

Resolution No. R2024-17 A Resolution Of Fairfield Town, Utah, Adopting The Fairfield Annexation Policy Plan.

Dated August 14, 2024

Whereas, Utah Code § 10-2-401.5 requires all municipalities to adopt an annexation policy before annexing an unincorporated area; and

Whereas, Fairfield Town (“Town”) generally borders unincorporated areas on the Town’s east, south, and west sides; and

Whereas, The attached Annexation Policy Plan (“Plan”) provides a geographical boundary to define long-term, comprehensive planning and growth for the Town; and

Whereas, Adopting the Plan provides a baseline of data for the next general plan update; and

Whereas, The Planning Commission conducted a public hearing on August 7, 2024, on the Plan and made recommendations to the Town Council; and

Whereas, The Town Council finds it in the public interest to approve the Annexation Policy Plan.

Now, Therefore, Be It Resolved By The Fairfield Town Council:

Section 1. **Adoption of the Annexation Policy Plan.** The Town Council hereby adopts the Annexation Policy Plan attached hereto as **Exhibit A**.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon passage.

Approved by the Town Council of Fairfield Town, Utah, on this 14th day of August 2024 by the following vote:

Mayor: 
Hollie McKinney

RL Panek yes RP no _____ Abstain _____

Tyler Thomas yes TT no _____ Abstain _____

Michael Weber yes MB no _____ Abstain _____

Richard Cameron yes RSC no _____ Abstain _____

Attest: 
Stephanie Shelley, Town Recorder



(Seal)

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the 14th day of August 2024.

Resolution No. R2024-17. A Resolution of Fairfield Town, Utah, Adopting the Fairfield Annexation Policy Plan.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this 14th day of August, 2024.


Fairfield Town Recorder/Clerk

(SEAL)



Exhibit A

(Annexation Policy Plan)

Fairfield Town Annexation Policy Plan

Purpose

The intent of this policy is to guide decisions regarding future annexations and ensure alignment with objectives in the Town's General Plan or future General Plan. It will identify potential annexation areas and establish specific standards and criteria that will guide the Town's decision on whether to grant future annexation petitions in those areas. It would also help the Town to prepare for any financial and operational impacts of annexation while striving to protect the public health, safety, and welfare of the Town's existing and future residents.

Policy

This Annexation Policy Plan was prepared in accordance with the requirements of Utah Code § 10-2-401.5, which requires all municipalities to adopt an annexation policy plan before annexing an unincorporated area into the Town.

1. Expansion Area Map

The Town Annexation Area Map, attached as Exhibit 1, illustrates the Town's proposed future expansion areas. This map represents the Town's growth boundaries and includes areas outside, but adjacent to, its incorporated borders, which may be annexed into the Town. Proposed annexation areas must fall within the approved Annexation Declaration Area for Town consideration. However, although property or properties may be within a designated expansion area, compliance with this Plan does not guarantee approval.

2. Annexation Criteria

The following list will guide the Town's decision on whether to grant future annexation requests. All future requests for annexation will be evaluated against the following criteria required by Utah Code §10-2-402:

2.1. General Criteria

- 2.1.1.** Any annexed area must be a contiguous area.
- 2.1.2.** The Town will attempt to avoid gaps between or overlaps with expansion areas of other municipalities.
- 2.1.3.** If the annexation is by petition, the proposed annexation area cannot create an unincorporated island or peninsula unless Town and Utah County agree to such creation.
- 2.1.4.** Annexation requests cannot propose the annexation of all or part of an area proposed for annexation in a previously filed petition that is still pending approval, denial, or rejection.

3. Character of the Community

Fairfield is located in the west side of Utah County, near the foothills of the Oquirrh Mountains. Fairfield shares borders with Eagle Mountain to the north, and the remaining borders are of unincorporated Utah County.

Some of the early residents of the area, the Ute Indians, first used the valley for their hunting grounds, then, in 1859, Latter Day Saint pioneers began grazing cattle and sheep in the valley. In 1854 a group of men arrived in what is now Fairfield Town, laying out a townsite and building a rock fort. By 1855, many families, including the Carson, Beardshall and Clegg families had answered the call to help settle Fairfield. In 1858, Johnston's Army arrived in Fairfield and by November 1858, the encampment known as "Camp Floyd" had over 7,000 occupants. After the Civil War broke out, the soldiers were recalled, reducing Fairfield's population to less than 50 families. In the early days, Fairfield was a major stopping point for the Pony Express, the Overland Stage and the Union Pacific Railroad. The Stagecoach Inn was also used as a telegraph station for a period of time. Mining and raising sheep were two of the major industries in the area for many years. The raising of cattle and sheep, along with farming are still prevalent in the area today but on a smaller scale.

Fairfield became an incorporated town in 2004. Today, Fairfield is a quiet town with a rich history that residents have so far managed to retain and would like to preserve. Rural living and the historical significance of the town are key components that the town leaders and residents of Fairfield have worked hard to maintain as record breaking growth in the area threatens their way of life. Fairfield residents realize that growth is necessary but they would like future industry to work with them to preserve the small town atmosphere, the dark skies, wildlife corridors, and the historical sites within the town and the surrounding area. Fairfield wants to be good neighbors with neighboring businesses and industry and they feel that this can be accomplished with open communication and cooperation on both sides.

4. Municipal Services

All areas included in the Plan will need municipal services. Annexation will allow residents and developers of annexed property access to culinary water, sewer systems, and electric power services, provided they meet all Town specifications and comply with all applicable development ordinances.

5. Extension of Municipal Services

Where municipal services are not presently extended, services will be extended

on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria, and the individual developer or property owner will pay for necessary extensions. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground and the interest and ability of the Town to provide such services. It is in the interest of Town residents to foster orderly sequential development.

6. Service Financing

Municipal services in newly annexed areas will be financed and constructed by the developer in addition to the Town's collection and investment of impact fees. Through increases in property valuations and subsequent increases in the collection of property and sales taxes, inherent increases to the general fund will help defray added expenses that the Town may incur by annexing new properties.

7. Estimate of Tax Consequences

The annexation area within Fairfield's area is limited to unincorporated Utah County properties. Other taxing entities, including but not limited to schools, county, library, sewer, water conservancy, and mosquito abatement, already cover the potential annexation area.

Fairfield's combined property tax rate for tax year 2023 is 0.007501 Utah County's unincorporated areas' combined tax rate is 0.0078530. which includes the same taxing entities listed above, except for the Town, but includes:

- SA-6 SERVICE AREA 6-LAW, ZONING
- SA-8 SERVICE AREA 8-PLANNING
- SA-9 SERVICE AREA 9-AGRI FIRE

If annexed into Town, residents in an expansion area would recognize a tax rate decrease of .000352. This information is based on the current tax rate of all applicable taxing entities and recognizes that any of the respective taxing entities may adjust tax rates as necessary.

8. Interests of Affected Entities

In evaluating a proposed annexation, the interests of all affected entities should be considered. The annexation does not extend beyond the limits of the adopted annexation policy plan. Other services needed for the annexation, e.g., electrical power, internet, and communications, are available or reasonably available for the proposed annexation. The petitioners of annexation have entered into

agreement(s) with affected entities, as applicable, for the provision of required infrastructure and services. The annexation does not create boundary alignment issues with any public or charter schools, or affected entities, unless interlocal agreements have been created to address the alignment issues.

9. Other Considerations

9.1. Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities.

Eagle Mountain shows an expansion area on their south border in an attempt to surround Fairfield’s borders. But Eagle Mountains proposed expansion attempts to expand beyond a pinch point in their current boundaries. Thus, Fairfield’s proposed expansion area simply seeks to extend Fairfield’s to allow for natural expansion of the Town’s borders. Multiple property owners are within the expansion area.

9.2. Consider population growth projections for the Town and adjoining areas for the next 20 years.

Due to the vacant land in the west corner of Utah County, population projections are as follows:

Entity	2020 Census	2030	2040	2050
Fairfield	152	300	600	900
Eagle Mountain	39,885	65,038	99,064	141,252
Saratoga Springs	39,085	79,815	117,641	138,600
Cedar Fort	671	773	1,855	11,845

9.3. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the Town; and to expand infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.

The projected backbone infrastructure costs are estimated to be millions of dollars to service the area identified in the annexation declaration map for potential annexation with water, roads, and storm drainage being installed.

9.4. Consider, in conjunction with the General Plan, the need over the next 20

years for additional land suitable for residential, commercial, and industrial development.

Fairfield has anticipated annexation petitions to facilitate desired residential, agricultural, and some commercial and industrial development. Upon receipt of each annexation petition, the Town will review each request for (1) compliance with the Annexation Policy Plan and (2) opportunities to implement the adopted goals and objectives of the General Plan.

9.5. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the Town.

The proposed annexation areas include existing agricultural, forest, recreational, or wildlife management lands. Fairfield anticipates future annexations of land that preserve open space and facilitate access to recreational opportunities will benefit residents.

10. Justification for Excluding Lands from Potential Expansion Area.

No developed lands within one-half mile of Fairfield's existing boundary are excluded from the potential expansion area, except those lands already incorporated in other municipalities.

EXHIBIT 1

(Annexation Declaration Area Map)

Town of Fairfield Annexation Policy Map

