

ANNEXATION POLICY PLAN OF TORREY TOWN

Character of Community:

Torrey is located within Wayne County, State of Utah, and has a current population of approximately 179. Torrey's population is limited by the availability of water. Torrey's General Plan recognizes the rural quality of the life enjoyed by residents and the intent to preserve the town's rural character. The character of the community consists primarily of single family residential homes, agricultural areas, and some retail/commercial development mostly related to seasonal tourism. Areas to be annexed should be compatible with the current land uses and character.

The Town has historically allowed connections to its municipal water system by property owners outside the corporate limits of the Town. Because of such, a water service area has been created with the boundaries thereof specifically identified. The water resources available to the Town for its culinary water system are of a very limited nature and the ability of the Town to provide culinary water to all the potential developments within the water service area is doubtful.

It is the desire and the intent of the Town to promote annexation along existing culinary water lines and to allow culinary water connections to the extent the Town's water resources are available. Annexation and future development within the expansion area is anticipated to be limited by the water resources currently available to the Town; and the Town may be required to condition future development upon the delivery of additional water to the Town by the property developer/owners themselves.

Map of Proposed Expansion Area: The Town has historically provided municipal water services outside the Town corporate boundaries and because of such service, the Town has created a water service area, the boundary of which is identified on the Torrey Water Map attached hereto and by reference incorporated herein.

The Town hereby establishes the boundaries of the annexation expansion area to be the same as said water service area boundary. Notwithstanding the above, the extension of culinary water infrastructure shall be subject to approval and supervision by the Town and consistent with the then existing and applicable Town ordinances. The cost of extending existing culinary water infrastructure shall be borne by the property owner or developer requesting that service.

Criteria for Future Annexation:

The Need for Municipal Services: The Town currently does not provide police service, emergency service, or trash removal services. These services are provided by Wayne County and are currently paid for by Wayne County. The town does not favor the annexation of areas for which it does not have the financial capability to provide additional municipal services or upgrades to the current one being provided. It is not anticipated that the Town will have the ability to provide any additional municipal services besides culinary water.

Extension of Municipal Services: Any extension or upgrade of the Town's water system would be at the cost and expense of the property owner or developer seeking additional service or upgrade. Any improvements to the system benefitting all users would be financed through government grants and loans which may necessitate an increase in user fees.

All proposed annexation area roads must meet all of Wayne County's minimum specifications for county roads, including a minimum 66-foot-wide right-of-way; otherwise, the roads will be declared "private" and the town will not maintain them or provide snow removal on them.

Estimated Tax Consequences: Property taxes and sales taxes contribute to the general fund which can help defray the costs the town may incur by annexing these properties. However, it is anticipated that the existing residents of proposed annexation areas may be asked to finance the extension of needed municipal services such as new utilities, streets, curb and gutters, sidewalks and other capital improvements as desired by those residents.

It is to be expected that as new areas are annexed in, both county taxes and Torrey Town taxes will increase for new and current town residents. Based on current property tax rates applicable to property within Torrey Town as compared to the rates in the unincorporated county, a residential home having a value of \$100,000 would currently receive an annual property tax increase of approximately \$17.20 if said home was annexed to Torrey Town. This increase is likely to rise over time, based upon the needs of the town and/or the county.

Exclusion of any Area from Expansion Area: It is not anticipated that any area within one-half mile of the municipal boundaries would be excluded from the expansion area.

Matters Affecting this Annexation Policy Plan:

In preparing this Annexation Policy Plan, the Torrey Town Planning Commission has taken into consideration the need and desire to avoid gaps between or overlaps with the expansion areas of any other municipalities, noting that this time there are no competing municipalities.

The Planning Commission has taken into consideration the projected growth of the area within at least the next twenty (20) years. The Planning Commission has taken into consideration existing water system infrastructure and the possible need for any additional infrastructure and the cost thereof.

The Planning Commission has taken into consideration the need over the next twenty (20) years for land suitable for residential, commercial and industrial development and the need or desire to include or exclude agricultural property, recreational areas, wildlife management areas and any publicly owned property.