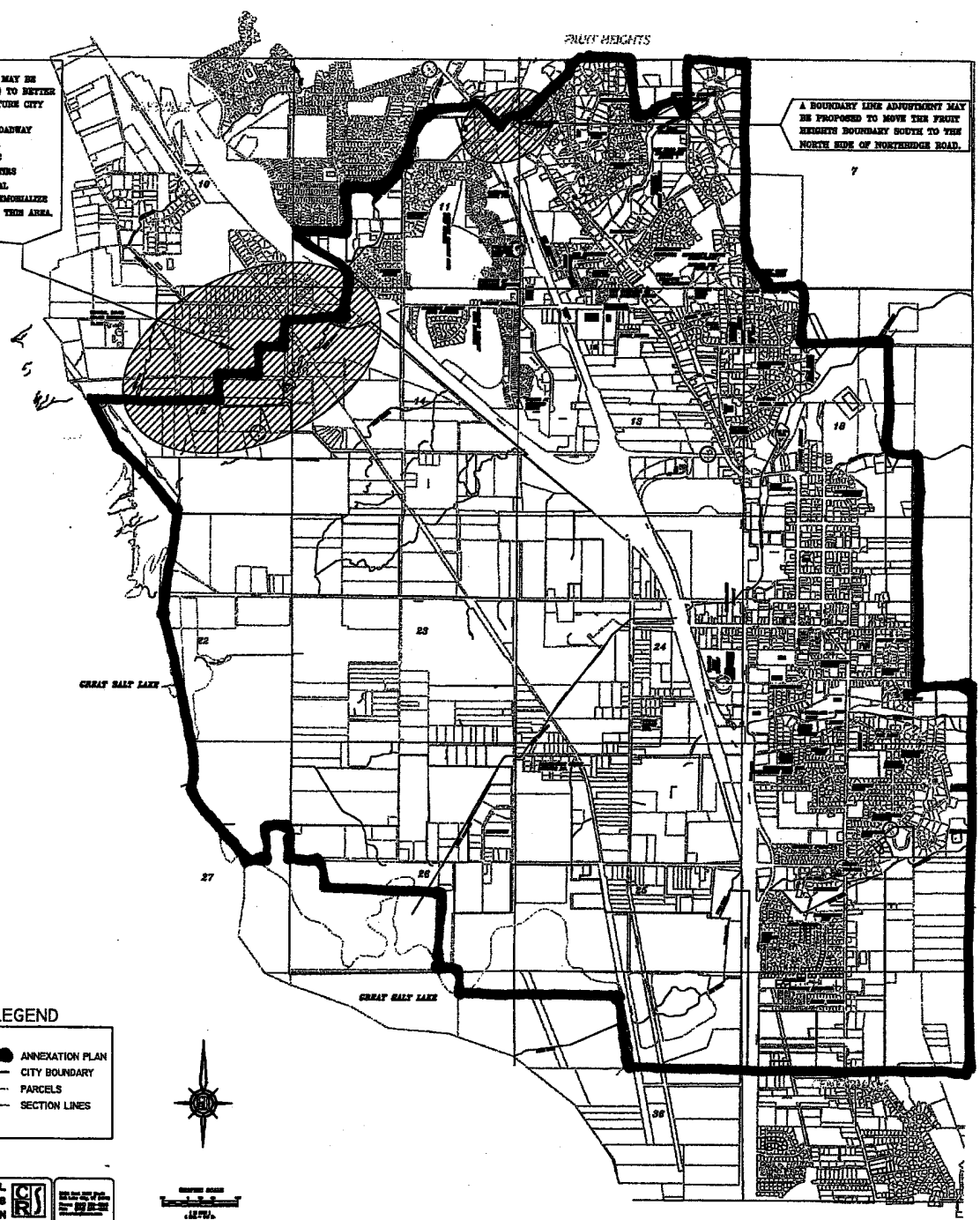


EXPANSION AREA
 FARMINGTON CITY ANNEXATION
 POLICY PLAN
 AUGUST 15, 2001

Exhibit "A"

MUNICIPAL BOUNDARY LINES MAY BE ADJUSTED (OR RE-ADJUSTED) TO BETTER GEOGRAPHICALLY DEFINE FUTURE CITY CORPORATE LIMIT LINES IN CONJUNCTION WITH FUTURE ROADWAY ALIGNMENTS, INTERSECTIONS, HIGHWAYS, OR OTHER PUBLIC IMPROVEMENTS. MUNICIPALITIES MAY ENTER INTO INTER-LOCAL AGREEMENTS TO FURTHER MEMORIALIZE PLANS AND BOUNDARIES FOR THIS AREA.

A BOUNDARY LINE ADJUSTMENT MAY BE PROPOSED TO MOVE THE FRUIT HEIGHTS BOUNDARY SOUTH TO THE NORTH SIDE OF NORTHERIDGE ROAD.



LEGEND

- ANNEXATION PLAN
- CITY BOUNDARY
- PARCELS
- SECTION LINES

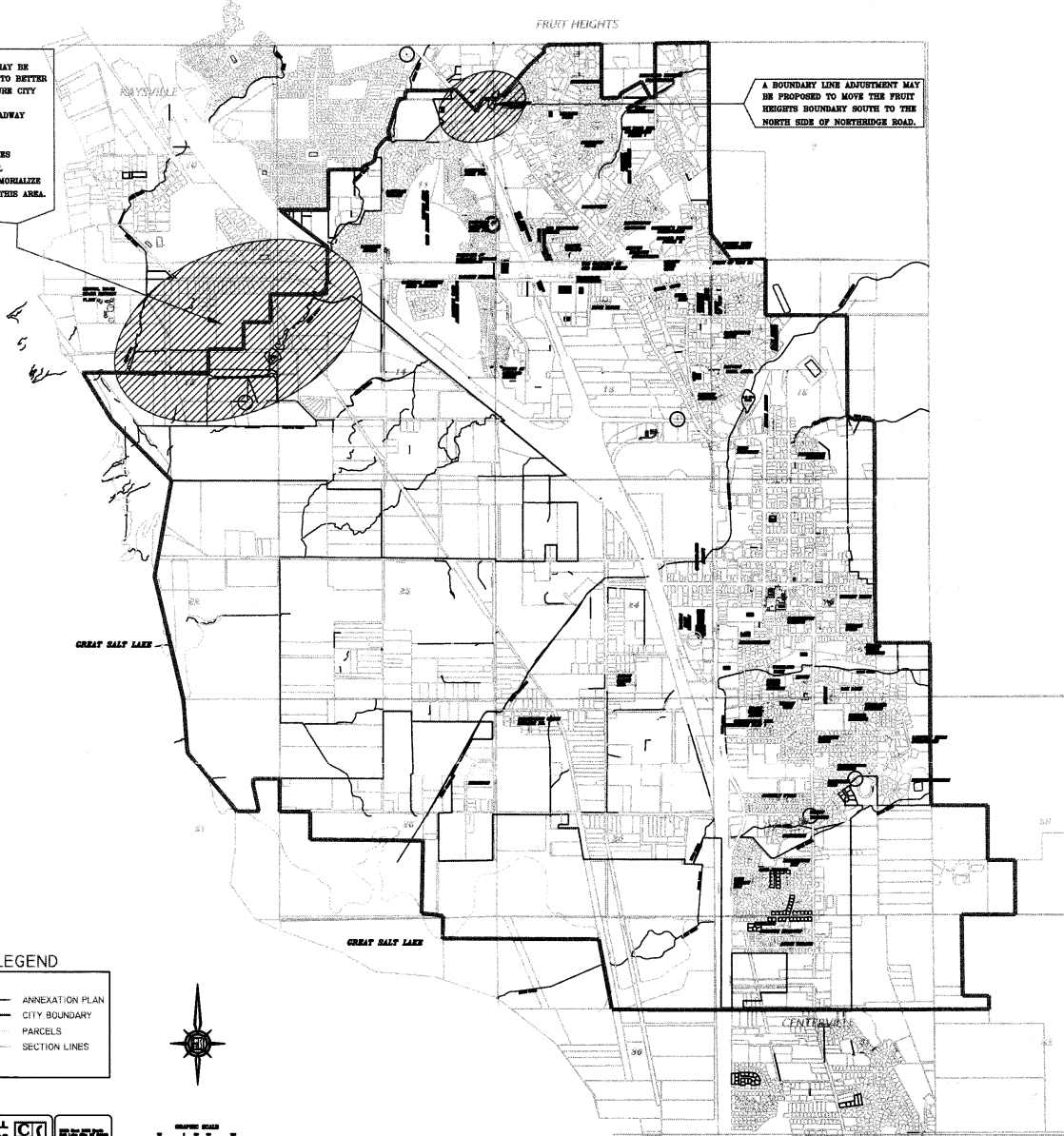




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