



## TORREY TOWN ANNEXATION POLICY PLAN 2026

### A. General Annexation Criteria of Torrey Town

The Town of Torrey hereby adopts the following criteria for consideration of possible future annexations. This annexation policy declaration is intended to incorporate by reference all criteria required and suggested by Utah Code 10-2-803.

1. As part of its ongoing effort to plan and prepare for responsible growth, Torrey Town has identified territory adjacent to its present town boundaries that could at some time in the future be a part of Torrey Town. The area that is proposed for future annexation is not bordered by any other municipality. Areas to be annexed must fall within the areas designated for future annexation in the Annexation Policy Plan of Torrey Town and shown on the attached expansion area map. Even though property proposed for annexation is located within the annexation expansion area, there is no guarantee that the annexation request will be approved by Torrey Town. It is also anticipated that Wayne County may not approve urban development within Torrey Town's proposed expansion area without notifying the Town of the proposed development. Torrey Town must consent or object in writing to the development plan within 90 days. Refer to code: 10-2-803(2)(a)(iii) for all further procedural details.
2. The character of the community is small-scale mixed residential, commercial, and agricultural uses which support recreational activity. Areas to be annexed should be compatible with this character.
3. Areas to be annexed shall be contiguous to the town's boundary lines and shall not be located within the incorporated limits of another incorporated city or be part of a previously filed annexation petition that has not been denied, accepted or approved.
4. When feasible, the Town favors annexation along the boundaries of water, and sewer improvements or special service districts. The Town also favors:
  - a. Eliminating and/or not creating islands and peninsulas of unincorporated territories.
  - b. Consolidating overlapping functions of government.
  - c. Promoting efficient delivery of services.
  - d. Encouraging the equitable distribution of community resources and obligations.
  - e. Considering the tax consequences to property owners within the areas to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.
5. Before considering requests for annexation, the Town shall carefully analyze the impacts of annexation of an area, taking into consideration whether the area will create negative impacts on the Town and considering whether the Town can economically provide services to the area.

6. It is not Torrey Town's intent to annex territory for the sole purpose of acquiring revenue.
7. It is the policy of the Town to avoid the development of wetlands, hillsides, critical environmental habitat areas, expansive soils, or any other environmental conditions that threaten the integrity of the Town's infrastructure.

#### **B. Procedures for Submission of an Annexation Petition**

The following steps quote the requirements and procedures for processing an annexation request in Torrey Town as written in Utah Code 10-2-806, effective 11/6/2025.

- Except as provided in Section 10-2-812 and except for an automatic annexation under Section 102-814, the process to annex an unincorporated area to a municipality is initiated by a petition as provided in this section.
- Before filing a petition for annexation, the person intending to file a petition shall file with the municipal records officer of the proposed annexing municipality a notice of intent to file a petition; and send a copy of the notice of intent to file a petition to each affected entity.
- Each notice of intent to file a petition shall include an accurate map of the area that is proposed to be annexed.
- The county in which the area proposed to be annexed is located shall mail the notice of intent to file a petition to each owner of real property located within the area proposed to be annexed, and to each owner of real property located within 300 feet of the area proposed to be annexed; and also shall send to the proposed annexing municipality a copy of the notice of intent to file a petition, and a certificate indicating that the notice has been mailed as required.
- The county shall mail the notice of intent within 20 days after receiving it from the person who filed the notice: a written request to mail the required notice; and payment of an amount equal to the county's expected actual cost of mailing the notice.
- Each notice shall be in writing and state, in bold and conspicuous terms, substantially the following:

*"Attention: Your property may be affected by a proposed annexation. Records show that you own property within an area that is intended to be included in a proposed annexation to Torrey Town, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Torrey Town within 30 days after Torrey Town receives notice that the petition has been certified.*

*There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support for or opposition to the proposed annexation.*

*You may obtain more information on the proposed annexation by contacting Karen Mayne, Torrey Town Clerk, PO Box 750387, Torrey, UT 84775-0027, 435-425-3600, [karen@torreyutah.gov](mailto:karen@torreyutah.gov), or Colleen Allen, Wayne County Recorder, PO Box 187, Loa, UT 84747-0178, 435-836-1303, [colleen@wayne.utah.gov](mailto:colleen@wayne.utah.gov), or (state the name, mailing address, telephone number, and email address of the person who filed the notice of intent under Subsection (2)(a)(i)(A), or, if more than one person filed the notice of intent, one of those persons). Once filed, the annexation petition will be available for inspection and copying at the office of (state the name of the proposed annexing municipality) located at the Torrey Town office, 75 East 100 North, Torrey, Utah, and be accompanied by an accurate map identifying the area proposed for annexation.*

- A county may not mail with the notice any other information or materials related or unrelated to the proposed annexation.
- After receiving the certificate from the county indicating that the notice has been mailed, the proposed annexing municipality shall, upon request from the person who filed the notice of intent, provide an annexation petition for the annexation proposed in the notice of intent.
- An annexation petition provided by the proposed annexing municipality may be duplicated for circulation for signatures.
- Each annexation petition shall be filed with the municipal records officer of the proposed annexing municipality; contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that is located within the area proposed for annexation; covers a majority of the private land area within the area proposed for annexation; covers 100% of all of the rural real property within the area proposed for annexation; and covers 100% of all of the private land area within the area proposed for annexation if the area is within a migratory bird production area created under Title 23A, Chapter 13, Migratory Bird Production Area; and is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
- Each petition shall be accompanied by an accurate and recordable map, prepared by a licensed surveyor in accordance with Section 17-73-507, of the area proposed for annexation; and a copy of the notice sent to affected entities as required; and a list of the affected entities to which notice was sent, and shall contain on each signature page a notice in bold and conspicuous terms that states substantially the following:  
*Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Torrey Town. If you choose to withdraw your signature, you shall do so no later than 30 days after Torrey Town receives notice that the petition has been certified.*
- If the petition proposes a cross-county annexation, as defined in Section 10-2-805, it shall be accompanied by a copy of the resolution described in Subsection 10-2-805(4)(a)(iii)(A); and designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor.

- A petition may not propose the annexation of all, or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted.
- If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn along the boundaries of existing special districts and special service districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries; and along the boundaries of other taxing entities, to eliminate islands and peninsulas of territory that are not receiving municipal-type services; to facilitate the consolidation of overlapping functions of local government; to promote the efficient delivery of services; and to encourage the equitable distribution of community resources and obligations.
- On the date of filing, the petition contact sponsor shall deliver or mail a copy of the petition to the county clerk of the county in which the area proposed for annexation is located.
- A property owner who signs an annexation petition may withdraw the owner's signature by filing a written withdrawal, signed by the property owner, with the municipal records officer no later than 30 days after the municipal legislative body's receipt of the notice of certification under Subsection 10-2-807(2)(c)(i).

**C. Extension of Needed Municipal Services in Developed and Developing Unincorporate Areas and Payment of the Same.**

Listed here are the points related to extending Municipal Services.

1. In areas 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 will be paid for by the individual developer or property owner.
2. The annexation will allow developers of the annexed property to seek culinary water from the town, provided all developments meet Torrey Town specifications and ordinances. The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes and sales tax will contribute to the general fund to help defray the added expenses the town may incur by annexing these properties. In summary, the newly annexed developing 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 development occurs.
3. It is anticipated that Torrey Town will provide snow removal and street maintenance on deeded dedicated streets.
4. It is also anticipated that Wayne County will continue to provide: Fire protection, Police protection, and Garbage collection
5. It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in Wayne County and Torrey Town. It is also anticipated that those residents in the territory to be annexed who already receive water service will see a reduction in the rate they pay for water service, which may offset the anticipated increase in property taxes.

**D.** As areas become more populated, demand for services increases. Once this policy plan is adopted and areas begin to develop, continual planning by Torrey Town will allow development to occur in an economic manner, since the homes, streets and other amenities will be developed in accord with Torrey Town specifications.

**TOWN OF TORREY, UTAH**

**ORDINANCE NO. 2026-05-15-2**

**AN ORDINANCE ADOPTING THE UPDATED ANNEXATION POLICY PLAN OF TORREY TOWN**

**WHEREAS**, the Torrey Town Planning and Zoning Commission has completed its review of the Town's Annexation Policy Plan and recommended updates consistent with **Utah Code § 10-2-803**; and

**WHEREAS**, the Torrey Town Council ("Council") finds that an updated Annexation Policy Plan is necessary to guide future annexation decisions, ensure orderly growth, protect the public health, safety, and welfare, and maintain consistency with the Town's General Plan and state law; and

**WHEREAS**, the Council provided notice and held a public hearing at the beginning of its regular meeting on **May 14, 2026**, as required by **Utah Code § 10-2-803(6)(a)-(b)**; and

**WHEREAS**, after reviewing public comments, the Council finds that adoption of the updated Annexation Policy Plan is in the best interest of Torrey Town and its residents; and

**WHEREAS**, pursuant to **Utah Code § 10-3-704**, the Council may enact ordinances necessary for the governance of the municipality and the implementation of its land-use policies.

**NOW THEREFORE, BE IT ORDAINED by the Torrey Town Council of Torrey, Utah, that:**

**Section I. Adoption of updated Annexation Policy Plan**

The **Updated Annexation Policy Plan**, as recommended by the Torrey Town Planning and Zoning Commission and presented to the Council on **May 14, 2026**, is hereby adopted and incorporated by reference as the official Annexation Policy Plan of Torrey Town.

**Section II. Repeal of conflicting provisions**

All prior annexation policy documents, maps, procedures, or ordinances that conflict with the updated Annexation Policy Plan are hereby repealed to the extent of such conflict.

**Section III. Effective date**

This Ordinance shall become effective upon passage and publication as required by law.

**PASSED AND APPROVED by the Torrey Town Council on this 14th day of May, 2026.**

**Roll call vote (Utah Code § 10-3-506)**

**Council Member      Vote (Yea/Nay)**

Mayor Mickey Wright Yea

Pat Kearney

S.P.C

Jordan Pace

✓ J.P

Richard Braatten

R.B. Yea

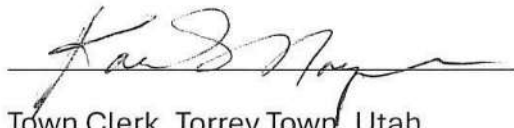
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Yea RR

**ATTEST:**



Mayor Mickey Wright



Town Clerk, Torrey Town, Utah

Publication Date: 5/18/2026      Effective Date: 5/14/2026