

AJM Annexation Questions and Answers

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Q: “Will the existing Sewer Lines handle the sewage from the proposed development?”

A: This has not been engineered yet so a definitive answer cannot be given. However, from a cursory review, it appears that, depending on the route used, the sewer lines could handle the sewage from the development.

Q: “How soon will a sewage treatment plant have to be built to accommodate the added sewage?”

A: The City has capacity in the existing plant from a rough gallonage perspective for growth in the short term. However, Parowan City and our partner, BrianHead Town, has currently hired an engineer to start the preliminary engineering and permitting process to upgrade the existing facility to handle expected growth for the next 25-30 years, including annexations. The main reason we are already working on this is the changing requirements from the State DEQ in the regulation/treatment of waste water.

Q: “How soon will the City have to have a full-time fire department?”

A: There is no absolute number when this will or must happen. Iron County is doing a feasibility study to consider creating a special service district for fire services. The feasibility study will consider multiple options including a full-time regional fire department.

Q: “Will the existing Water supply be sufficient in case of a major fire?”

A: Parowan City and the State of Utah requires engineering to study the effect of the subdivision on our water system and will only approve a subdivision that includes improvements necessary to deliver sufficient water supply. The burden to install any required improvements will fall on the developer to install as a condition to approve the annexation/subdivision.

Q: “How large does the City have to get before a water treatment facility needs to be built?”

A: It is unclear if this question is related to culinary water or waste water (sewer). Culinary water is dependent on the supply sources. If the city has viable wells which do not require any additional treatment beyond what is currently being done, then no additional treatment is required. The city is planning on adding treatment to bring city-owned springs back on-line as a supply source to the city, regardless if this annexation/subdivision happens, or not. Waste water treatment is dependent on the design of the system, requirements from the State, and proposed uses of the effluent water.

Q: “How will the AJM development and other developments affect (with regard to the waste volume) the Parowan landfill during construction of the development and post construction?”

A: Parowan City does not operate the landfill; it is a function of the County so the most accurate information must be obtained by Iron County. Having said that, some general information on the landfill is this: Household waste from our area does not go into the Parowan Landfill, it is taken to the main county landfill west of Cedar City. That means that post construction, the impact will be minimal on the

local landfill since household waste doesn't go to the Parowan Landfill. Only Construction & Demolition (C&D) waste stays in the Parowan Landfill. Whether construction debris from development in Parowan goes to the Parowan Landfill depends on the commercial vendor that is hired to haul off the construction debris and which landfill they choose to use. This will be true of the proposed development, regardless if it annexes into the city or not since the landfill is a function of the County. It is the City's understanding that there is capacity in the Parowan landfill to continue to receive C&D waste for many years into the future. For more detail or for an official opinion on the impact on the landfill, Iron County would have to be consulted.

Q: "I have a question about the AJM annexation and if the city can annex without including the additional private lots listed in the maps. It was stated the county wanted that but why? Just because they asked doesn't mean we need too correct?"

A: An annexation of real property into a City cannot occur without the County first agreeing to allow it. The County must approve the annexation before the petition is even filed with the City. If they do not agree to the annexation, the City isn't able to consider the petition. In this case, the County required the other properties in question to be included so as to not create an island of unincorporated County jurisdiction within city boundaries. This is a reason contemplated under Utah Code and is a reasonable concern. Those properties included against their will have protest rights under Utah law.

Q: "I am concerned about possible transpiration plans and would like some additional thought to go into place by the council and manager based on how people would potentially access these new 500+ homes??"

A: Transportation will be discussed in detail as a part of this process. The City Council and Manager are also concerned that the transportation plans are sufficient to handle the added traffic. A traffic study may be a required of the developer, if required by the City.

Q: "What are they doing for the future of Parowan streets and homes along the way and what will that do to the safety of children and vehicles driving down additional streets in the middle of town."

A: Similar to the previous answer, the Council and Manger is concerned that the impact on existing streets and impact on pedestrian traffic is considered and addressed as a part of the annexation/subdivision improvement requirements.

Q: "Why bring them into the middle of town and funnel them in or are there options to keep people outside the town as much as possible inorder to not interfere with too many current infrastructures."

A: All viable options will be considered. The developer will be expected to follow the city's Master Transportation Plan to acquire/build enough ingress/egress routes to service traffic to the annexation/subdivision from willing sellers or through available routes. If required ingress/egress cannot be acquired/built by the developer, it could mean a restriction on the number of homes allowed to be built.