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Minutes
WASHINGTON CITY PLANNING COMMISSION
JUNE 3, 2009

Present: Commissioner Burnette, Commissioner Gren, Commissioner Smith, Commissioner Schofield, Attorney Melinda Hill, Drew Ellerman, Jim McGuire, Kathy Spring, Mike Shaw.

Meeting called to order: 5:35 PM
Commissioner Burnette excuses Commissioner Kinder.

Invocation: Commissioner Smith
Pledge of Allegiance: Commissioner Schofield

1. APPROVAL OF AGENDA

A. Approval of Agenda for June 3, 2009

Commissioner Gren motioned to approve the June 3, 2009 agenda.
Commissioner Smith seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Consideration of approval of minutes from May 20, 2009.

Commissioner Schofield motioned to approve the minute for May 20, 2009 with corrections made.
Commissioner Gren seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. ANNEXATION POLICY PLAN

A. Discussion and review of any written or verbal comments received from affected entities regarding the proposed Annexation Policy Plan. Applicant: Jim McGuire, Economic Development Director

Jim McGuire:

Background

Each city in the State of Utah is required to have an Annexation Policy Plan in place prior to considering any annexation petition. The Policy Plan discusses general annexation criteria, the procedure for submission of an annexation request, and the extension of needed municipal services in developed and developing unincorporated areas and the payment of those services. Included with the Plan is an exhibit that designates the potential boundary growth areas (expansion area) for Washington City. It is not uncommon for the expansion areas of neighboring cities to overlap. The ideal is to have no overlapping of the expansion areas, but there are some situations in which property owners may desire to be annexed into one city over another. So overlap is permissible.

Since the adoption of our original Annexation Policy Plan (adopted on May 25, 2004), we have held discussions with Hurricane City and St. George City to eliminate the overlap of expansion areas as much as possible. On our western boundary, there are only a few unincorporated areas between Washington City and St. George City. The only major direction where Washington City may significantly grow is to the east into the Warner Valley area and to the southeast along the Utah/Arizona border. Only minor revisions have been made to the Annexation Policy Plan text (mostly where state code reference citations have changed and the use of the term “map” instead of “plat”). The Master Annexation Plan (expansion area) exhibit is where the major changes have taken place and are proposed for your consideration. Washington City and St. George City, along with discussions with the affected property owners, have come to an agreement on which city should annex which properties near St. George City’s new replacement airport. In determining which city could provide services more readily, Washington City and Hurricane City have decided that Washington City should annex the Warner Valley area and Hurricane City should annex the Sand Mountain area (up to the rim that overlooks the valley below). Washington City’s newly proposed expansion area has mostly shrunk from the original expansion area. The area proposed for further expansion is a few sections in length toward the east between Sand Mountain and the Utah/Arizona border.

The population of Washington City is projected to increase to 57,050 by 2030. That is more than double our current population (estimated to be 22,858 at the 2010 census count). So we need to make sure we have room to grow into properties that are suitable for development while still keeping in mind the goal of preserving open space. Some of the projected expansion areas include agricultural

lands (but not prime farmland), federal lands (Bureau of Land Management, which at times opens up surplus land for development) and habitat preserve. Showing expansion areas on the exhibit does not mean that those properties will automatically be annexed into the City. Cities attempt to straighten boundary lines, but what it boils down to is what city can adequately provide services for the area that is petitioned for annexation so that the property may be developed. Most likely we would never annex new portions of the habitat preserve, but we want our expansion areas to include those areas if portions of the preserve ever open up for development. That way we do not have to modify the Plan prior to considering an annexation request.

The process involved in adopting this revised Annexation Policy Plan begins by notifying affected entities (neighboring cities, the County, and various taxing districts) and holding a public meeting to receive comments about our Plan in its draft form. This meeting reflects this point in the process. The next step is to hold another meeting to consider whether to modify the Plan based on the affected entity comments received at this meeting and up to ten days after this meeting. A public hearing on the Plan to consider public comments will then be held. We will be holding the meeting to consider the affected entity comments and hold the public hearing on the same evening, which will be on June 17, 2009. You will then send your recommendation to the City Council and they will hold their own public hearing on the Plan. They will also consider public comments and then adopt the revised Washington City Annexation Policy Plan.

Recommendation

Receive comments from the affected entities for consideration at your June 17, 2009 meeting.

Commissioner Burnette asked if this is a resent population estimate.

Mr. McGuire stated yes. The growth will pick up again.

Commissioner Schofield asked what the percentage of growth is.

Mr. McGuire stated about 5 to 6 %. The economy will start to pick up next year.

Mike Shaw stated there was a 25% growth rate during the boom.

Commissioner Schofield asked when Mr. McGuire thought it would pick up.

Mr. McGuire stated the larger homes are still not moving as fast. The less expensive home are being picked up.

Commissioner Gren stated there are still foreclosures going on.

Mr. McGuire stated the plan is to preserve some open space and wants some controls of what is going on around Washington City area.

Commissioner Schofield asked about developable land what is current and what is projected for the future.

Mr. McGuire stated they have not done that type of study they just looked at what they wanted for potential persons coming in and wants to develop in our city this plan would be in place.

Commissioner Schofield stated example he recalls is in Las Vegas painted Valley and the city wished they had looked at the area closely to have a more suburbia area. He asked if there is water and sewer to serve the new area.

Mr. McGuire stated the city would have to be able to serve the development and would not be able to leap frog. Ence has been working on South Mountain and for now they have had to abandon the project. This is to straighten out some of the boundaries. Some of the property is BLM and SITLA. Most development is to tie up the opportunity to have development. On the North end is mostly reserve for habitat.

Commissioner Burnette stated Tuacan area is an example of allowing for development. He asked about Warner Valley and if it is private or BLM.

Mr. McGuire stated some is private but most is BLM. We need to be careful to not create islands. Interpretation is questionable of what the boundary commission wanted. Both cities have to file annexations at the same time. There are some islands already.

Commissioner Schofield asked what the blue represents.

Mr. McGuire stated it is St George future annexation area.

Commissioner Burnette stated he did not see any overlapping.

Mr. McGuire stated there can't be any over lapping. The revised annexation plan has not gone to Hurricane or St George. We do not know what their legislative body is going to do yet. No one has called or submitted anything yet. Section C talks about services and what will be provided.

Commissioner Burnette asked about the north area.

Mr. McGuire stated that is what Hurricane wants. The river was one of the guidelines.

Commissioner Smith asked Mike Shaw if this plan fits Public Works plan.

Mike Shaw stated proposed plan works with Public Works.

Commissioner Schofield asked about developable with this plan.

Mr. McGuire stated he did not have the information.

Commissioner Schofield stated he would like to know what the developable current and future is.

Mr. McGuire stated he would try to get that information for the next meeting.

Commissioner Smith asked about the southern corridor and if it would involve us with UDOT.

Commissioner Burnette asked if expanding would involve extra expenditures for the city.

Mike Shaw stated it is a small area that is being added that it would not have an effect on this plan.

Commissioner Burnette adjourned meeting: 6:03 PM

Minutes signed and approved 17th day of June 2009.

Attest to by : Kathy Spring
Kathy Spring, Zoning Technician

Signed by: [Signature]
Pro Tem