

Price Municipal Corporation

Annexation Policy Plan

OVERVIEW AND BACKGROUND:

The intent of the Annexation Policy Plan (Plan) is to provide a geographical boundary that will permit long-term comprehensive planning and growth for Price City. This Plan establishes a system that will accommodate growth and support the municipal type services that are delivered to area citizens. This Plan is prepared and adopted pursuant to Section 10-2-401.5, Utah Code Annotated, 1953 as amended (UCA).

This Plan shall be considered and followed when petitions for annexation are filed with the Recorder of Price City. The procedures described herein establish the basis by which the Price City Council will consider petitions for annexation. Used in conjunction with the Price City Land Use and Development Code, this Plan is intended to provide for orderly growth and expansion of Price City to meet the needs of its population, housing, recreation, resource use and conservation and economic needs into the future. This plan can and should be amended when the need to do so is realized and justified to accommodate demands for growth of Price City.

This Plan contains three general areas: background information, criteria for annexation, and a map showing identified potential annexation/expansion areas, presently surrounding Price City.

The following planning documents have been evaluated on their ability to provide reasonable delivery of services to area citizens: the Price City General Plan (update in development at this time), and the Carbon County Comprehensive Plan.

Additionally, the following guidelines will be used by Price City to determine whether future annexation petitions should be granted:

- Elimination of islands or peninsulas of unincorporated territory within or adjacent to Price City;
- Coordination of similar functions of government in the provision of services;
- Promotion of service delivery efficiencies;
- Encouragement of the equitable distribution of community resources and obligations;
- Avoidance of gaps and overlaps with the expansion/annexation activities of neighboring municipalities;
- Consideration of the population projections for Price City and adjoining areas over the next twenty (20) years;
- Consideration of current and projected costs of infrastructure, urban services and public facilities;
- Consideration of the need over the next twenty (20) years for additional land suitable for residential, commercial and industrial development;
- Consideration of the inclusion of agricultural lands, recreational lands and other lands sensitive to development activities;

An objective of this Plan is to provide an understanding of current and potential Price City boundaries. All affected entities have been included in coordination and planning meetings regarding the preparation of this Plan.

EXECUTIVE SUMMARY:

It is the intent of Price City to expand its current municipal boundaries over the next several years to include that area within approximately a one-half (1/2) mile of the current Price City boundaries. These proposed expansions cannot be done without a thorough and careful consideration of the impact and process upon parties and entities within the identified expansion/annexation areas. The needs of persons, businesses, and the entities located within the current boundaries of Price City, the position of persons or businesses located in a proposed annexation area, or adjacent to a proposed annexation area and the position of Price City must all be analyzed and considered. The criteria to be considered include, but are not limited to, tax consequences and responsibilities the need for municipal type services and the potential funding thereof, as well as the intentions/desires of property owners located in the proposed expansion/annexation areas.

In developing this Plan many different issues and items have been afforded consideration. These include the status of typical municipal services to persons that may actually be, or who may be potentially affected by the expansion/annexation of additional territory into Price City. Additionally, public input was sought and carefully considered throughout the annexation planning process. Through a public meeting and public hearing process comments were received by Price City, via the Price City Council as well as the Price City Planning and Zoning Commission, and then commented on and, where appropriate, acted upon, as well as made a part of this Plan.

The relationship to neighboring service districts and municipalities was also given a high degree of consideration. An attempt has been made to include discussion of impacts expected in these relationships and their effect on Price City decision to annex or not to annex certain areas.

MAP (S) DETAILING THE PROPOSED “EXPANSION AREA(S)”.

Attached as **Attachment A** to this Plan is a Price City map identifying several individual proposed annexation/expansion areas to Price City. The areas shown in the map include those listed below, in clockwise order around Price City, beginning in the north. They are not listed in any express or implied order of importance or priority.

1. North Price. This is the area generally described as being located east of the Cave Hollow Subdivision and the Smith Annexation, through the Atwood Baseball Park, east past the Castle Heights area to the eastern most border (new) of Price City.
2. East Price. This is the area generally described as being located east of the Castle Heights subdivision, south to the Airport Road corridor, and continuing south to a point approximately even with the present southern most Price City border.
3. South Price. This is the area generally described as being located in the south part of Price City and is commonly referred to as the Riverview addition.
4. Southwest Price. This is the area generally described as being located south of Price City and west of Carbon Avenue, Following along the Fairgrounds Road to the west and north.
5. West Price. This is the area generally described as being located west of the present borders of Price City and commonly referred to as the Westwood Subdivision.
6. Carbonville. This area is described as being the southern portion of the Carbonville area and is located north of west Price and west of north Price.

CRITERIA THAT WILL GUIDE PRICE MUNICIPAL DECISION MAKING IN THE DETERMINATION OF THE GRANTING OF PROPOSED ANNEXATION EXPANSION AREA(S).

The Price City Council is desirous of complying with Utah law, the Price City General Plan and the Price City Land Use and Development Code when considering all petitions for annexation. In this regard, Price City shall use the following guidelines:

- A filed petition for annexation must meet the requirements set forth by Utah Law in Section 10-2-403. UCA.
- The territory proposed for annexation shall be contiguous to then current corporate boundaries of Price City.
- A petition for annexation must be accompanied by an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
- Actions taken to accept or deny an annexation petition shall be in conformance with Section 10-2-405. UCA.
- A petition for annexation shall be in conformance with the provisions of this Plan and any future annexation requirements of the Price City General Plan.
- The Price City Council shall consider the fiscal impacts of development within the territory proposed for annexation, including both the cost of delivering municipal type services and the total revenue stream to be generated by any proposed annexation or new development within the area proposed for annexation.
- Acceptance of any annexation petition shall be consistent with the infrastructure and capital improvement plans of Price City.

Additionally, Price City intends, through this Plan, to establish a policy that ensures acceptance for petitions for annexation in a systematic pattern and which provides for a reasonable and logical expansion of its boundaries. Items to be considered include, but are not limited to the following:

1. GENERAL CRITERIA

- The Price City Council may accept territory proposed for annexation in order to protect Price City's future growth options and programs.
- Territory proposed for annexation shall be evaluated to ensure that the boundaries thereof follow ownership, topography, natural features, and other readily defined criteria.
- To ensure efficient street and utility maintenance, the area proposed for annexation shall, whenever possible, include both sides of the street or proposed street to at least a one lot depth.
- Arterial and collector roads should be identified to ensure efficient street layout, traffic control and utility maintenance.
- All major streets shall be consistent with the Price City General Plan and the Price City Land Use Development Code.
- Petitioners for annexation shall provide the following information:
 - An accurate map showing the territory proposed for annexation. Mapping overlays may be required.
 - A feasibility report must be prepared and submitted at the expense of the petitioner or as may be designated by the Price City Council. The elements contained in such feasibility study should include:
 - existing and proposed population densities;
 - geology, geography and topography of the area proposed for annexation and its surroundings;
 - determination of islands or peninsulas remaining in the unincorporated area;

- fiscal impact of the proposed annexation on remaining unincorporated areas, other municipalities, other governmental entities, special service districts and school districts;
- current and five year projections of demographic and economic bases for the proposed annexation area and surrounding unincorporated area;
- projected five year growth for the proposed annexation area and surrounding unincorporated area;
- current and five year projections of the cost of government services for the area proposed for annexation;
- present and five year projections of revenue to be received by Price City resulting if the proposed annexation is accepted;
- Projected tax impact of the proposed annexation on affected property owners, for the next five (5) years.

2. CHARACTER OF THE COMMUNITY

Price City has become and will continue to be the center of commerce, industry, education and government in Carbon County and southeastern Utah. The character of Price City is one that includes generations of great cultural heritage and ethnic diversity. Price City recognizes the need to continue the traditions and customs which enhance economic stability throughout the City and the entire community. Any proposed expansion activity should be designed to maintain or enhance the character and diversity inherent within the Price City area.

3. STATUS OF MUNICIPAL SERVICES IN THE AREA (S) – DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS.

Municipal services are provided for the residents of Price City. Some municipal services provided by Price City are provided to residents near the borders of Price City through inter-local agreements as well as through general service usage patterns. Similarly, some municipal type services are made available to Price City residents through agreements with other providers – generally Carbon County or another local governmental entity. The services matrix below details the status of actual or potential availability of the municipal type services described, based on location relative to the Price City municipal boundaries.

Municipal Service or similar service	Available within Current Price City Boundaries & Provided by Price City	Available within Current Price City Boundaries & <u>Not</u> Provided by Price City	Available within Proposed Price City Boundaries & Can be Provided by Price City	Available within Proposed Price City Boundaries & Can <u>Not</u> be Provided by Price City or Can be Provided by and Entity Other than Price City
Library				
Fire				
Police				
Ambulance				
Street Mtnce and Const				
Building Permitting and Inspection				
Development Engineering				
Curb, Gutter, Sidewalk				
Snow Removal				
Garbage Collection				
Water Service				
Sewer Service				
Electric Services				
Parks & Recreation				
Cemetery				
Economic Development				

Planning & Zoning				
Wireless LAN				
Planning & Design Committee				
LMI Housing				
Weed Abatement				
Mosquito Abatement				
Emergency Preparedness				
Business Licensing				
1 Acre Residential Building Lots				
Animal Rights				

4. PLANS FOR EXTENSION OF MUNICIPAL SERVICES INTO THE AREAS PROPOSED FOR ANNEXATION.

Areas within some of the proposed expansion/annexation areas currently receive Price City municipal services or will in the future receive one or more of Price City's municipal services. When considering potential annexations, Price City will evaluate the existing capacity of the services along with the additional demand for services that will be required. Service demands from unincorporated areas will be weighed against potential revenues and other benefits that Price City may expect as a result of any proposed annexation. Potential revenue and benefits may include: property taxes; sales taxes; utility connection fees; service revenues; impact fees; and, intangible benefits that may help Price City to accomplish goals contained in the Price City General Plan or any other Price City planning document. It is the intent of this Plan to provide a mechanism for the Price City Council to evaluate proposed annexations and to determine whether or not a petition for annexation should be approved.

The following detail provides a further analysis of the items listed in the municipal type services matrix above.

- Library. Currently Price City owns and operates the local area public library. This facility is made available to residents living in unincorporated areas of Carbon County. Future planning activities propose a library for the community operated in partnership between Carbon County, Price City and the College of Eastern Utah. Any plans in this regard will be developed so as to include all residents in Carbon County regardless of actual location relative to current or proposed Price City municipal boundaries. Helper City, situated to the north of Price City also provides municipal library services.
- Fire. Price City provides fire and rescue response, in conjunction with other neighboring municipalities, to all areas of unincorporated Carbon County. Price City Fire Department is presently the primary responding department to all current and proposed expansion/annexation areas included in this Plan. An additional station or

the possible relocation of an existing satellite station for the Price City Fire Department may become necessary to better facilitate service and response to all areas of Price City if its municipal boundaries are expanded.

- Police. The Price City Police Department provides back-up and response coverage in conjunction with the Carbon County Sheriff's Office to locations within the current municipal boundaries as well as to areas located in the proposed expansion/annexation areas. Additional patrol units may be necessary to properly cover additional territory if the municipal boundaries are expanded consistent with present patrol patterns and coverage. This will be a function of budget availability as well as need and pursuant to agreements with the Carbon County Sheriff's Office.
- Ambulance. Price City does not own, operate or provide ambulance services to any locations. The Price City Fire Department provides emergency call response assistance to many areas within the current Price City boundaries as well as in proposed expansion/annexation areas. Price City is not considering the provision of ambulance service in the foreseeable future. In the event Price City ever decides to provide ambulance services, they would be provided to all area locations – existing Price City area, proposed Price City areas and closely surrounding unincorporated areas. Financial and political considerations will be primary determinants in this matter.
- Street Maintenance and Construction. Price City utilizes in-house street maintenance crews operating from the Price City Public Works Department. While this function may be contracted to outside providers and companies on individual projects, even in instances that Price City is equipped to accomplish the project, it is the intention of Price City to provide street services to proposed expansion/annexation areas consistent with the level of services provided within the current boundaries.
- Building Permitting and Inspection. Price City staffs a full time building permitting and inspection department. The services of this department can be expanded into the proposed expansion/annexation areas. Price City has a positive working relationship with the Carbon County building permitting and inspection department, which allows

for complete coverage of all building activities within current or proposed Price City boundaries and in the remaining unincorporated areas of Carbon County.

- Development Engineering. Price City staffs a full time engineering department. This department presently works in conjunction with other governmental agencies and private developers. The services provided by the Price City Engineering Department, for private or Price City projects, will be expanded to include projects in all areas proposed for annexation.
- Curb, Gutter, and Sidewalks. The Price City Land Use Development Code requires the inclusion of curb, gutter and sidewalk for developments within the municipal boundaries. This requirement would be maintained for any future developments in the proposed expansion/annexation areas. Many areas within the proposed expansion/annexation areas do not presently have the required improvements. These will be addressed as State, Federal and local financial resources become available and through future private development projects.
- Snow Removal. Price City provides winter snow removal within the municipal boundaries. This service would extend to the proposed expansion/annexation areas. Price City may find it necessary to contract certain streets or areas to other providers (Carbon County) or other providers may find it necessary to contract with Price City for certain streets or areas. This would be considered to better provide snow removal services, especially in fringe areas and streets near the proposed expansion/annexation boundaries. Price City may need to add an additional snow-plow truck and driver to its fleet and staff to accommodate service in areas proposed for expansion/annexation.
- Garbage Collection. Price City contracts with City Sanitation for garbage collection for residents within Price City. It is the intention of Price City to encourage an expansion of this contracted service to the proposed expansion/annexation areas. It may become necessary to contract with Carbon County, which in turn would contract with City Sanitation for garbage collection services in the proposed expansion/annexation areas. Price City may someday investigate the feasibility of providing in-house garbage collection services.

- Water Services. Price City provides drinking water to residents and commercial entities within and outside of its current boundaries. It is the intention of Price City to acquire and operate the main water systems in the proposed expansion/annexation areas. Price City has a positive working relationship with the Price River Water Improvement District (PRWID) and may contract therewith for services until such time that certain water systems can be vacated by PRWID and tied into Price City systems. Price City does not plan to provide any pressurized secondary water/irrigation systems at this time and is unaware of any pressurized secondary water/irrigation systems in any of the proposed expansion/annexation areas.
- Sewer Services. Price City provides sanitary sewer collection and disposal to residents within its current boundaries. It is the intention of Price City to acquire and operate the sewer systems in the proposed expansion/annexation areas. Price City has a positive working relationship with the Price River Water Improvement District (PRWID) and may contract therewith for services until such time as those systems can be vacated by PRWID and tied into Price City systems.
- Electric Services. Price City owns and operates a municipal electrical power distribution system for its residents. It is the intention of Price City to acquire all electrical power distribution system facilities within the current municipal borders and those in the proposed expansion/annexation areas as the expansions/annexations occur and as Price City's financial resources are made available through the annual budgeting process.
- Parks and Recreation Facilities. Price City operates a vibrant parks system. It is the intention of Price City to locate additional parks at convenient locations for residents in newly annexed areas. Some of the current parks are not geographically close to the proposed expansion/annexation areas/neighborhoods. Price City will need to acquire or generate funds to construct additional park and recreational facilities for all residents regardless of actual municipal residential location.
- Cemetery Services. Price City provides full cemetery services for anyone purchasing plots in either of the two (2) Price City Cemeteries (Cliffview and Price City). Price

City residents receive discount rates on plot purchases. Price City intends to extend this policy to all residents within the proposed expansion/annexation areas.

- Economic Development. Price City and Carbon County are the only area entities providing full-time staff for economic development activities. Their efforts are complimentary and projects are developed in a partnership fashion for the mutual benefit of both entities. Price City and Carbon County economic development offices will continue to work together to develop all areas of Price City as well as all areas of unincorporated Carbon County.
- Planning & Zoning. Price City and Carbon County each operate planning and zoning commissions. While the two commissions do communicate regularly and have a positive working relationship, more communication will be required as the proposed expansions/annexations occur. Additional planning and agreements will be needed to address specific locations within one-half (1/2) mile of existing municipal boundaries as well as within one-half (1/2) mile of all proposed expansion/annexation areas. A copy of this Plan will be provided to the Carbon County Planning and Zoning Commission.
- Wireless LAN Access. Price City is encouraging surrounding local governments to participate in LAN networking throughout Carbon County. Price City will need to expand its existing LAN system to include additional coverage for areas in the proposed expansion/annexation areas and/or develop inter-local usage agreements with other providers and systems in the area. Development of partnerships in antenna and tower placements and usages may be necessary to facilitate complete coverage.
- Planning Design. Price City is incorporating community planning design and increased emphasis on general planning for development within its municipal boundaries. It is the intent of Price City to expand this effort to all proposed expansion/annexation areas.
- Income Targeted Housing. Price City does not provide income targeted housing but encourages housing availability for all income levels. Through the Price City Redevelopment Agency funds may be made available for income targeted housing.

The Price City Affordable Housing Plan is attached hereto as **Attachment B** to this Plan.

- Weed Abatement. Price City provides weed removal/control services on the public right-of-way within its boundaries. This service would be extended to the proposed expansion/annexation areas and be provided in a manner consistent with current operations. Price City does not remove/control weeds on private property.
- Mosquito Abatement. Price City does not operate a mosquito abatement department. Price City contracts with the Carbon County Mosquito Abatement Department for such services within its boundaries. This service would be provided to all proposed expansion/annexation areas.
- Emergency Preparedness. Price City is currently developing a more proactive approach to emergency preparedness and is a primary and active participant in the Regional Hazard Mitigation Committee.
- Business Licensing. Price City staffs a full time business license office. All businesses located in Price City require a bona-fide Price City business license for legal operation within the municipal boundaries. Price City will require any business operation located in the proposed expansion/annexation areas to obtain a Price City business license as of January 1 of the first year following annexation of the area in which the business is located.
- One (1) Acre Residential Building Lots. At this time Price City does not provide for one (1) acre building lots as part of its Price City Land Use Development Code except in RR zoned areas, which are limited in quantity and availability. Price City is aware of this need in the community and is prepared to change its zoning ordinances as may be necessary to accommodate reasonable land development on lower density lots.
- Animal Property Rights. To maintain the heritage and tradition of animal husbandry and traditional land uses, farming and maintenance of farm animals will be allowed in appropriate areas of the or proposed expansion/annexation areas.

5. HOW MUNICIPAL SERVICES WILL BE EXPANDED AND FINANCED.

Price City Municipal services will be expanded for the benefit of citizens in the proposed expansion/annexation areas as annexations occur and Price City financial resources permit. This will be done through systematic evaluation of the cost of expansion of services to be provided by Price City. When and where it is determined that it is not in the best interest of Price City (politically, financially or otherwise) or of any other affected entity/party to provide municipal services, alternate means will be sought for delivery of municipal services to affected persons or businesses. This may come in the form of contracted services with a provider other than Price City. Generally, the intent, as well as the responsibility of Price City will be to provide all municipal services to all residents within its boundaries, whether that is accomplished through contracts with other providers operations or through internal Price City operations.

Financing of municipal services in the proposed expansion/annexation areas will be secured in the same manner as financing for infrastructure and services within the present municipal boundaries. Infrastructure needed to service new developments is installed at the expense of developers. Upon dedication to, and acceptance of the infrastructure by Price City, maintenance will thereafter be provided by Price City and the costs of operation and maintenance thereof will be offset by a combination of property tax and sales tax revenues, class B and class C road funds, and utility use fees. Price City may, in the future, implement collection of impact fees to offset infrastructure systems needed for, or as the result, of new development

6. ESTIMATE OF TAX CONSEQUENCES TO RESIDENTS WITHIN THE CURRENT MUNICIPAL BOUNDARIES AND THOSE WITHIN THE PROPOSED EXPANSION/ANNEXATION AREAS.

The current property tax rate for Price City is .012589. The property tax rate currently assessed on properties in the unincorporated area of Carbon County is .009255. The difference in annual property taxes for a property with a taxable value of \$100,000 is \$333.00, (Price City = \$1,259 and Carbon County = \$926). This calculation assumes that property tax rates remain unchanged for the duration of this Plan. Price City does not anticipate raising property tax rates as a result of any expansion/annexation.

Persons or businesses located within the boundaries of Price City should not become responsible for the specific needs of persons or businesses located outside the boundaries of Price City. Similarly, residents located outside the present boundaries of Price City, but within one of the proposed expansion/annexation area cannot bear the entire cost of providing services to existing Price City residents. Once expansion/annexation is completed, appropriate property tax distributions will be made to Price City. Potentially sales tax distributions to Price City may also occur as a result of annexation.

Overall, the inclusion of more population within the Price City boundaries is estimated to generate a positive community impact. By spreading out the necessary costs of local municipal government, lower per-capita costs throughout the general population should be realized. Essentially the cost to provide municipal services will increase at a rate less than the proportionate increase in potential revenues generated. Price City will not proceed with the expansion/annexation of any area for the express and sole purpose of municipal revenue generation.

7. INTEREST OF ALL “AFFECTED ENTITIES.”

Price City will attempt a thorough, valid and developed consideration of the position of affected entities as defined in Section 10-2-401, UCA, regarding the proposed expansion/annexation areas. There are no other municipal borders within one-half (½) mile of any of the proposed expansion/annexation areas as of the date hereof. Therefore, the affected governmental entities will include Carbon County, PRWID, Carbon County School District, Carbon County Transportation and Recreation Special Service District, and the Carbon Water Conservancy District.

Private property owners, public property management agencies (State, Federal and Local) as well as the investor-owned utilities will also be considered in this analysis.

It is anticipated that the annexation of additional territory into Price City will have neutral or positive impacts on all affected entities. Any annexed properties will continue to pay Carbon County property tax assessments and it is likely that the value of properties in the proposed areas will increase when improved by municipal services resulting in net tax increases to affected entities. Carbon County will also benefit from a reduction in the expense of providing services in the proposed expansion/annexation areas.

JUSTIFICATIONS FOR EXCLUSION OF URBAN DEVELOPMENT INTO THE ANNEXATION “EXPANSION AREA” WITHIN ½ MILE OF THE PRICE MUNICIPAL BOUNDARY.

Price City, per Plan, does not intend to exclude any urban development that is within one-half (1/2) mile of the present Price City municipal boundaries. All areas proposed for expansion/annexation will be identified will be proposed so as to take natural boundaries and other pre-existing boundaries (including utility corridors and placements) into consideration when establishing the new municipal boundaries. Natural boundaries include: section lines; special service district boundaries; roads, and natural topography. Also included in this analysis will be an element of logic and reason , i.e. is the new expansion/annexation area reasonable and are the proposed boundaries reasonable when considered in relation to other issues affecting the proposed annexation areas and all affected entities. Price City will also take the cost of municipal infrastructure into consideration when evaluating a potential expansion/annexation petition.

COMMENTS MADE BY “AFFECTED ENTITIES” AT OR WITHIN TEN (10) DAYS AFTER THE PUBLIC MEETING HELD BY THE PRICE CITY PLANNING COMMISSION AS PROVIDED BY UTAH STATE LAW.

A public meeting was held on January 21, 2003 at 6:00pm , at the regular meeting of the Price City Planning and Zoning Commission for the purpose of allowing affected entities as defined by Utah Law, to examine the proposed Plan and to provide input thereon. Comments made during that public meeting, or within ten (10) days, are included below with Price City’s response thereto. A listing of those “affected entities” in attendance at the public meeting can be found in **Attachment C.**

Comment: From Francis Duzenack, Price City Planning Administrator: typographical error on page 4, west should read east in item #1. RR zones do allow one acre lots. Price City boundary is already within ½ mile of the Fairgrounds.

Response of Price City: Corrected typographical error, updated other entries to be correct references.

Comment:

Response of Price City:

Comment:

Response of Price City:

Comment:

Response of Price City:

ANNEXATION INFORMATION CONSIDERED BY THE PRICE CITY PLANNING COMMISSION AND THE PRICE CITY COUNCIL

1. GAPS AND OVERLAPS INVOLVING THE PLANNED EXPANSION AREAS AND OTHER MUNICIPALITIES.

There are no overlaps in proposed boundaries with other municipalities. As of the date hereof, Price City is not aware of any other municipal Annexation Policy Plans that may potentially create any overlap areas in proposed municipal boundaries. No other conflicts with this Plan are known to exist. The closest municipalities to Price City are Helper City and Wellington City. The Helper City municipal boundary is approximately nine (9) miles north of the proposed new boundaries of Price City after completion of annexations. Wellington City boundaries are approximately six (6) miles south of the new boundaries of Price City after completion of proposed annexations.

Prominent and identifiable gaps between the proposed Price City boundaries following completion of annexation and those of neighboring municipalities will continue to exist. These areas will remain unincorporated areas of Carbon County. The gaps will not be inconsistent with present unincorporated areas between municipalities, but will be slightly smaller in size. The gaps of unincorporated Carbon County land lying between Price City and its neighboring municipalities may become the focus of future Price City annexation policy plans, as an update to this Plan or potentially included in an Annexation Policy Plan of Helper City and/or Wellington City, should they propose any future expansion/annexation.

2. POPULATION AND GROWTH PROJECTIONS FOR THE MUNICIPALITY AND ADJOINING AREAS FOR THE NEXT 20 YEARS.

Population projections for Price City, Carbon County and other regional municipalities and neighboring Emery County are detailed below. Data supporting these figures is located in **Attachment D.**

3. CONSIDERATION OF CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES AND PUBLIC FACILITIES

To Facilitate full development of the proposed expansion area (s) into Price City each proposed expansion/annexation area must be considered independently. The costs of construction and installation of public utility and passage infrastructure continues to increase each year. A list of potential improvements and an estimated cost matrix is detailed below.

Area	Item Needed	Estimated Cost
1. North Price	Sidewalk, Curb, Gutters	\$240,000
1. North Price	Streets	\$4,500,000
1. North Price	Storm Drainage	\$500,000
1. North Price	Water, Sewer	\$800,000
1. North Price	Electrical Service	\$2,400,000
1. North Price	Misc. Municipal Services	\$1,000,000
2. East Price	Sidewalk, Curb, Gutters	\$600,000
2. East Price	Streets	\$2,800,000
2. East Price	Storm Drainage	\$200,000
2. East Price	Water, Sewer	\$800,000
2. East Price	Electrical Service	\$1,500,000
2. East Price	Misc. Municipal Services	\$1,000,000
3. South Price	Sidewalk, Curb, Gutters	\$269,000
3. South Price	Streets	\$500,000
3. South Price	Storm Drainage	\$750,000
3. South Price	Water, Sewer	\$500,000
3. South Price	Electrical Service	\$300,000
3. South Price	Misc. Municipal Services	\$1,000,000
4. Southwest Price	Sidewalk, Curb, Gutters	\$600,000
4. Southwest Price	Streets	\$1,800,000
4. Southwest Price	Storm Drainage	\$200,000

4. Southwest Price	Water, Sewer	\$380,000
4. Southwest Price	Electrical Service	\$450,000
4. Southwest Price	Misc. Municipal Services	\$1,000,000
5. West Price	Sidewalk, Curb, Gutters	\$300,000
5. West Price	Streets	\$400,000
5. West Price	Storm Drainage	\$400,000
5. West Price	Water, Sewer	\$750,000
5. West Price	Electrical Service	\$2,400,000
5. West Price	Misc. Municipal Services	\$1,000,000
6. Carbonville	Sidewalk, Curb, Gutters	\$4,750,000
6. Carbonville	Streets	\$2,500,000
6. Carbonville	Storm Drainage	\$350,000
6. Carbonville	Water, Sewer	\$500,000
6. Carbonville	Electrical Service	\$2,750,000
6. Carbonville	Misc. Municipal Services	\$1,000,000

To provide the necessary infrastructure, services and facilities into the area(s) being considered for inclusion in the expansion/annexation area, each area must again be considered independently and separately. Moreover, each infrastructure or service item must be considered independently within each expansion/annexation area. Although the areas may share many common characteristics, each area has many unique and site specific characteristics.

4. THE NEED OVER THE NEXT 20 YEARS FOR ADDITIONAL LAND SUITABLE FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

As Price City updates and re-evaluates its General Plan, projections can be made regarding the potential need for additional land for residential, commercial and even light industrial development. Since the vast majority of suitable developable land within Price City's current boundaries is in use and already occupied and because Price City is desirous of promoting growth and economic prosperity, there is a real need for additional land to be incorporated into the City through expansion and annexation.

5. INCLUSION OF AGRICULTURAL LANDS, FORESTS, RECREATIONAL AREAS, AND WILDLIFE MANAGEMENT AREAS INTO PRICE CITY.

Price City, via its planning staff, the Mayor and City Council, have considered the inclusion of agricultural lands, forests, recreational areas and wildlife management areas into its incorporated boundaries. There are no such areas within the proposed expansion/annexation areas or within one-half (1/2) mile of the existing or proposed municipal boundaries. Of those uses identified above, potential recreational sites, are the only necessary consideration. Overall the area(s) identified for potential expansion/annexation are typically void of improved recreation sites.

With the exception of the Carbon County Fairgrounds, there are no improved recreational sites to be considered in this Plan. The Carbon County Fairgrounds are located southwest of Price City and may be found on the included map (see **Attachment E**). The Fairgrounds should remain outside of the incorporated Price City boundaries to easier facilitate maintenance and events that potentially may be hindered if located in Price City and possibly subject to more stringent land use regulation placed on activities at the Carbon County Fairgrounds. The southwest Price expansion area is estimated to bring the Price City border within one-half (1/2) mile of the Carbon County Fairgrounds complex, although it is essentially that close currently. At the Carbon County Fairgrounds many different events take place, including equestrian events, motorized competition events, fairs, exhibits and variety type entertainment productions.

Having such a multi-faceted facility located next to Price City's boundary may present some challenging zoning issues, however, these issues are presently being addressed by the Carbon County Planning and Zoning Commission and that information is shared with Price City. Additionally, having such facilities adjacent to Price City will enhance their usage and availability to the residents of the City as growth in housing, professional, commercial and industry take place in the City.

6. ANNEXATION IS GUIDED BY PRACTICABLE AND FEASIBLE PRINCIPLES REGARDING THE PROPOSED ANNEXATION.

It is the intent of Price City, through this Plan to set forth the principals that will guide decision making when considering expansion of the City's borders. Clear guidelines and issue identification will result in practical and feasible decisions that are in the best interest of Price, its residents, citizens and businesses, and the residents, citizens and businesses located in the proposed expansion/annexation areas, as well as the general population of the overall community including other unincorporated areas surrounding present or proposed Price City boundaries.

Further, it is the intent of this Plan to establish Price City's boundary lines along previously established boundary lines. These include the boundaries of special service districts, water and sewer districts and related taxing entities. The issue of school district boundaries is not present in the case of any of the proposed expansion/annexation areas as the Carbon County School District ability to service students will not be materially affected by the location of the proposed boundaries. The same students can be served in the same manner as they are being served presently. The Carbon County School District is the only school district in operation in the area and no conflicts are anticipated in regard to school boundaries, bussing schedules, etc.

A consideration of this Plan is the elimination of islands or peninsulas of land that are not receiving municipal services. Presently municipal type services are available to populations outside existing Price City boundaries and are provided by Carbon County. Some of these services are actually provided by Price City on a contract basis for Carbon County. No islands or peninsulas exist at this time and none will be created through any of the proposed expansion/annexation activities which may be conducted by Price City.

Overlapping functions of local governments creates inefficiency in the provision of services. This unwanted phenomen is acknowledged by not only Price City, but also by Carbon

County. Although Price City and neighboring local governments must maintain working relationships to deliver services to citizens and to assist each other in times of need, overlaps do exist. The objective of this discussion and its inclusion in this Plan is not to present an argument for consolidation of services, but rather to facilitate a reduction or elimination in the unnecessary duplication of services to the same area by multiple governmental entities.

It will be the goal of Price City to promote the effective and most cost efficient delivery of services to persons and entities affected by any proposed expansion/annexation. This may be done by timely sharing of resources and creation of partnerships and inter-local agreements.

Additionally, Price City must support and facilitate a fair and equitable distribution of community resources and obligations. To this end, resources of the existing residential and business bases shall not be utilized only on services and improvements which may occur in the proposed expansion/annexation area(s). Conversely, the additional resources which may become available (financial or otherwise) from the expansion/annexation of an area into Price City must not be used for the primary benefit of the existing residential and business interests. Price City is cognizant of and amenable to understanding the needs of all citizens, whether they are situated within boundaries of the City or within the proposed expansion/annexation areas or outside of either area.

CONCLUSION:

With respect to proposed expansion and annexation of lands contiguous to its borders, Price City believes that the process must follow proper procedures in accordance with Utah Law and common sense. By following Utah Law and the guidelines set forth in this Plan, future expansions and annexations can be accomplished in an orderly, efficient, and productive manner for the benefit of the people who live and work in our community.