



Annexation

| | |
|--|-----|
| 9.1.1 Introduction | 106 |
| 9.2 Existing Conditions | 106 |
| 9.3 Public Input | 106 |
| 9.3.1 Survey Data | 106 |
| 9.3.2 Public Meetings | 106 |
| 9.4 Goals | 107 |
| 9.5 Approach and Opportunities | 107 |
| 9.5.1 Goal 1: Develop a strategic annexation plan that accommodates the needs of the City as it grows.. | 107 |
| 9.5.2 Evaluate the feasibility of annexing properties lacking access to potable water. | 108 |

Delta City General Plan

9.1 Overview

9.1.1 Introduction

Annexation is the governmental process of bringing parcels of land into the jurisdiction of a municipal body. In the United States, this process most commonly happens with cities and adjacent or nearby parcels of unincorporated land. This process is employed when landowners wish to receive the benefits of a municipality or when a municipality wishes to increase its size, typically for revenue purposes or to respond to overwhelming public opinion. Refer to Title 10, Chapter 2, Part 4 of Utah Code for the legislation relating to annexation, when it can be employed, public noticing, and other topics.

The goals related to this chapter focus on the formalization of Delta's annexation policy. As mentioned previously, state laws exist governing annexation; nevertheless, their processes are straightforward. Additionally, the City will consider the needs of nearby parcels for City utility services such as water and sewer.

City staff and officials can adopt plans and ordinances to address these issues, and further suggestions for implementation can be found in the Approach and Opportunities section.

9.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details recent annexations as well as existing annexation policy.

Delta lies on the edge of the West Desert of Utah. Nearby cities include Hinckley and Oak City, but there are several other small, unincorporated communities in the area. Delta's City limits enclose 8.72 square miles or 5,579 acres. In the 2010 Census, the Delta population was recorded as 3,436 individuals. The 2017 population estimate from the Census Bureau increases this number to 3,546.

The last decade has seen the geographic size of Delta increase significantly, despite its population growth remaining steady. The largest annexation recently extended the City's borders to encompass the airport to the northeast. Several years prior, there was another public discussion of whether to annex the Sherwood Shores neighborhood to the west. However, members of that community were opposed to the change, and the Plan was tabled. Subsequent annexations have only marginally increased the size of the City as individual properties joined the City.

As a result of the recent annexation, many residents feel that an expansive annexation policy is unnecessary. However, most also felt that individuals

wishing to bring their land into the City should not be prohibited from doing so.

9.3 Public Input

Collecting and addressing public input in the drafting of a General Plan is integral to the success of the Plan and the community. Ideas and goals that are created using resident input are far more likely to come to fruition than those that are formed without public participation. Throughout the writing process of Delta City's General Plan, residents, property and business owners, and developers were asked to share their thoughts, recommendations, and desires for the future of the City. The following subsections explain methods used to obtain this feedback and the accompanying results. Although some of the information and feedback gleaned from resident input has already been synthesized into previous sections and subsections of this chapter, it is also included here for clarity and separation of source.

Over the course of the creation of this General Plan, there were six public meetings. During the first two, the executive committee discussed what they would like to see in the vision statement and goals. After drafting a vision statement and element goals, two more meetings provided opportunities for individual residents to give insight, feedback, and comments to the BYU team. A survey was then conducted to gather further public input. In the final two meetings, after hearing public comment the Plan was recommended to and adopted by the City Council. All public input relevant to this chapter has been included below.

9.3.1 Survey Data

A survey composed by the BYU team and the Executive Committee was dispersed to Delta residents, business owners, and property owners via social media and water bills. Of the estimated 3,478 people currently living in Delta (as per the American Community Survey's 2017 data), 193 residents, or 5.5%, participated in the survey. Consequently, it should be acknowledged that data summarized in this subsection represents the insights of a small portion of Delta's population and may not be proportionally representative of the opinions of the community as a whole. However, there were no survey questions directly pertaining to annexation.

9.3.2 Public Meetings

This section summarizes resident comments from each of the public input meetings held at the Community Center on Main Street. Those who attended were encouraged to provide feedback on goal statements, idea lists, questions, and maps drafted for each of the eight General Plan elements. A scanned image of the annexation map used at these meetings can be seen on page 152.

At the primary public input meetings, the common

feelings expressed were that the recent annexation had given Delta more than enough room to grow and that development in the downtown area should be prioritized over expanding outwards. Concerns surrounding the potential downsizing of the power plant to the north also was cited as a reason not to expand the City limits unnecessarily. Other comments addressed the problem of un-annexed islands that are completely surrounded by Delta, expansion to the southwest, and coordination with the county for the halo region.

As mentioned in the existing conditions section, many residents of Delta feel that recent annexations have provided more than enough space for expansion. Most are not opposed to individuals being annexed in or islands being resolved, but they feel larger annexations would be unwise. Instead, public opinion is focused inward on the vitality of the downtown area and improving the local economy.

9.4 Goals

Delta's community vision is to foster a thriving city by preserving Delta's heritage, expanding the local economy, and facilitating a sense of community. The annexation goals seek to further the community vision by guiding development within and adjacent to the City. They also address concerns with supplying utilities to properties currently outside city limits. These goals are further supported by the strategies found in the Approach and Opportunities section of the chapter.

GOAL 1: DEVELOP A STRATEGIC ANNEXATION PLAN THAT ACCOMMODATES THE NEEDS OF THE CITY AS IT GROWS.

GOAL 2: EVALUATE THE FEASIBILITY OF ANNEXING PROPERTIES LACKING ACCESS TO POTABLE WATER.

9.5 Approach and Opportunities

This section suggests strategies intended to help individual parties work together to achieve community goals. Each goal is discussed individually, considering community planning principles, public input, and potential opportunities that the City may choose to explore in order to ensure maximum effectiveness. The subsequent tables designate responsibilities and actions to individual parties.

The overarching purpose of a General Plan is to achieve the community's vision for itself. In this plan, Delta's community vision is to "foster a thriving city by preserving Delta's heritage, expanding the local economy, and facilitating a sense of community." By guiding growth and development, the City can play a vital role in strengthening the local economy and sense of community while preventing sprawling growth that would hinder that progress. This does not indicate that all annexation

will be suspended. Rather, situations will be evaluated individually to see if they will help Delta and its residents achieve their goals.

The remainder of this section covers each chapter goal individually, considering the associated community planning principles, public input, and strategies that will help Delta achieve its community vision. A table organizing strategies by the community members responsible concludes each subsection.

9.5.1 Goal 1: Develop a strategic annexation plan that accommodates the needs of the City as it grows.

Although annexation takes place primarily between government officials or between officials and property holders, residents and business owners can still have an important voice by providing input during processes such as the creation of an annexation plan. As elected officials and appointed staff hear representative opinions on the expansion of Delta, they can more accurately represent the will of the residents. For example, a strong anti-sprawl sentiment was addressed at several points in the public input process for this General Plan. The result is that the strategies created for this and other chapters seek to prevent unnecessary expansion. In the future, it is entirely possible that Delta will need to expand, and residents' voices can help government leaders identify when that time has come.

On the government side, one of the most important action items that can be taken is the creation and publication of an annexation plan. Even when the City's strategy is to limit annexation, an official plan can improve the consistency of decisions by the legislative bodies. By keeping such a document easily accessible - for example, in a dedicated "Planning Documents" page on the City website, residents can understand the basis for decisions by the City on annexation issues.

There are several additional strategies that can be employed by the City in regard to an annexation policy. Sprawling growth can be reduced by limiting annexation to parcels immediately adjacent to fully developed areas. Individual cases of property owners wishing to be annexed into the City will likely have little effect on the overall development pattern of the City. However, the creation of a suburb well outside the core of the City could inhibit residents' access to active transportation (such as walking or biking), increase traffic demand, or become blighted during an economic downturn.

As part of the annexation plan, a halo region can be delineated as a target for projects and coordination with Millard County that will ease any future annexations. Halo regions are typically considered the lands within a given distance (i.e., two miles) of the municipality's border. As development within this area is held to a similar standard as development within the City,

Delta City General Plan

the annexation of properties in the halo region will be significantly easier for all parties. This shift in development standards would require coordination between Delta and Millard County but would be worth the investment of time and effort.

9.5.2 Evaluate the feasibility of annexing properties lacking access to potable water.

This goal relates to an issue that has been present in Delta's politics for several years now, and it provides another example of input on annexation from residents

and business owners. When property owners wish to be annexed to gain access to City utility services, there have been divided opinions that turned a technically complex situation into a politically complex one as well. To help mitigate the technical and fiscal issues, it would be in the City's interests to have a full understanding of groundwater conditions in and around Delta. Part of this process would also be an evaluation of the costs associated with providing various areas clean drinking water as they are annexed into the City or otherwise request services. This process can also be included in the annexation plan discussed in Goal 1.

| RESIDENTS | BUSINESS OWNERS AND DEVELOPERS | PLANNING COMMISSION | CITY COUNCIL | MAYOR |
|---|--------------------------------|---|---|--|
| Provide input to city officials on annexations. | | Write and publish an annexation plan. | | |
| | | Limit annexation to parcels adjacent to developed areas to reduce sprawling growth. | As part of an annexation plan, establish a halo region for Delta. | Coordinate with Millard Co. on building and zoning standards for parcels with Delta's halo region. |







Table 9.5.4: Annexation Goal 1 Approach and Opportunities

| RESIDENTS | BUSINESS OWNERS AND DEVELOPERS | PLANNING COMMISSION | CITY COUNCIL | MAYOR |
|---|--------------------------------|--|--------------|-------|
| Provide input to city officials on annexations. | | Commission studies of current groundwater conditions and of the costs associated with expanding drinking water infrastructure. | | |

Table 9.5.4: Annexation Goal 2 Approach and Opportunities

**MAP 9.1: HALO
REGION AND LAND
OWNERSHIP**

**Annexation:
Halo Region and
Land Ownership**

-  Halo Region
-  Private
-  State
-  Federal
-  Town Boundary
-  Roads

