



Annexation Policy Plan & Map

Adopted May 23, 2017
Ordinance No. 2017-06

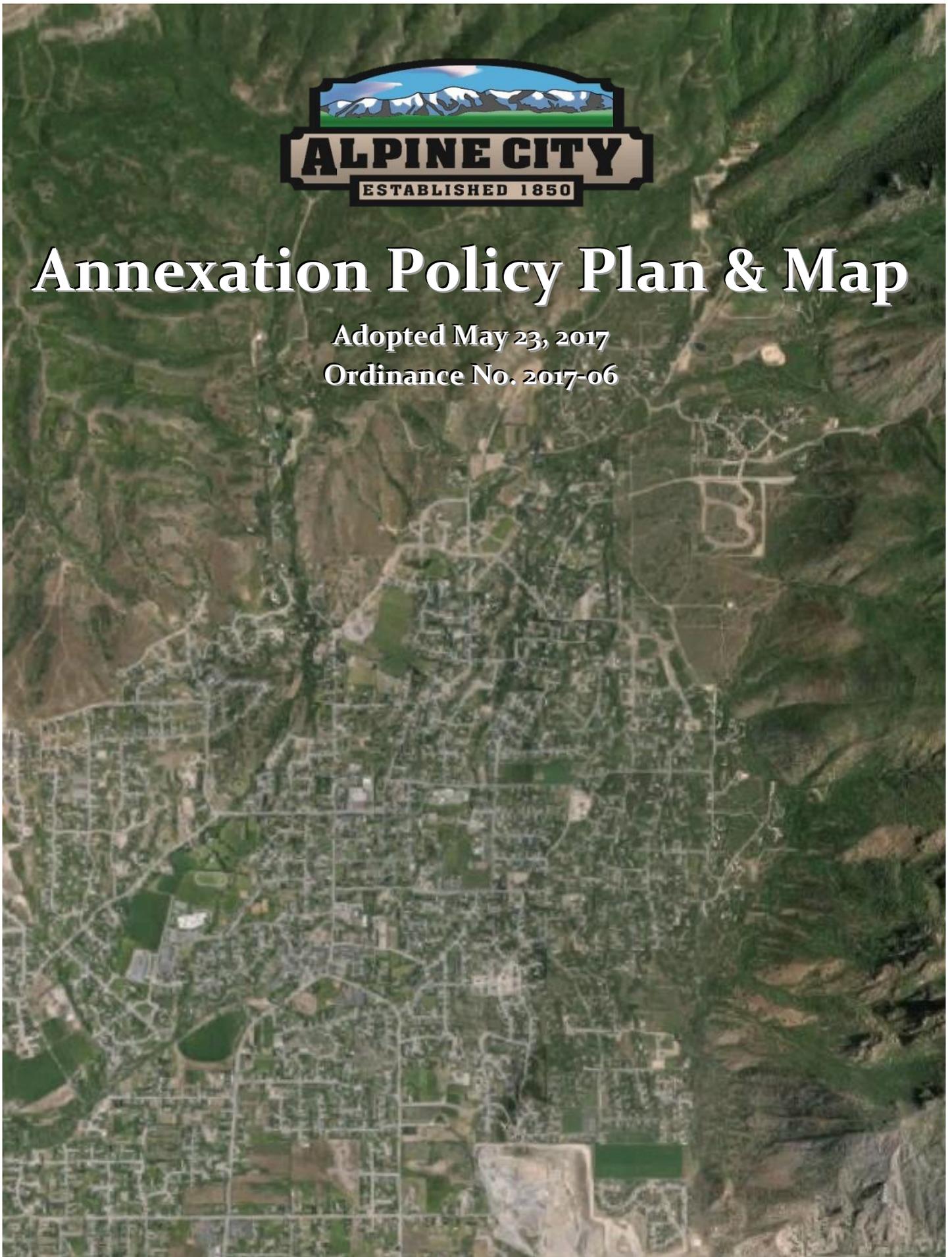


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INTRODUCTION

In accordance with Section 10-2-401.5, Utah State Code (Exhibit G), “no municipality may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.” An Annexation Policy Plan is created by a city to guide decision making regarding future annexations and helps a city plan for future expansion in conjunction with neighboring political entities. Open communication between a city and other political entities, particularly the County, is a priority in the process of developing an Annexation Policy Plan. The following document addresses the requirements outlined in Section 10-2-401.5.

EXPANSION AREA MAP

Alpine City shall adopt and maintain an expansion area or a proposed annexation map (Exhibit A) that represents the growth boundary which includes territories outside, but adjacent to the community, that may be annexed into the City. This map is consistent with the Alpine City Land Use Map (Exhibit B). The annexation area plan shall incorporate the long-range planning objectives contained in the land use plan of the community and shall represent a graphic representation of the areas for which the City intends to provide services. The Alpine City Annexation Policy Plan anticipates the annexation of the following areas:

Chart 1 – Annexation Areas

Alpine Cove	76.21 acres	62 lots
South of Box Elder	41.00 acres	59 lots
East Area	20.29 acres	≈ 12 lots
Schoolhouse Springs Area	280.56 acres	0 lots
North Area	70.72 acres	≈ 31 lots
Pine Grove	157.86 acres	≈ 24 lots
TOTAL	646.64 acres	188 Lots

Chart 1: See Exhibit C for a review of each area. This plan does not grant nor guarantee any number of lots.

Even though the proposed properties may lie within the expansion area, there is no guarantee that the annexation request will be approved by the City. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan, which include:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request.
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.

STATEMENT OF CRITERIA

The following is a statement of the criteria Alpine City will use in determining whether or not to approve future annexation petitions.

A. CHARACTER OF THE COMMUNITY

Alpine City was settled in 1850 in the northeast corner of Utah County. In 1855, the settlement was officially incorporated as the City of Alpine. The City highly values its history and reputation as a great place to live and raise a family. An overwhelming majority of its residents chose to live in Alpine because of the family oriented, small town feel of the City and the stunning beauty of the surrounding mountains. Alpine is an excellent location for individuals and families interested in an outdoor lifestyle surrounded by a scenic environment. A primary focus of the City is to preserve and maintain these characteristics and a high quality of life.

The City should also consider annexing lands identified in its Annexation Policy Plan. Annexation of areas along the foothills can assist in preserving and protecting sensitive and critical lands, preserving the natural beauty of the foothills, and encouraging consistent development policy along the foothills. When the annexed property is developed, it should be done in accordance with the Annexation Policy Plan and the Alpine City General Plan.

POLICY STATEMENT: Development in Annexed Areas to Conform to Master Plan

All annexations accepted by Alpine City shall be found in conformance with the Alpine City Land Use Plan. Alpine City may exercise its initiative to prepare and adopt a Master Plan for future development in those extraterritorial areas of interest for future annexation as indicated in this Policy Plan. This Master Plan will define proposed land uses as well as the nature and potential density of development desired in each particular area. Once adopted, any proposed development in an area to be annexed must conform to the Master Plan, notwithstanding the said Master Plan may be amended from time to time as deemed necessary and appropriate. See Exhibit C for details of the Master Plan.

POLICY STATEMENT: Planning Commission to Review Annexation

In order to facilitate orderly growth and development in Alpine City, the Planning Commission shall review all proposed annexations and make recommendations to the City Council (as set forth in State statute) concerning the parcel(s) to be annexed, effects on the City's Land Use Plan, and the recommended zoning designation for the proposed annexed area.

POLICY STATEMENT: Islands and Peninsulas of Unincorporated Areas to be Annexed

Alpine City encourages islands and peninsulas of unincorporated territory located within the incorporated area of the City to become annexed.

B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

All areas included in the Annexation Policy Plan will need the municipal services shown below in Chart 2 based on the information outlined in the Master Plan in Exhibit C. Utah County policy is that municipal services should be provided by cities and not by the county.

Chart 2 – Need for Municipal Services

Annexation Area	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Alpine Cove	Streets Need to be Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would Not be Included	Will Not be Provided
South of Box Elder	Streets Already Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would be Included	Will Not be Provided
East Area	Extend Country Manor Lane and High Mountain Dr.	Extend from Lambert Park	Extend from High Mountain Dr.	Detention basin required and storm drain tied into City system	Trails would be Included	Pressurized Irrigation Line Runs across Bennett Farms
Schoolhouse Springs Area	Need for Improved Streets Not Expected	Need for Water Service Not Expected	Need for Sewer Service Not Expected	Need for Storm Drainage Not Expected	Trails would be Included	Will Not be Provided
North Area	Extend Aspen Dr. and Oak Ridge Dr.	Need to Develop Water System	Extend Aspen Dr. and Oak Ridge Dr.	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided
Pine Grove	Improve Grove Drive and Build New Local Streets	Need to Develop Water System	Extend from Grove Drive	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided

C. THE MUNICIPALITY’S PLANS FOR EXTENSION OF MUNICIPAL SERVICES

Alpine City has developed Capital Facilities Master Plans for water, sewer, streets, parks, and storm drainage. These plans include the areas outlined in the Annexation Policy Plan. The systems have been master planned to provide sufficient capacity to include the proposed annexation areas.

D. HOW THE SERVICES WILL BE FINANCED

The services will be financed by the developer installing the improvements and by impact fees.

E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS

It is not anticipated that tax rates would change when an annexation takes place. The burden on existing residents would be off-set by the increase in property tax revenue paid on new buildings and by increased sales tax received because of the increase in population.

Chart 3 – Present & Five-Year (Fiscal Year) Projections of the Cost of Municipal Services in the Proposed Annexation Area

MUNICIPAL SERVICES	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
General Government	\$ 1,877	\$ 1,938	\$ 1,999	\$ 2,061	\$ 2,122	\$ 2,183
Water	\$ 263	\$ 265	\$ 267	\$ 268	\$ 270	\$ 272
Sewer	\$ 379	\$ 384	\$ 388	\$ 392	\$ 397	\$ 401
Garbage	\$ 161	\$ 162	\$ 163	\$ 164	\$ 165	\$ 167
Pressurized Irrigation	\$ 327	\$ 331	\$ 335	\$ 339	\$ 343	\$ 347
Storm Drain	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76
TOTAL	\$ 3,078	\$ 3,152	\$ 3,225	\$ 3,298	\$ 3,372	\$ 3,446

Chart 3: Projected cost of services is based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area by the cost per household.

Chart 4 – Present & Five-Year (Fiscal Year) Revenue to the Annexing Municipality

REVENUE SOURCE	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Property Taxes	\$ 684	\$ 695	\$ 705	\$ 715	\$ 725	\$ 736
Sales Taxes	\$ 407	\$ 411	\$ 415	\$ 418	\$ 422	\$ 426
Other Taxes & Fees	\$ 1,723	\$ 1,772	\$ 1,822	\$ 1,871	\$ 1,921	\$ 1,971
Water	\$ 265	\$ 270	\$ 275	\$ 281	\$ 286	\$ 291
Sewer	\$ 407	\$ 413	\$ 419	\$ 426	\$ 432	\$ 438
Garbage	\$ 195	\$ 197	\$ 198	\$ 199	\$ 200	\$ 201
Pressurized Irrigation	\$ 388	\$ 391	\$ 393	\$ 396	\$ 399	\$ 401
Storm Drain	\$ 113	\$ 116	\$ 119	\$ 122	\$ 126	\$ 129
TOTAL	\$ 4,182	\$ 4,265	\$ 4,346	\$ 4,428	\$ 4,511	\$ 4,593

Chart 4: The tax rates used in the calculations and projected revenues for the property taxes (which are based on the assessed valuations of the properties in the proposed annexation areas) are shown in Exhibit D. Projected revenues are based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area by the revenues generated per household

F. THE INTERESTS OF ALL AFFECTED ENTITIES

Highland City. Alpine and Highland share a common boundary. In April 2000, both cities signed an agreement that all land west of the current Alpine boundary would be annexed and serviced by Highland. In 2004, and again in 2009, Highland City and Alpine City agreed to adjust the boundary line to accommodate parcels that were split by the southwestern boundary line.

Utah County. Utah County's policy is that municipal type development should take place in cities. Alpine

City would be able to serve all of the land shown in the Alpine City Annexation Policy Area.

US Forest Service. Several of the annexations proposed in the Alpine Annexation Policy Area are adjacent to Forest Service lands. It is anticipated that the development of these proposed annexation lands would be compatible with the Forest Service land in preserving open space and not having a negative impact on the Forest Service land.

Draper City. Draper City abuts Alpine City in the northwest corner. It is anticipated that the Timpanogos Special Service District will provide sewer service to the undeveloped property in Draper that lies within Utah County. Alpine City has no intention to include any lands currently within Draper City boundaries in its Annexation Policy Plan.

Alpine School District. Alpine City is located within the boundaries of the Alpine School District and it is anticipated that Alpine School District will provide school service to the area.

Timpanogos Special Service District (TSSD). The Timpanogos Special Service District provides sewage treatment for Alpine, Lehi, Pleasant Grove, Highland, Cedar Hills, and American Fork. District facilities have been sized to accommodate the growth of member cities.

North Utah County Water Conservancy District (NUCWD). The North Utah County Water Conservancy District controls run-off into Dry Creek and requires detention facilities so that run-off does not exceed historic flows.

Alpine Cove Special Service District. The Alpine Cove Special Service District provides water to the Alpine Cove area.

JUSTIFICATION FOR EXCLUDING AREAS

Utah State law requires the City to justify the exclusion from the expansion area any area containing urban development within ½ mile of the municipality's boundary. No such areas are excluded from the expansion area.

COMMENTS BY AFFECTED ENTITIES

Utah State law requires the City to include a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii) of Section 10-2-401.5. When the Annexation Policy Plan and Map were amended in 2009, Draper City submitted a letter asking Alpine City to consider several properties adjacent to Alpine City's western boundary that are currently incorporated into Draper City. Draper City's contention was that it would be easier for Alpine City to provide municipal services to these properties. Upon review of this request, Alpine City does not intend to include these properties in its Annexation Policy Plan. No other entities commented.

PLANNING COMMISSION AND CITY COUNCIL DUTIES

While developing, considering, and adopting the Annexation Policy Plan, the Planning Commission and City Council shall do the following:

A. Attempt to avoid gaps between, or overlaps with, the expansion areas of other municipalities.

Alpine City has reached an agreement with Highland City on the annexation area so there will be no gaps created. All of the unincorporated land west and south of the current and proposed Alpine City limits is planned to be annexed by Highland City.

B. Consider population growth projections for the municipality and adjoining areas for the next 20 years.

Alpine’s growth projections, including the areas included in the Annexation Policy Plan, are as follows:

Chart 5 – Projected Population Growth in Alpine for the Next Twenty Years

YEAR	POPULATION	ANNEXATION AREAS	YEAR	POPULATION	ANNEXATION AREAS
2017	10,509	4	2027	12,963	4
2018	10,960	251	2028	13,075	12
2019	11,278	118	2029	13,179	4
2020	11,554	76	2030	13,291	12
2021	11,815	61	2031	13,395	4
2022	12,027	12	2032	13,457	12
2023	12,231	4	2033	13,511	4
2024	12,443	12	2034	13,573	12
2025	12,647	4	2035	13,627	4
2026	12,859	12	2036	13,689	12

Chart 5: “Population” refers to total Alpine City Population. “Annexation Areas” refers to Alpine City population growth from annexation areas. This chart assumes +200 residents per year growth rate for 2017-2026 plus growth from annexation areas, +100 residents per year growth rate for 2027-2031 plus growth from annexation areas and +50 residents per year growth rate for 2032-2036 plus growth from annexation areas.

Chart 6 – Projected Number of Homes in Annexation Areas for the Next Five Years

ANNEXATION AREA	2017	2018	2019	2020	2021	2022	TOTAL
Alpine Cove	1	0	1	0	1	0	3
South of Box Elder	5	15	15	10	5	1	51
East Area	0	0	0	0	0	0	0
Schoolhouse Springs Area	0	0	0	0	0	0	0
North Area	0	0	10	5	5	1	21
Pine Grove	0	0	5	5	5	1	16
TOTAL	6	15	16	10	6	0	91

Chart 7 – Projected Population Growth in Annexation Areas for the Next Five Years

ANNEXATION AREA	2017	2018	2019	2020	2021	2022	TOTAL
Alpine Cove	3.8	0.0	3.8	0.0	3.8	0	11.4
South of Box Elder	19.0	57.0	57.0	38.0	19.0	3.8	193.8
East Area	0.0	0.0	0.0	0.0	0.0	0	0.0
Schoolhouse Springs Area	0.0	0.0	0.0	0.0	0.0	0	0.0
North Area	0.0	0.0	38.0	19.0	19.0	3.8	79.8
Pine Grove	0.0	0.0	19.0	19.0	19.0	3.8	60.8
TOTAL	22.8	57.0	117.8	76.0	60.8	11.4	345.8

Chart 7: Assuming growth rate of 3.8 persons per household.

- C. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.**

Alpine City has included costs of serving the Annexation Policy Plan areas in its capital facilities plans. The costs of over-sizing lines and facilities have been included in the City's impact fee analyses. The costs to install lines and facilities in the Annexation Policy Plan area itself will be borne by the developer.

Public Facilities Provided by Other Entities

Sewage Treatment - All of the Annexation Policy Plan area will be included in the Timpanogos Special Service District boundaries.

School - All the Annexation Policy Plan area is included in the Alpine School District boundaries.

Other Taxing Districts - The Annexation Policy Plan area will not affect any other taxing districts.

- D. Consider in conjunction with the municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.**

Alpine City is surrounded by natural growth boundaries and neighboring municipalities. Draper City's boundary and Highland City's boundary directly abut on Alpine City's boundary. There are only a few areas left of unincorporated land that the City would consider annexing. It is assumed that if these areas are annexed by Alpine City, they would be residential in nature to blend in with existing neighborhoods.

- E. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality.**

Alpine City intends to promote development which will preserve open space, protect hillsides, and important recreational areas. The proposed expansion area is full of great resources and should be included in the overall land use plan.

- F. Be guided by the following principles regarding each proposed annexation. If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:**

- *Along the boundaries of existing local 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 is not receiving municipal-type services.*

The Annexation Policy Plan will eliminate any existing islands or peninsulas, and will strive to prevent the creation of new peninsulas and islands.

- *To facilitate the consolidation of overlapping functions of local government.*

The Annexation Policy Plan will assure that one jurisdiction is providing services to an area.

- *To promote the efficient delivery of services.*

The Annexation Policy Plan will promote efficient delivery of service by clearly defining who will provide service to a particular area. The Annexation Policy Plan will consider areas that can be feasibly served.

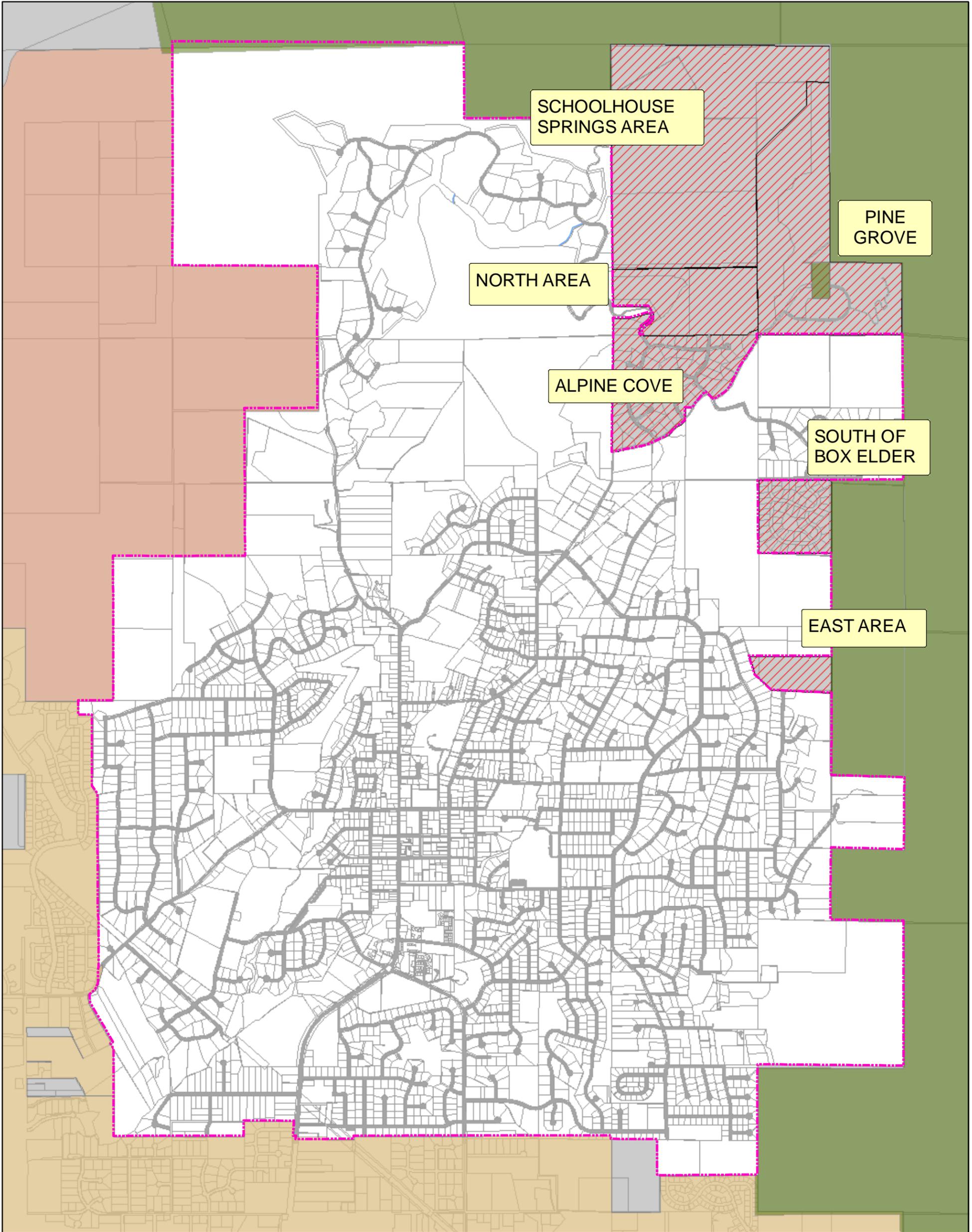
- *Encourage the equitable distribution of community resources and obligations.*

Alpine City's Capital Facilities Master Plans outline the provision of municipal services in the Annexation Policy Plan Areas and assure that the services will be equitably distributed.

G. Annexation Fees

Annexation fees shall be paid according to the Alpine City Consolidated Fee Schedule as adopted by the Alpine City Council. Off-site improvements may also need to be accomplished by the applicant as part of the Annexation Fee.

EXHIBIT A



Ordinance No. 2017-06
Adopted May 23, 2017

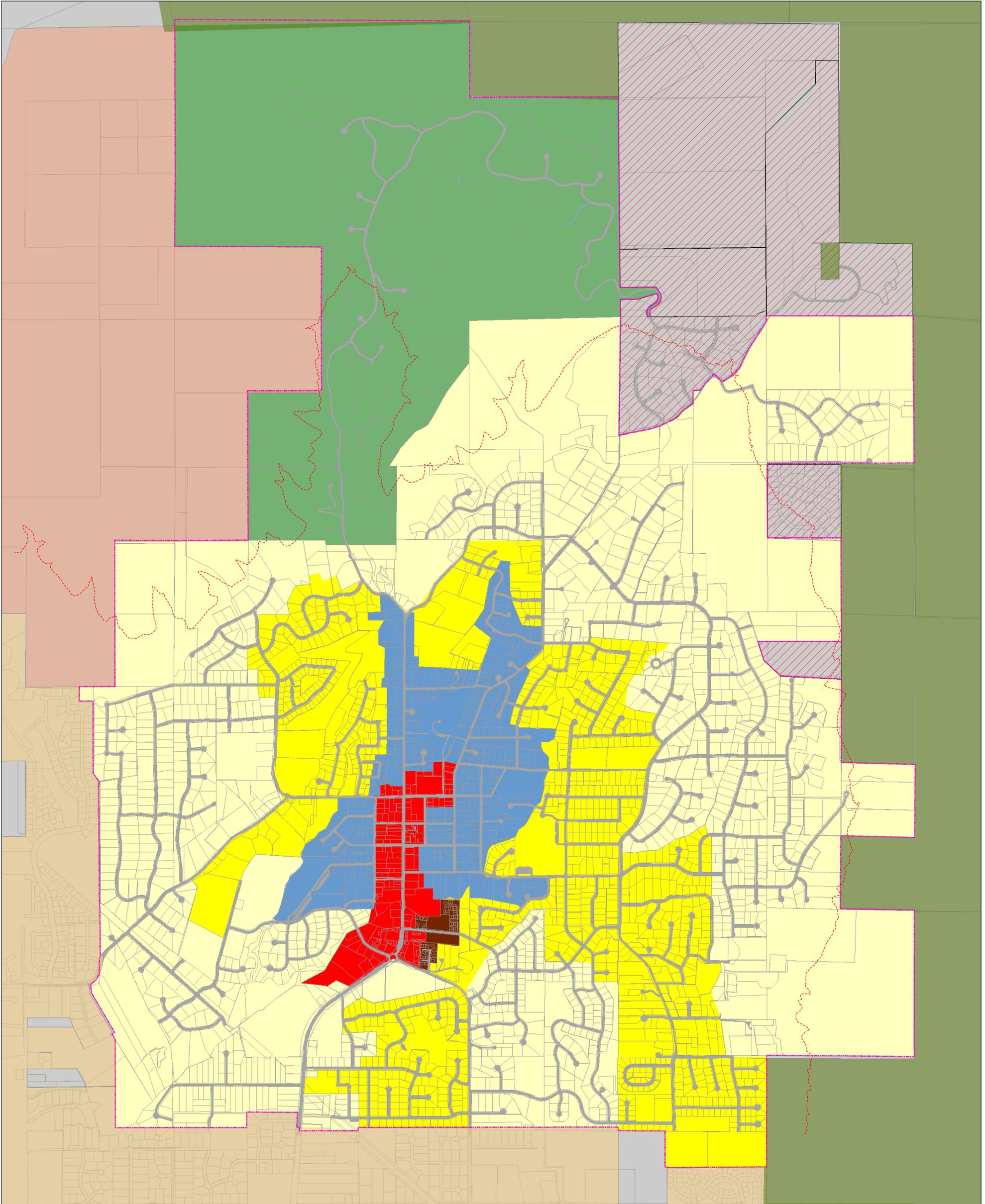


Alpine City Annexation Map



- US Forest Service
- Future Annexation Areas
- Draper City
- Highland City
- Unincorporated Utah County
- Alpine City Boundary

EXHIBIT B



Last Updated
May 23, 2017



ALPINE CITY LAND USE MAP

0 650 1,300 2,600 3,900 5,200
Feet

- | | |
|----------------------------|-----------------------------|
| US Forest Service | Business Commercial |
| Draper City | Senior Housing Overlay Zone |
| Highland City | High Density (1/4 acre) |
| Future Annexation Areas | Medium Density (1/2 acre) |
| Unincorporated Utah County | Low Density (1 acre) |
| 5350 | Very Low Density (5 acre) |
| Alpine City Boundary | |

Exhibit C

MASTER PLAN

This review of the unincorporated areas surrounding the City analyzes in terms of environmental and land use issues as it relates to possible annexations. The environmental and land use issues that were analyzed are included in the Land Use Element of the General Plan.

Development in sensitive lands will be limited in order to protect and preserve environmentally and geologically sensitive lands in Alpine. New development shall be prohibited above the elevation of 5350 Mean Sea Level unless it is demonstrated that the development would not adversely impact or be impacted by the following:

- a. Fault and earthquake hazards
- b. Subsurface rock and soil types
- c. Slope of the land
- d. Groundwater recharge areas and local groundwater conditions
- e. Flood hazards and erosion types
- f. Viewscapes
- g. Flood Plains
- h. Elevation
- i. Cost of City Services
- j. Wildlife habitat
- k. Water quality

This review is divided into study areas as follows:

NOTE: The estimated number of lots shown in the study is an example of how many lots could possibly be developed under the proposed land use. It does not imply a commitment to a certain number of lots. The actual number of lots allowed will be determined by the ordinances in effect at the time of annexation and development. It will also depend on the terms of the annexation agreement. This plan does not grant nor guarantee any number of lots.

STUDY AREA

COMMENTS

SOUTH OF BOX ELDER– 41.0 ACRES

Located in the northeast area of the City

- | | | |
|----|---|--|
| a. | Fault & Earthquake Hazards | High - 1 fault through the area |
| b. | Surface Rock & soil types | Medium |
| c. | Slope of land | Moderate 0.58 acres above 25% |
| d. | Groundwater recharge areas & local groundwater conditions | High- recharge
Low - groundwater conditions |
| e. | Flood hazards & erosion hazards | Medium - flood hazards
Medium - erosion hazards |
| f. | Viewscapes | High |
| g. | Flood plains | Low |
| h. | Elevation | 30.47 acres above 5350 |
| i. | Water quality | High |
| j. | Cost of City Services | Medium |

- k. Wildlife Habitat High
- l. Sensitive Lands High 41.0 acres in sensitive lands
- m. Urban/ wildlands Interface High

Land Use:

- a. Current County zoning TR-5
- b. Land Use Plan Designation CR-40,000
- c. Number of lots 59 (Already Approved)

EAST AREA – 20.29 ACRES

Located on the east side of the City

- a. Fault & Earthquake Hazards Moderate - 2 faults on east side of property
- b. Subsurface rock and soil types Moderate
- c. Slope of land Moderate 6.8 acres above 25%
- d. Groundwater recharge area & local groundwater conditions High - recharge
Low - groundwater conditions
- e. Flood hazards and erosion hazards Low - flood hazards
High - erosion hazards
- f. Viewscapes High
- g. Flood plains Low
- h. Elevation 1.70 acres above 5350
- i. Cost of city services High
- j. Wildlife habitat High
- k. Water quality High
- l. Sensitive lands High
- m. Urban Wildland Interface High

Land Use:

- a. Current county zoning TR-5 & CE-1
- b. Land Use Plan designation CR-40,000
- c. Potential number of lots 12

ALPINE COVE – 76.21 ACRES

Located in the northeast area of the City

- a. Fault & Earthquake Hazards Low
- b. Subsurface rock and soil types Medium
- c. Slope of land Moderate
- d. Groundwater recharge area & local groundwater conditions High - recharge
Low - groundwater
- e. Flood hazards and erosion hazards Low - flood hazards
Medium - erosion hazards
- f. Viewscapes High
- g. Flood plains Low
- h. Elevation Approximately 30% above 5350
- i. Cost of city services High
- j. Wildlife habitat High
- k. Water quality High
- l. Sensitive lands High
- m. Urban Wildland Interface High

Land Use:

- a. Current county zoning TR-5
- b. Land Use Plan designation CR-40,000
- c. Number of lots 62 (Already Approved)

SCHOOLHOUSE SPRINGS AREA– 280.56 ACRES

Located in the north area of the City

- a. Fault & Earthquake Hazards High
- b. Subsurface rock and soil types High
- c. Slope of land High
- d. Groundwater recharge area & local groundwater conditions High - recharge
Low – groundwater conditions
- e. Flood hazards and erosion hazards Low - flood hazards
High - erosion hazards
- f. Viewscapes High
- g. Flood plains Low
- h. Elevation High
- i. Cost of city services Low
- j. Wildlife habitat High
- k. Water quality High
- l. Sensitive lands High
- m. Urban Wildland Interface High

Land Use:

- a. Current county zoning CE-1
- b. Land Use Plan designation CE-5 or CE-50
- c. Number of lots 0

NORTH AREA– 70.72 ACRES

Located in the north area of the City

- e. Fault & Earthquake Hazards High
- f. Subsurface rock and soil types High
- g. Slope of land High
- h. Groundwater recharge area & local groundwater conditions High
- f. Flood hazards and erosion hazards Low - flood hazards
High - erosion hazards
- n. Viewscapes High
- o. Flood plains Low
- p. Elevation High
- q. Cost of city services High
- r. Wildlife habitat High
- s. Water quality High
- t. Sensitive lands High
- u. Urban Wildland Interface High

Land Use:

- a. Current county zoning TR-5 and CE-1
- b. Land Use Plan designation CR-40,000
- c. Number of lots 31

PINE GROVE AREA– 157.86 ACRES

Located in the northeast area of the City

i.	Fault & Earthquake Hazards	High
j.	Subsurface rock and soil types	High
k.	Slope of land	High
l.	Groundwater recharge area & local groundwater conditions	High
g.	Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
v.	Viewscapes	High
w.	Flood plains	High
x.	Elevation	High
y.	Cost of city services	High
z.	Wildlife habitat	High
aa.	Water quality	High
bb.	Sensitive lands	High
cc.	Urban Wildland Interface	High

Land Use:

a.	Current county zoning	TR-5, CE-1 and CE-2
b.	Land Use Plan designation	CR-40,000
c.	Number of lots	24

Total acres in Annexation Study 646.64 acres

***Estimated # of lots is based on the slope analysis base density plus full density bonus. Hazards and sensitive lands were not taken into account which could result in fewer lots.**

Exhibit D

2016 TAX RATE ANALYSIS

ENTITY	AREA TO BE ANNEXED	ALPINE CITY
Utah County	0.0008340	0.0008340
Central Utah Water Cons. Dist.	0.0004000	0.0004000
Alpine School District	0.0077180	0.0077180
State Assessed	0.0000110	0.0000110
County Assessed	0.0002040	0.0002040
Alpine City		0.0013880
North Utah County Water Dist.	0.0000230	0.0000230
Service Area 6 – Law, Zoning	0.0013790	
Service Area 7 – Fire Service	0.0008310	
Service Area 8 – Planning	0.0003090	
TOTAL RATE	0.0117090	0.0105780
TOTAL ASSESSED VALUE		\$ 72,593,000.00
- Alpine Cove		\$ 49,244,600.00
- South of Box Elder		\$ 15,837,600.00
- East Area		\$ 608,500.00
- Schoolhouse Springs Area		\$ 0.00
- North Area		\$ 2,077,000.00
- Pine Grove		\$ 4,825,300.00
UTAH COUNTY TAX		\$ 849,991.43
ALPINE CITY TAX		\$ 767,888.75

Exhibit E: Rates were obtained from the 2016 Tax Rate Analysis from the Utah County Treasurer's Department. The total rate is the sum of all rates listed. The Total Assessed Value was calculated by adding together the 2016 assessed values of all proposed annexation areas (Alpine Cove, South of Box Elder, East Area, Schoolhouse Springs Area, North Area and Pine Grove). The County Tax is calculated by multiplying the Total Assessed Value by the Total Rate for the Area to be Annexed. The Alpine Tax is calculated by multiplying the Total Assessed Value by the Total Rate for Alpine City.

Exhibit F

INTERLOCAL COOPERATION AGREEMENT ESTABLISHING AN ANNEXATION BOUNDARY LINE BETWEEN HIGHLAND AND ALPINE

This agreement is made by and between Alpine City and Highland City, municipalities organized and existing under the laws of the State of Utah.

WHEREAS, the boundaries of the two cities surround an island of unincorporated land in Utah County and

WHEREAS, the actual contour of the land makes providing of municipal services in some areas near this line more economical for Highland City and in other areas near the line more economical for Alpine City; and

WHEREAS, in order to avoid disputes between the parties over areas of annexation, it is desirable to agree upon and designate a line in which will represent Alpine's Western limits of annexation and Highland's northern limits of annexations; and

WHEREAS, the parties have been able to agree upon such a designated line:

NOW THEREFORE, the parties hereby agree, pursuant to the Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1 at seq. (1953 as amended) as follows:

- A. The duration of this agreement is as set forth in paragraph 5 below.
 - B. No separate legal or administrative entity is required or created by this agreement
 - C. The purpose of this agreement is as set forth in the preamble to this agreement
 - D. This agreement does not give rise to a joint or cooperative undertaking
 - E. The method of termination of this agreement is set forth in paragraph 5. Further, there will be no jointly owned property arising from this agreement
 - F. No administrator or joint board is required to be appointed or established pursuant to this agreement
 - G. There will be no real personal property acquired, held or disposed of pursuant to this agreement.
1. The boundary line described as Exhibit "A" attached hereto shall constitute the westernmost boundary of the area covered by the Alpine City General Plan for Land Use and Annexation and the northernmost boundary of the area covered by Highland City General Plan for Land Use and Annexation. Exhibit "B" attached hereto plots said boundary line on a map of the area.
 2. From and after the date of this agreement and during the term thereof, Alpine City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located west of the line described above without the prior written consent of Highland City. From and after the date of this agreement and during the term thereof, Highland City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line described above without the prior written consent of Alpine City.

3. The written consent described in paragraph 2 above shall not be unreasonably withheld if the petitioning property owner requests annexation across said boundary line and it appears to the city council of the city whose consent is required that the city to whom the property owner wishes to be annexed can reasonable provide services to said property without adversely affecting existing, planned, or potential services of the consenting city during the term of this agreement.
 - A. The intended purpose of this paragraph is to accommodate annexation requests by single household and small-parcel property owners whose properties are situated adjacent to said boundary line.
 - B. It is not intended to apply to large parcels of primarily undeveloped property or to properties not situated adjacent to the boundary line established herein (or as subsequently modified). Owners and/or developers of such other properties may request consent from a city to allow annexation of their properties to the city situated on the opposite side of the boundary line, but the city from whom consent is sought need not justify any refusal to render the desired consent.
 - b. This agreement shall be binding upon the parties for a period of fifteen years from the date hereof. Thereafter, it shall automatically be extended for successive periods of six years each unless either party shall give written notice of termination to the other party at least 60 days prior to the expiration of the original term or any extension thereof.
 - c. This agreement supersedes any oral or written discussions, negotiations, or agreements concerning the annexation boundary line of each city. This document may be amended only by written agreement of the parties hereto.
 - d. This agreement shall not take effect until it has been approved by the city councils of Alpine and Highland City and has been approved as to form and compatibility with the laws of the State of Utah by each municipality's city attorney. Thereafter, an original of this agreement shall be filed with each municipality's city recorder.
 - e. A violation of this agreement constitutes valid and sufficient grounds for a protest before the Utah County Boundary Commission in addition to any judicial action deemed necessary to enforce this agreement and to protect the municipality offended or injured by such violation
 - f. In the even of a breach of this agreement, the breaching party shall be obligated and responsible to pay the reasonable attorney's fees and costs of the non-breaching party, whether or not litigation is commenced, including but not limited to any court costs and other costs of litigation, and any costs associated with a protest which may be occasioned as a result of breach.

IN WITNESS WHEREOF, the parties have executed this agreement by authority of motions of their respected city councils this 25th day of April 2000.

Exhibit G

UTAH STATE CODE

10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within ten days

after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection **10-2-403(5)**.
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session