

Chapter 15

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ANNEXATION POLICY PLAN

An ordinance
and plan
providing for the
annexation of
additional lands
into the City of
Wellington.

Updated August 27, 2008

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Section 15-1 OVERVIEW AND BACKGROUND.

1. The intent of the Annexation Policy Plan (Plan) is to provide a geographical boundary that will permit long-term comprehensive planning and growth for Wellington City. This Plan establishes a system that will accommodate growth and support the municipal type services that are delivered to area citizens. This Plan is prepared and adopted pursuant to Section 10-2-401.5, Utah Code Annotated, 1953 as amended (UCA).
2. This Plan shall be considered and followed when petitions for annexation are filed with the Recorder of Wellington City. The procedures described herein establish the basis by which the Wellington City Council will consider petitions for annexation. Used in conjunction with the Wellington City Land Use and Development Code, this Plan is intended to provide for orderly growth and expansion of Wellington City to meet the needs of its population, housing, recreation, resource use and conservation and economic needs into the future. This plan can and should be amended when the need to do so is realized and justified to accommodate demands for growth in Wellington City.
3. This Plan contains three general areas: background information, criteria for annexation, and a map showing

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identified potential annexation/expansion areas, presently surrounding Wellington City.

4. The following planning documents have been evaluated on their ability to provide reasonable delivery of services to area citizens: the Wellington City General Plan, and the Carbon County Comprehensive Plan. Additionally, the following guidelines will be used by Wellington City to determine whether future annexation petitions should be granted:
 - a. Eliminations of islands or peninsulas of unincorporated territory within or adjacent to Wellington City;
 - b. Coordination of similar functions of government in the provision of services;
 - c. Promotion of service delivery efficiencies;
 - d. Encouragement of the equitable distribution of community resources and obligations;
 - e. Avoidance of gaps and overlaps with the expansion / annexation activities of neighboring municipalities;
 - f. Consideration of the population projections for Wellington City and adjoining areas over the next twenty (20) years;
 - g. Consideration of current and projected costs of infrastructure, urban services and public facilities;
 - h. Consideration of the need over the next twenty (20) years for additional land suitable for residential, commercial and industrial development;
 - i. Consideration of the inclusion of agricultural lands, recreational lands and other lands sensitive to development activities;
5. An objective of this Plan is to provide an understanding of current and potential Wellington City boundaries. All affected entities have been included in coordination and planning meetings regarding the preparation of this Plan.

Section 15-2 EXECUTIVE

SUMMARY.

1. It is the intent of Wellington City to expand its current

municipal boundaries over the next several years to include that area within approximately a one-half (1/2) mile of the current Wellington City boundaries. These proposed expansions cannot be done without a thorough and careful consideration of the impact and process upon parties and entities within the identified expansion/annexation areas. The needs of persons, businesses, and the entities located within the current boundaries of Wellington City, the position of persons or businesses located in a proposed annexation area, or adjacent to a proposed annexation area and the position of Wellington City must all be analyzed and considered. The criteria to be considered include, but are not limited to, tax consequences and responsibilities, the need for municipal type services and the potential funding thereof, as well as the intentions/desires of property owners located in the proposed expansion/annexation areas.

2. In developing this Plan many different issues and items have been afforded consideration. These include the status of typical municipal services to persons that may actually be, or who may be potentially affected by the expansion/annexation of additional territory in Wellington City. Additionally, public input was sought and carefully considered throughout the annexation planning process. Through a public meeting and public hearing process, comments were received by Wellington City, via the Wellington City Council as well as the Wellington City Planning and Zoning Commission, and then commented on and, where appropriate, acted upon, as well as made a part of this Plan.
3. The relationship to neighboring service districts and municipalities was also given a high degree of consideration. An attempt has been made to include discussion of impacts expected in these relationships and their effect on Wellington City's decision to annex or not to annex certain areas.

Section 15-3 MAP(S) DETAILING THE PROPOSED EXPANSION AREA(S).

Attached as Attachment A to this Plan is a Wellington City map identifying several individual proposed annexation/expansion areas to Wellington City. The areas shown in the map include those listed below, in clockwise order around Wellington City, beginning in the north. They are not listed in any express or implied order of importance or priority.

1. Northwest Wellington. This is the area generally described as being located west, north and east of Hillside and Hillcrest

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Subdivisions and proceeding south along the Old Wellington to the Cemetery Road junction with Old Wellington Road.

2. North Wellington. This is the area north of existing Wellington City boundary beginning at the Old Wellington Road and running east to the eastern most Wellington City boundary which is approximately 2400 East Main.
3. Southeast Wellington. This is the area south of the existing Wellington City boundary beginning at approximately 2400 East Main and running west and south to the southern most boundary of Wellington City.
4. South Wellington. This is the area south of the existing Wellington City boundary and borders the Industrial Area Annexation of Wellington City.
5. West Wellington. This is the area west of the existing Wellington City boundary and runs from the most southwest Wellington City boundary to the northwest boundary of Hillside Subdivision.

Section 15-4 CRITERIA FOR PROPOSED ANNEXATION EXPANSION AREA(S).

The Wellington City Council is desirous of complying with Utah law, the Wellington City General Plan and the Wellington City Land Use and Development Code when considering all petitions for annexation. In this regard, Wellington City shall use the following guidelines:

1. A filed petition for annexation must meet the requirements set forth by Utah Law in Section 10-2-403. UCA.
2. The territory proposed for annexation shall be contiguous to then current corporate boundaries of Wellington City.
3. A petition for annexation must be accompanied by an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
4. Actions taken to accept or deny an annexation petition shall be in conformance with Section 10-2-405. UCA.
5. A petition for annexation shall be in conformance with the provisions of this Plan and any future annexation requirements of the Wellington City General Plan.

6. The Wellington City Council shall consider the fiscal impacts of development within the territory proposed for annexation, including both the cost of delivering municipal type services and the total revenue stream to be generated by any proposed annexation or new development within the area proposed for annexation.
7. Acceptance of any annexation petition shall be consistent with the infrastructure and capital improvements plans of Wellington City.

Section 15-5 POLICY FOR ANNEXATION PETITIONS.

Wellington City intends, through this Plan, to establish a policy that ensures acceptance for petitions for annexations in a systematic pattern and which provides for a reasonable and logical expansion of its boundaries. Items to be considered include, but are not limited to the following:

1. GENERAL CRITERIA.
 - a. The Wellington City Council may accept territory proposed for annexation in order to protect Wellington City's future growth options and programs.
 - b. Territory proposed for annexation shall be evaluated to ensure that the boundaries thereof follow ownership, topography, natural features, and other readily defined criteria.
 - c. To ensure efficient street and utility maintenance, the area proposed for annexation shall, whenever possible, include both sides of the street or proposed street to at least a one lot depth.
 - d. Arterial and collector roads should be identified to ensure efficient street layout, traffic control and utility maintenance.
 - e. All major streets shall be consistent with the Wellington City General Plan and the Wellington City Land Use Development Code.
 - f. Petitioners for annexation shall provide the following information:
 - i. An accurate map showing the territory proposed for annexation. Mapping overlays

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may be required.

- ii. A feasibility report must be prepared and submitted at the expense of the petitioner or as may be designated by the Wellington City Council. The elements contained in such feasibility study should include:
 - a. existing and proposed population densities;
 - b. geology, geography and topography of the area proposed for annexation and its surroundings;
 - c. determination of islands or peninsulas remaining in the unincorporated area.
 - d. fiscal impact of the proposed annexation on remaining unincorporated areas, other municipalities, other governmental entities, special service districts and school districts;
 - e. current and five year projections of demographic and economic bases for the proposed annexation area and surrounding unincorporated area;
 - f. projected five year growth for the proposed annexation area and surrounding unincorporated area;
 - g. current and five year projections of the cost of government services for the area proposed for annexation;
 - h. present and five year projection of revenue to be received by Wellington City resulting if the proposed annexation is accepted;
 - i. projected tax impact of the proposed annexation on affected property owners, for the next five (5) years.
2. CHARACTER OF THE COMMUNITY.
Wellington City recognizes the need to encourage the

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traditions and customs which enhance economic stability throughout the City and the entire community. Any proposed expansion activity should be designed to maintain or enhance the character and diversity inherent within the Wellington City area.

3. STATUS OF MUNICIPAL SERVICES. Municipal services are provided for the residents of Wellington City. Some municipal services provided by Wellington City are provided to residents near the borders of Wellington City through inter-local agreements as well as through general service usage patterns. Similarly, some municipal type services are made available to Wellington City residents through agreements with other providers - generally Carbon County or another local governmental entity. The services matrix below details the status of actual or potential availability of the municipal type services described, based on location relative to the Wellington City municipal boundaries.

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Status of Municipal Services				
Municipal Service or Similar Service	Available Within Current Wellington City Boundaries	Available Within Current Wellington City Boundaries and <u>Not</u> Provided by Wellington City	Available Within Current Wellington City Boundaries and Can be Provided by Wellington City	Available Within Current Wellington City Boundaries and Can <u>Not</u> Provided by Wellington City or Can be Provided by and Entity Other Than Wellington City
Library		X		X
Fire	X		X	
Police	X		X	
Ambulance		X		X
Street Maintenance and Construction	X		X	
Building Permitting and Inspection	X		X	
Development Engineering Curb, Gutter, Sidewalk	X		X	
Snow Removal	X		X	
Garbage Collection		X		X
Water Service	X		X	
Sewer Service	X		X	
Electric Service		X		X
Parks & Rec.	X		X	
Cemetery	X		X	
Economic Dev.	X	X	X	X
Planning and Zoning	X		X	
Wireless LAN	X		X	
Planning and Design Committee	X		X	
LMI Housing		X		X
Weed Abatement	X		X	
Mosquito Abatement		X		X
Emergency Preparedness	X	X	X	X
Business Licenses	X		X	
1 Acre Residential Building Lots	X		X	
Animal Rights	X		X	

4. PLANS FOR EXTENSION OF MUNICIPAL SERVICES. Areas within some of the proposed expansion / annexation areas currently receive Wellington City municipal services or will in the future receive one or more of Wellington City's municipal services. When considering potential annexations,

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Wellington City will evaluate the existing capacity of the services along with the additional demand for services that will be required. Service demands from unincorporated areas will be weighed against potential revenues and other benefits that Wellington City may expect as a result of any proposed annexation. Potential revenue and benefits may include: property taxes; sales taxes; utility connection fees; service revenues; impact fees; and, intangible benefits that may help Wellington City to accomplish goals contained in the Wellington City General Plan or any other Wellington City planning document. It is the intent of this Plan to provide a mechanism for the Wellington City Council to evaluate proposed annexations and to determine whether or not a petition for annexation should be approved.

The following detail provides a further analysis of the items listed in the municipal type services matrix above.

- a. Library. Currently Wellington City furnishes space for the Carbon County Bookmobile Library. This library is made available to the residents of Carbon County and Wellington
- b. Fire. Wellington City provides fire and rescue response, in conjunction with other neighboring municipalities, to all areas of unincorporated Carbon County. Wellington City Fire Department is presently the primary responding department to all current and proposed expansion/annexation areas included in this Plan. An additional station may become necessary to better facilitate service and response to all areas of Wellington City if its municipal boundaries are expanded.
- c. Police. The Wellington City Police Department provides back-up and response coverage in conjunction with the Carbon County Sheriff's Office to locations within the current municipal boundaries as well as to areas located in the proposed expansion/annexation areas. Additional patrol units may be necessary to properly cover additional territory if the municipal boundaries are expanded consistent with present patrol patterns and coverage. This will be a function of budget availability as well as need and pursuant to agreements with the Carbon County Sheriff's Office.

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- d. Ambulance. Wellington City does not own, operate or provide ambulance services to any locations. This service is provided by Carbon County to all residents. The Wellington City Fire Department provides emergency call response assistance to all areas within the current Wellington City boundaries as well as in proposed expansion/annexation areas. Wellington City is not considering the provision of ambulance service in the foreseeable future. In the event Wellington City ever decides to provide ambulance services, they would be provided to all area locations - existing Wellington City area, proposed Wellington City areas and closely surrounding unincorporated areas. Financial and political considerations will be primary determinants in this matter.
- e. Street Maintenance and Construction. Wellington City utilizes in-house street maintenance crews operating from the Wellington City Public Works Department. While this function may be contracted to outside providers and companies on individual projects, it is the intention of Wellington City to provide street services to proposed expansion/annexation areas consistent with the level of services provided within the current boundaries.
- f. Building Permitting and Inspection. Wellington City currently contracts with the Carbon County Building Department for all building permitting and inspections. These services can be expanded into the proposed expansion/annexation areas included in this Plan.
- g. Development Engineering. Wellington City currently retains a private engineering firm. This firm currently works at the City's request in conjunction with other governmental agencies and private developers. These services will be expanded to include projects in all areas proposed for annexation.
- h. Curb, Gutter, and Sidewalks. The Wellington City Land Use Development Code requires the inclusion of curb, gutter and sidewalk for high density developments, (R-1-7, R-1-10 & Commercial zones), within the municipal boundaries. This requirement would be maintained for any future developments in the proposed expansion / annexation areas. Many areas within the proposed expansion / annexation areas do not presently have

the required improvements. These will be addressed as State, Federal and local financial resources become available and through future private development projects.

- i. Snow Removal. Wellington City provides winter snow removal within the municipal boundaries. This service would be extended to the proposed expansion / annexation areas. Wellington City may find it necessary to contract certain streets or areas to other providers (Carbon County) or other providers may find it necessary to contract with Wellington City for certain streets and areas. This would be considered to better provide snow removal services, especially in fringe areas and streets near the proposed expansion/annexation boundaries. Wellington City may need to add an additional snow plow truck and driver to its fleet to accommodate service in areas proposed for expansion/annexation.
- j. Garbage Collection. Wellington City currently contracts with City Sanitation for residential garbage collection within Wellington City. It is the intention of Wellington City to encourage an expansion of this contracted service to the proposed expansion / annexation areas. Wellington City may someday investigate the feasibility of providing in-house garbage collection services.
- k. Water Services. Wellington City provides drinking water to residents and commercial entities within and outside of its current boundaries. Wellington City's current source of drinking water is the Price River Water Improvement District (PRWID) and many of the areas in the proposed expansion/annexation area are serviced by PRWID. It is not the intent of Wellington City to furnish drinking water to any resident or commercial entity in the proposed expansion / annexation area that is currently being served by PRWID. However, those residents and commercial entities not being served by PRWID will be served by Wellington City. Wellington City provides pressurized irrigation to all residents within Wellington City. It is the intent of Wellington City to expand that service to all proposed expansion / annexation areas.
- l. Sewer Services. Wellington City provides sanitary sewer collection and disposal to residents within and outside it's current boundaries. It is the intention of

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Wellington City to extend that service to all expansion / annexation areas as funding permits.

- m. Electrical Services. Electrical service for Wellington City is provided by Rocky Mountain Power's distribution system. All electrical service in the proposed expansion/annexation areas will be furnished through Rocky Mountain Power's distribution system.
- n. Parks and Recreation Facilities. Wellington City operates a park system. It is the intention of Wellington City to locate additional parks at convenient locations for residents in newly annexed areas. Some of the current parks are not geographically close to the proposed expansion / annexation areas / neighborhoods. Wellington City will need to acquire or generate funds to construct additional parks and recreation facilities for all residents regardless of actual municipal residential location.
- o. Cemetery Services. Wellington City provides full cemetery services for anyone purchasing plots, whether resident or non-resident, all at the same rates. Wellington City intends to continue this policy.
- p. Economic Development. Wellington City participates in the Carbon County Economic Development effort. This effort is county wide and projects are developed in a partnership fashion for the mutual benefit of all entities in the county.
- q. Planning and Zoning. Wellington City and Carbon County each operate planning and zoning commissions. The two commissions do not communicate regularly, thus more communication will be required as the proposed expansions / annexations occur. Additional planning will be needed to address specific locations within one-half (1/2) mile of existing municipal boundaries as well as within one-half (1/2) mile of all proposed expansion/annexation areas. A copy of this Plan will be provided to the Carbon County Planning and Zoning Commission.
- r. Wireless LAN Access. Currently there are no services available.
- s. Planning Design. Wellington City is incorporating community planning design and increased emphasis

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on general planning for development within its municipal boundaries. It is the intent of Wellington City to expand this effort to all proposed expansion / annexation areas.

- t. Income Targeted Housing. Wellington City does not provide income targeted housing but encourages housing availability for all income levels. The Wellington City Affordable Housing Plan is attached hereto as Attachment B to this Plan.
- u. Weed Abatement. Wellington City provides weed removal/ control services on the public right-of-way within its boundaries. This service would be extended to the proposed expansion/annexation area and be provided in a manner consistent with current operations. Wellington City does not remove weeds on private property.
- v. Mosquito Abatement. Wellington City does not operate a mosquito abatement department. The Carbon County Mosquito Abatement Department provides this service county wide and thus is available to all proposed expansion / annexation areas.
- w. Emergency Preparedness. Wellington City supports all efforts of the Regional Hazard Mitigation Committee and the efforts of private organizations in promoting emergency preparedness in the entire county.
- x. Business Licensing. Wellington City staffs a full time business license office. All businesses located in Wellington City require a bona-fide Wellington City business license for legal operation within the municipal boundaries. Wellington City will require any business operation located in the proposed expansion / annexation areas to obtain a Wellington City business license as of January 1 of the first year following annexation of the area in which the business is located.
- y. One (1) Acre Residential Building Lots. Wellington City provides for one (1) acre building lots as part of its Wellington City Land Use and Development Code. This zone would be made available to all proposed expansion / annexation areas.
- z. Animal Property Rights. To maintain the heritage and

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tradition of animal husbandry and traditional land uses, farming and maintenance of farm animals will be allowed in appropriate areas of the proposed expansion / annexation areas.

Section 15-6 HOW MUNICIPAL SERVICES WILL BE EXPANDED AND FINANCED.

1. Wellington City Municipal services will be expanded for the benefit of citizens in the proposed expansion / annexation areas as annexations occur and Wellington City financial resources permit. This will be done through systematic evaluation of the cost of expansion of services to be provided by Wellington City. When and where it is determined that it is not in the best interest of Wellington City (politically, financially or otherwise) or of any other affected entity/party to provide municipal services, alternate means will be sought for delivery of municipal services to affected persons or businesses. This may come in the form of contracted services with a provider other than Wellington City. Generally, the intent, as well as the responsibility of Wellington City will be to provide all municipal services to all residents within its boundaries, whether that is accomplished through contracts with other providers operations or through internal Wellington City operations.
2. Financing of municipal services in the proposed expansion/annexation areas will be secured in the same manner as financing for infrastructure and services within present municipal boundaries. Infrastructure needed to service new developments is installed at the expense of developers. Upon dedication to, and acceptance of the infrastructure by Wellington City, maintenance will thereafter be provided by Wellington City and the costs of operation and maintenance thereof will be offset by a combination of property tax and sales tax revenues, class B and class C road funds, and utility user fees. Wellington City may, in the future, implement collection of impact fees to offset infrastructure systems needed for, or as the result, of new development.

Section 15-7 ESTIMATE OF TAX CONSEQUENCES.

1. The current (FY 2007-08) property tax rate for Wellington City is .012509. The property tax rate currently assessed on properties in the unincorporated area of Carbon County is .010522. The difference in annual property taxes for a property with a taxable value of \$100,000 is \$199, (Wellington City = \$1,251 and Carbon County = \$1,052).

This calculation assumes that property tax rates remain unchanged for the duration of this Plan. Wellington City does not anticipate raising property tax rates as a result of any expansion/ annexation.

2. Persons or businesses located within the boundaries of Wellington City should not become responsible for the specific needs of persons or businesses located outside the boundaries of Wellington City. Similarly, residents located outside the present boundaries of Wellington City, but within one of the proposed expansion/annexation area cannot bear the entire cost of providing services to existing Wellington City residents. Once expansion/annexation is completed, appropriate property tax distributions will be made to Wellington City. Potential increase to sales tax distributions to Wellington City may also occur as a result of annexation.
3. Overall, the inclusion of more population within Wellington City boundaries is estimated to generate a positive community impact. By spreading out the necessary costs of local municipal government, lower per-capita costs throughout the general population should be realized. Essentially the cost to provide municipal services will increase at a rate less than the proportionate increase in potential revenues generated. Wellington City will not proceed with the expansion/annexation of any area for the express and sole purpose of municipal revenue generation.

Section 15-8 INTEREST OF ALL AFFECTED ENTITIES.

1. Wellington City will attempt a thorough, valid and developed consideration of the position of affected entities as defined in Section 10-2-401, UCA, regarding the proposed expansion/annexation areas. There are no other municipal borders within one-half (1/2) mile of any of the proposed expansion/annexation areas as of the date hereof. Therefore, the affected government entities will include Carbon County, PRWID, Carbon County School District, and the Carbon Water Conservancy District.
2. Private property owners, public property management agencies (State, Federal and Local) as well as the investor-owned utilities will also be considered in this analysis.
3. It is anticipated that the annexation of additional territory into Wellington City will have neutral or positive impacts on all affected entities. Any annexed properties will continue to pay Carbon County Property tax assessments and it is likely

that the value of properties in the proposed areas will increase when improved by municipal services resulting in net tax increases to affected entities. Carbon County will also benefit from a reduction in the expense of providing services in the proposed expansion / annexation areas.

Section 15-9 EXCLUSION OF URBAN DEVELOPMENT.

Wellington City, per Plan, does not intend to exclude any urban development that is within one half (1/2) mile of the present Wellington City municipal boundaries. All areas proposed for expansion / annexation will be identified, will be proposed so as to take natural boundaries and other pre-existing boundaries (including utility corridors and placements) into consideration when establishing the new municipal boundaries. Natural boundaries include: section lines; special service district boundaries; roads, and natural topography. Also included in this analysis will be an element of logic and reason, i.e. is the new expansion/annexation area reasonable and are the proposed boundaries reasonable when considered in relation to other issues affecting the proposed annexation areas and all affected entities. Wellington City will also take the cost of municipal infrastructure into consideration when evaluating a potential expansion / annexation petition.

Section 15-10 COMMENTS MADE BY AFFECTED ENTITIES.

A public meeting was held on June 4, 2008 at 7 pm, at the regular meeting of the Wellington City Planning and Zoning Commission for the purpose of allowing affected entities as defined by Utah Law, to examine the proposed Plan and to provide input thereon. Comments made during that public meeting, or within ten (10) days, and a listing of those affected entities in attendance at the public meeting can be found in Attachment C.

Section 15-11 ANNEXATION INFORMATION CONSIDERED.

1. GAPS AND OVERLAPS INVOLVING THE PLANNED EXPANSION AREAS AND OTHER MUNICIPALITIES.
 - a. There are no overlaps in proposed boundaries with other municipalities. As of the date hereof, Wellington City is not aware of any other municipal Annexation Policy Plans that may potentially create any overlap areas in proposed municipal boundaries. No other conflicts with this Plan are known to exist. The closest municipality to Wellington City is Price City. The Price City boundaries are approximately three (3) miles north and west of the new boundaries of Wellington City after completion of proposed annexations.

- b. Prominent and identifiable gaps between the proposed Wellington City boundaries following completion of annexation and those of Price City will continue to exist. These areas will remain unincorporated areas of Carbon County. The gaps will not be inconsistent with present unincorporated areas between municipalities, but will be slightly smaller in size. The gaps of unincorporated Carbon County land lying between Wellington City and Price City may become the focus of future Wellington City annexation policy plans, as an update to this Plan or potentially included in an Annexation Policy Plan of Price City, should they propose any future expansion/annexation.

Section 15-12 POPULATION AND GROWTH PROJECTIONS.

Population projections for Wellington City, Carbon County and other regional municipalities and neighboring Emery County are detailed below. Data supporting these figures is located in Attachment D.

Population and Growth Projections			
Municipality	1980	2000	Projected 2020
Wellington	1,406	1,666	1,928
Price	9,086	8,402	9,721
Helper	2,724	2,025	2,343
East Carbon	1,942	1,393	1,517
Huntington	2,316	2,131	2,389
Castle Dale	1,910	1,657	1,857

Section 15-13 CONSIDERATION OF CURRENT AND PROJECTED COSTS.

1. To facilitate full development of the proposed expansion area(s) in Wellington City, each proposed expansion / annexation area must be considered independently. The costs of construction and installation of public utility and passage infrastructure continues to increase each year. A list of potential improvements detailed below:

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AREA	ITEM NEEDED
Northwest Wellington	Streets
	Sidewalk, Curb, Gutters
	Storm Drainage
	Water, Sewer
North Wellington	Streets
	Sidewalk, Curb, Gutters
	Storm Drainage
	Water, Sewer
Southeast Wellington	Streets
	Sidewalk, Curb, Gutters
	Storm Drainage
	Water, Sewer
South Wellington	Streets
	Sidewalk, Curb, Gutters
	Storm Drainage
	Water, Sewer
West Wellington	Streets
	Sidewalk, Curb, Gutters
	Storm Drainage
	Water, Sewer

2. To provide the necessary infrastructure, services and facilities into the area(s) being considered for inclusion in the expansion / annexation area, each area must again be considered independently and separately. Moreover, each infrastructure or service item must be considered independently within each expansion/annexation area. Although the areas may share many common characteristics, each area has many unique on site specific characteristics.

Section 15-14 THE NEED FOR ADDITIONAL LAND.

As Wellington City updates and re-evaluates its General Plan, projections can be made regarding the potential need for additional land for residential, commercial and even industrial development. Since the vast majority of suitable developable land within Wellington City's current boundaries is in use and already occupied

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and because Wellington City is desirous of promoting growth and economic prosperity, there is a real need for additional land to be incorporated into the City through expansion and annexation.

Section 15-15 INCLUSION INTO WELLINGTON CITY.

1. Wellington City, via its planning staff, the Mayor and City Council, have considered the inclusion of agricultural lands, forests, recreational areas and wildlife management areas into its incorporated boundaries. Of those uses identified above, agricultural lands are the only ones necessary for consideration as none of the others exist in the proposed expansion / annexation area(s).
2. Wellington City maintains an agricultural zone within its land development code for lands greater than five acres which are used primarily for agricultural uses. It would be Wellington City's policy to encourage residential, commercial and industrial development of lands that are not suitable for agricultural purposes within the expansion/annexation areas thus preserving the agricultural lands. However, all lands would be subject to review as to their most useful uses.

Section 15-16 ANNEXATION GUIDED BY PRINCIPLES.

1. It is the intent of Wellington City, through this Plan to set forth the principles that will guide decision making when considering expansion of the City's borders. Clear guidelines and issue identification will result in practical and feasible decisions that are in the best interest of Wellington City, its residents, citizens and businesses, and the residents, citizens and businesses located in the proposed expansion / annexation areas, as well as the general population of the overall community including other unincorporated areas surrounding present or proposed Wellington City boundaries.
2. Further, it is the intent of this Plan to establish Wellington City's boundary lines along previously established boundary lines. These include the boundaries of special service districts, water and sewer districts and related taxing entities. The issue of school district boundaries is not present in the case of any of the proposed expansion/annexation areas as the Carbon County School District's ability to service students will not be materially affected by the location of the proposed boundaries. The same students can be served in the same manner as they are being served presently. The Carbon County School District is the only school district in operation in the area and no conflicts are anticipated in

regard to school boundaries, bussing schedules, etc.

3. A consideration of this Plan is the elimination of islands or peninsulas of land that are not receiving municipal services. Presently municipal type services are available to populations outside the existing Wellington City boundaries and are provided by Carbon County. Some of these services are actually provided by Wellington City on a contract basis for Carbon County. No islands exist, but some peninsulas exist at this time, no further islands or peninsulas will be created through any of the proposed expansion / annexation activities which may be conducted by Wellington City.
4. Overlapping functions of local government creates inefficiency in the provision of services. This unwanted phenomenon is acknowledged by not only Wellington City, but also by Carbon County. Although Wellington City and neighboring local governments must maintain working relationships to deliver services to citizens and to assist each other in times of need, overlaps do exist. The objective of this discussion and its inclusion in this Plan is not to present an argument for consolidation of services, but rather to facilitate a reduction or elimination in the unnecessary duplication of services to the same area by multiple government entities.
5. It will be the goal of Wellington City to promote the effective and most cost efficient delivery of services to person and entities affected by any proposed expansion / annexation. This may be done by timely sharing of resources and creation of partnerships and inter-local agreements.
6. Additionally, Wellington City must support and facilitate a fair and equitable distribution of community resources and obligations. To this end, resources of the existing residential and business bases shall not be utilized only on services and improvements which may occur in the proposed expansion / annexation area(s). Conversely, the additional resources which may become available (financial and otherwise) from the expansion/annexation of an area into Wellington City must not be used for the primary benefit of the existing residential and business interests. Wellington City is cognizant of and amenable to understanding the needs of all citizens, whether they are situated within boundaries of the City or within the proposed expansion / annexation areas or outside of either area.

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ANNEXATION POLICY

Section 15-17 CONCLUSION.

With respect to proposed expansion and annexation of lands contiguous to its borders, Wellington City believes that the process must follow proper procedures in accordance with Utah Law and common sense. By following Utah Law and the guidelines set forth in this Plan, future expansions and annexations can be accomplished in an orderly, efficient, and productive manner for the benefit of the people who live and work in our community.