

3 ANNEXATION

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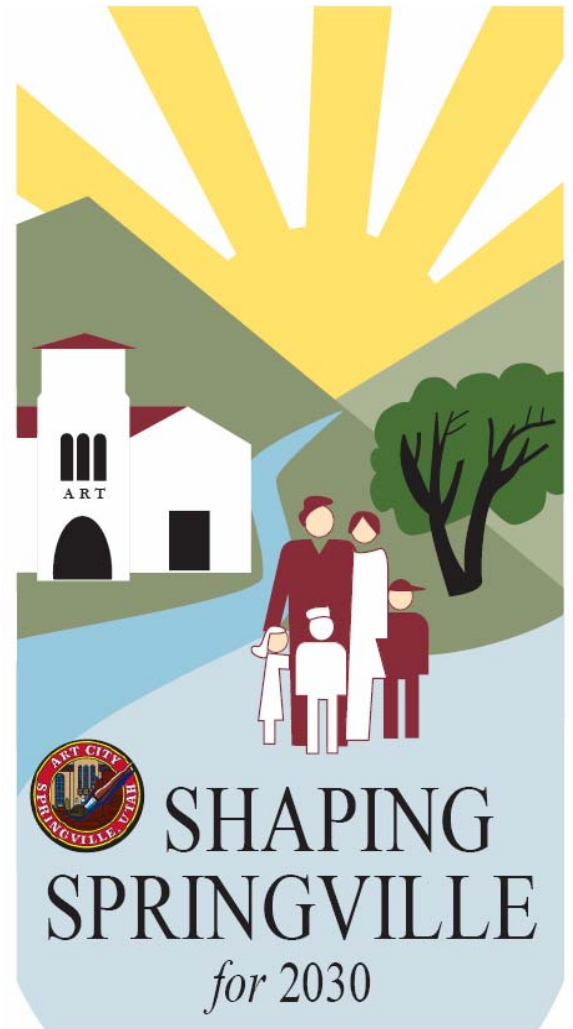
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GOAL: *Annexation done in accordance with state law and in a manner that benefits Springville City and the properties being annexed.*

3.1 Introduction to Springville City Annexation Policy

According to Utah Code § 10-2-401.5, “no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan” effective January 1, 2003.

The General Plan and related growth management policies, as well as the Annexation Policy Plan, will guide Springville City leaders when determining whether or not to grant approval of proposed annexation petitions. The annexation policy plan will allow the City to analyze and assess the fiscal impacts of annexation for both the City and affected property owners. This plan will also assist the City in identifying issues, fiscal, social and otherwise, that pertain to proposed annexation areas. These issues include the future expansion of municipal services, public safety services, and protection of sensitive environmental areas.

Springville City understands that the common annexation procedure begins with landowners and developers and their desire to be included in the municipal boundaries of a community. Under normal circumstances, Springville City will not be the driving force behind an annexation petition. Therefore, property owners will generally dictate the timing of municipal expansion with the approval of the City Council.

3.1.1 Past Agreements

On August 11, 1981, Springville City signed an Interlocal Cooperation Agreement with Provo City. This agreement described the line that would constitute the boundary between the annexation declaration areas of the parties. This agreement states that Springville City shall not annex or attempt to annex any land located north of the described line without prior written consent of Provo City.

Springville City also entered an Interlocal Cooperation Agreement with Spanish Fork City in 1981. This agreement was canceled as of September 1, 1988. However, Springville City and Spanish Fork City entered into a new Interlocal Agreement in 1991 which established an annexation boundary between the two entities. An addendum to this 1991 agreement modified the annexation boundary between Springville City and Spanish Fork City in 1999.

It should be noted that the annexation of Hobble Creek Canyon will not be considered by Springville City until a future date. It can also be noted that Springville’s annexation history by decade has been shown on **Map 3-1**.

3.1.2 City Policies

Municipal boundary lines generally should follow property lines, rail lines, or natural features such as ridge lines, slopes, benches, streams, and other bodies of water.

Boundaries should avoid following streets and roads whenever possible, in order to preserve street right-of-ways (ROW) of a single street within a single municipality. In addition to street improvements, street ROW typically provides space for utility lines. Failure to preserve a ROW in a single



municipality can lead to unnecessary duplication of utility lines and a need for inter-local agreements in an effort to provide utilities to both sides of the street.

In addition, it shall be the policy of Springville City to:

Eliminate islands and peninsulas of unincorporated areas within the environs of Springville City;

Encourage the equitable distribution of community resources and obligations;

Annex areas for which Springville City is the most efficient provider of municipal services; and

Give consideration of the tax consequences of property owners within the annexation area, as well as to the property owners within the municipality, in order to prevent double taxation and to ensure that the annexation will not be a tax liability to the taxpayers within the City.

3.2 Public Facilities and Services

In order to preserve the quality of life and promote orderly growth within the community, it is essential that adequate public facilities and services be provided to the community concurrent with development. Growth must be managed to ensure that there is an adequate level of services available at the time development approvals and building permits are granted by the City. Lack of adequate public facilities and services will disrupt the quality of life of the City's residents, place unnecessary financial burdens on the City and existing residents, overburden existing facilities, and will be

detrimental to the public health, safety, welfare and convenience.

Review shall include demonstration that adequate public facilities are available to serve each development. The City will ensure that adequate public facilities and services are available prior to the issuance of land development approvals or building permits

As requests for annexations are proposed, the petitioner may be required to submit information which provides satisfactory evidence that the proposed annexation area will meet or exceed the level of service requirements. Where public services and facilities are not available development may be delayed.

3.3 Level of Service Standards

In addition to the ability to provide municipal services, it is important to meet a basic level of service (LOS) for newly annexed areas. The following paragraphs provide an indication of adopted (LOS) standards for the City and how they might apply to annexed areas.

3.3.1 Water

The City's management and planning of water resources for the community is a necessary service. Water resources are limited by their natural occurrence, and utilization of the resources are limited by the legal water rights that are owned by the City. A lack of controlled, organized management and expansion of the City's supply and distribution system could result in decreased levels of service.

Annexation petitions will be required to show a connection to a public water system, where appropriate. The distribution system shall be sized to accommodate peak instantaneous flows





with a minimum of 50 psi pressure existing in the system at all points, as measured by the standards set forth in Utah Administrative Code 309-105-1. As the City develops its secondary water system, and as secondary water services become available, annexation petitions may be required to connect to such a system.

3.3.2 Streets

The impacts of growth and development have many ramifications on Springville's transportation system. Streets that have adequately served the City in the past are now becoming overloaded and in need of improvement. There is also the need for new facilities in areas that have rapidly developed.

Annexation petitions may be required to provide evidence that all intersections and streets determined as critical by the City Engineer will be able to operate at an appropriate level of service during peak hours after annexation and development.

3.3.3 Solid-Waste Disposal

Annexation petitions are typically required to be a part of the City waste collection system. Springville is part of the South Utah Valley Solid Waste District (SUVSWD) which allows access to a district landfill located in Elberta.

3.3.4 Sanitary Sewer System

The flow of sewage is from the eastern boundaries of the City towards the sewage treatment plant which is located at approximately 500 North and 450 West. The majority of the City is serviced by gravity flow in the sewer lines. However, lift stations in the City transport wastewater to the treatment plant from various locations as shown on **Map7-8 in the Communities Facilities and**

Services Element.

Annexation petitions may be required to connect to the sanitary system which may be accomplished by extension of main sewer lines and the installation of lift stations. Annexation petitions may also be required to provide satisfactory evidence that the sewer system and plant has adequate capacity to meet the needs of the development.

3.3.5 Storm Drainage

Springville City's storm drain system currently consists of a few main storm drain lines on major roads, Hobble Creek and other natural drainages, and irrigation pipes and ditches. Estimated future growth and development will require new pipes and/or expanded regional detention.

Impact fees are collected from developers based on how much impervious area is developed. They will still need to meet the City's standard of discharging a maximum of 0.15 cfs/acre during a 10 year event.

A Citywide storm drain utility has been established within the City. The utility provides funding to help pay for improvements, and to pay for operations and maintenance of the storm drain system.

Annexation petitions may be required to provide evidence of adequate disposal of storm drainage water. The system used by the proposed project shall have adequate capacity to deliver the storm drainage from the proposed development to an adequate conveyance.

3.3.6 Electric Utility

Springville established its own electric system in 1906. The electric generation facilities of the City consist of hydroelectric



power plants and natural gas/diesel-fired generators. New annexations and developments may be required to connect to and expand the existing power system.

3.3.7 Park and Recreation

Park and recreation opportunities serve as one of the benchmarks against which the quality of life within a community can be measured. As Springville grows, there will be a need for more park land if the City is to avoid increasingly crowded parks. A portion of future park land needs can be partially funded by impact fee assessments or by requiring future developments to set aside park land in lieu of fees.

3.3.8 Public Safety

As Springville's boundary expands and population increases, the need for additional public safety personnel and equipment will likewise increase. To maintain an adequate response and a proactive presence in the community, both the Police and Fire Departments will need to increase their number of personnel proportionately with the increase in population.

There is also a continual need to replace old, outdated, and ineffective equipment used by the Fire Department. In relation to fire protection service, all proposed water systems may be required to be interconnected whenever possible to ensure adequate fire protection and fire flows.

declaration area, the following section categorizes each area by number. This section provides the following for each area:

1. A map;
2. The approximate size;
3. The character;
4. The type of land uses suggested;
5. Current utilities and services available in the area;
6. Plans for the expansion of services upon annexation;
7. A statement on how those services would be financed; and,
8. The tax consequences of annexation of the area.

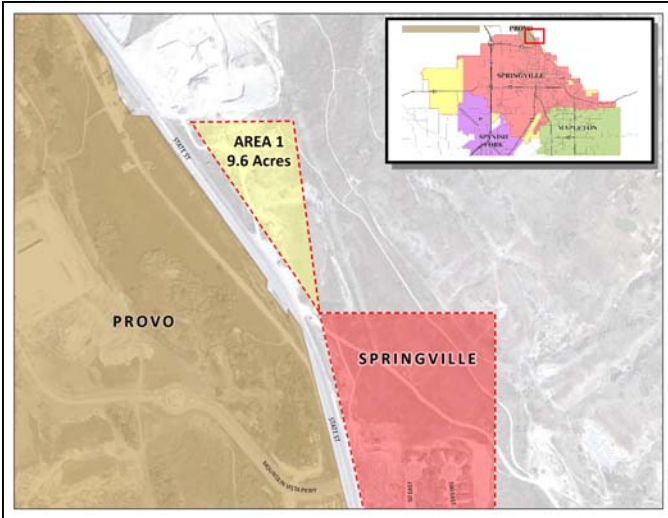
3.4 Annexation Declaration Areas

Springville's entire annexation declaration area can be viewed on **Map 3-2**. In order to identify the issues and unique character associated with each annexation





SPRINGVILLE CITY GENERAL PLAN



Area 1

Approximate Size: 11 acres located off Highway 89 and the north entrance to the city.

Character of Area: Generally undeveloped land near a gravel pit to the north. The topography is generally steep with a downward slope to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but commercial uses would probably be designated.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* Provided by UP&L Power
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Provided by Utah County

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services required

Sewer: Provided by Springville as development occurs; Connection to the City system required
Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

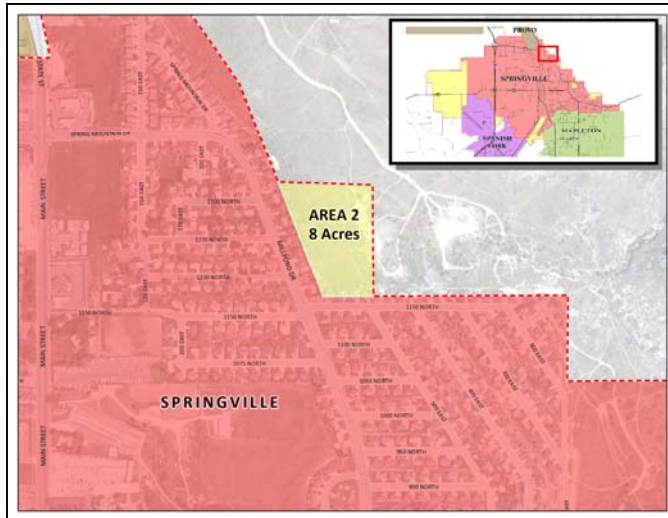
Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents.

Utah County Residents Property Tax 2009 Fiscal Year Tax District 120 Nebo 678	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





Area 2

Approximate Size: 7.5 acres

Character of Area: Generally undeveloped land. The topography is generally steep with a downward slope to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but medium-density residential and low-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* None
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Fire & ambulance provided by Springville

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City ser-

- vices required*
- Sewer:* Provided by Springville as development occurs; Connection to the City system required
- Storm Drainage:* Provided by Springville as development occurs; Connection to the City system required
- Electric:* Provided by Springville Power as development occurs
- Natural Gas:* Provided by Questar
- Parks & Recreation:* Provided by Springville as development occurs
- Public Safety:* Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule (see the attached appendix).

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is lower than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents for this area.

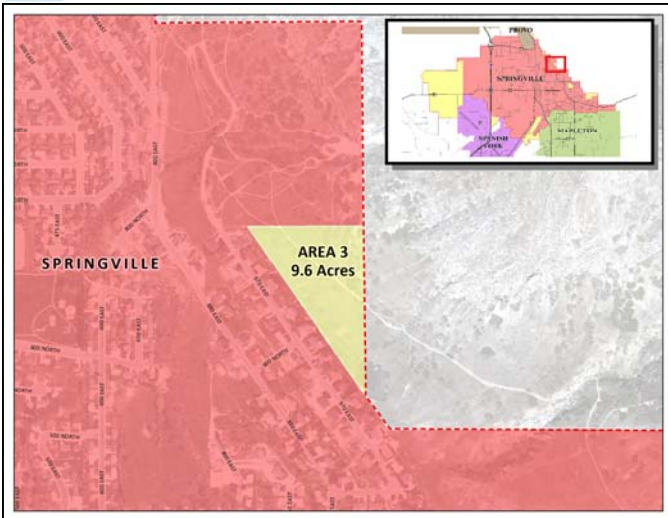
Utah County Residents Property Tax 2009 Fiscal Year Tax District 125 Nebo 689	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 9 – Agri. Fire	0.000283
SA 8—Planning	0.000559
Total District Tax Rate	0.012546

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





SPRINGVILLE CITY GENERAL PLAN



Area 3

Approximate Size: 9.5 acres

Character of Area: Generally undeveloped land. The topography is generally steep with a downward slope to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but low-density residential uses would probably be designated for this area.

Current Utility Services:

Water: None

Streets: None

Solid-Waste: None

Sewer: None

Storm Drainage: None

Electric: None

Natural Gas: None

Parks & Recreation: None

Public Safety: Fire & ambulance provided by Springville

Plans for Utilities into Area:

Water: Provided by Springville as development occurs; Connection to the City system required

Streets: New roads deeded to Springville

Solid-Waste: Provided by Springville as development occurs; Contract with City services

required

Sewer: Provided by Springville as development occurs; Connection to the City system required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

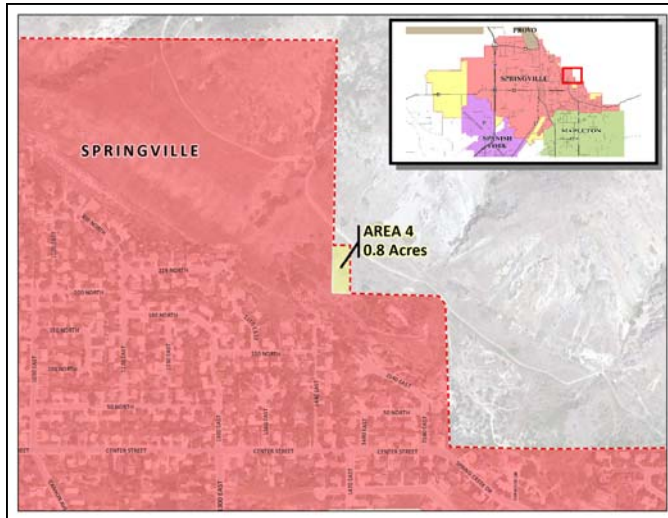
Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is lower than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

Utah County Residents Property Tax 2009 Fiscal Year Tax District 125 Nebo 689	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 9 – Agri. Fire	0.000283
SA 8—Planning	0.000559
Total District Tax Rate	0.012546

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





Area 4

Approximate Size: 0.73 acres

Character of Area: Generally undeveloped land. The topography is generally steep with a downward slope to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but low-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* None
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Fire & ambulance provided by Springville

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services required

- Sewer:* Provided by Springville as development occurs; Connection to the City system required
- Storm Drainage:* Provided by Springville as development occurs; Connection to the City system required
- Electric:* Provided by Springville Power as development occurs
- Natural Gas:* Provided by Questar
- Parks & Recreation:* Provided by Springville Power as development occurs
- Public Safety:* Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is lower than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

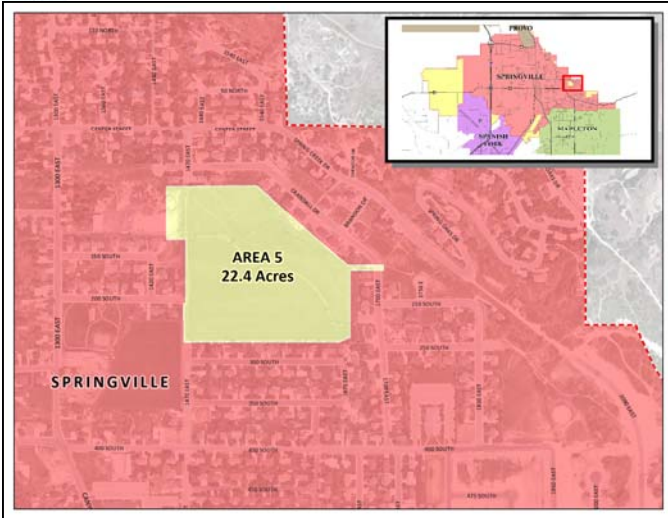
Utah County Residents Property Tax 2009 Fiscal Year Tax District 125 Nebo 689	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 9 – Agri. Fire	0.000283
SA 8—Planning	0.000559
Total District Tax Rate	0.012546

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





SPRINGVILLE CITY GENERAL PLAN



Area 5

Approximate Size: 22 acres

Character of Area: Generally undeveloped land used primarily for agricultural purposes. The topography gradually slopes downward to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but low-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* None
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Fire & ambulance provided by Springville

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services required

- Sewer:* Provided by Springville as development occurs; Connection to the City system required
- Storm Drainage:* Provided by Springville as development occurs; Connection to the City system required
- Electric:* Provided by Springville Power as development occurs
- Natural Gas:* Provided by Questar
- Parks & Recreation:* Provided by Springville as development occurs
- Public Safety:* Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule

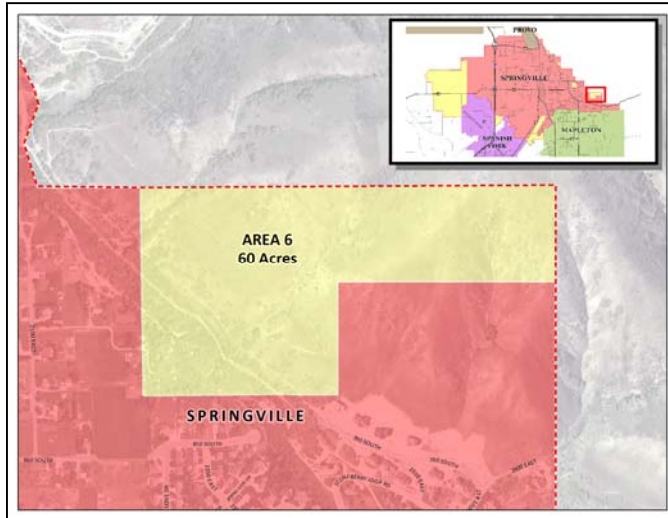
Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

Utah County Residents Property Tax 2009 Fiscal Year Tax District 120 Nebo 678	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





Area 6

Approximate Size: 60 acres

Character of Area: Generally rural and undeveloped land. The topography is generally steep with a downward slope to the southwest.

General Plan: No definitive planning has been completed for this vicinity, but low-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* None
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Fire & ambulance provided by Springville

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services

required

Sewer: Provided by Springville as development occurs; Connection to the City system required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is lower than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

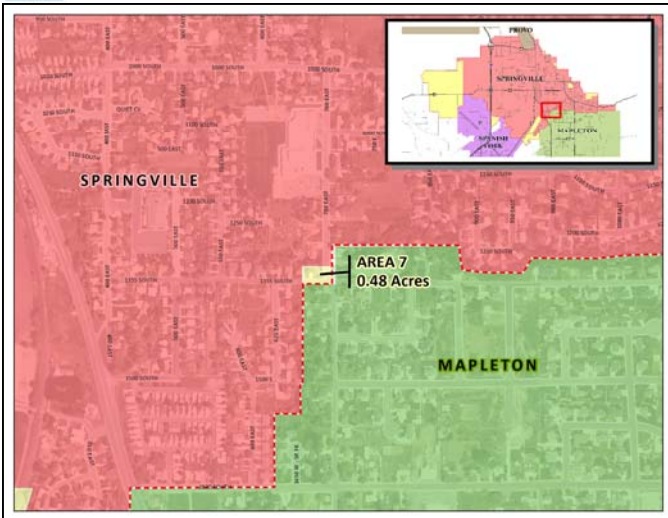
Utah County Residents Property Tax 2009 Fiscal Year Tax District 125 Nebo 689	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 9 – Agri. Fire	0.000283
SA 8—Planning	0.000559
Total District Tax Rate	0.012546

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





SPRINGVILLE CITY GENERAL PLAN



Area 7

Approximate Size: 0.47 acres

Character of Area: Developed land used for residential purposes. Includes one parcel located at the northwest corner of the 1355 South 700 East intersection.

General Plan: No definitive planning has been completed for this vicinity, but medium-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* Connected to Springville
- Streets:* Deeded to Springville
- Solid-Waste:* Contracted with Springville
- Sewer:* Connected to Springville
- Storm Drainage:* Connected to Springville
- Electric:* Provided by Springville Power
- Natural Gas:* Provided by Questar
- Parks & Recreation:* None
- Public Safety:* Provided by Springville

Plans for Utilities into Area:

- Water:* None needed
- Streets:* None needed
- Solid-Waste:* None needed
- Sewer:* None needed
- Storm Drainage:* None needed
- Electric:* None needed

- Natural Gas:* None needed
- Parks & Recreation:* None
- Public Safety:* None needed

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

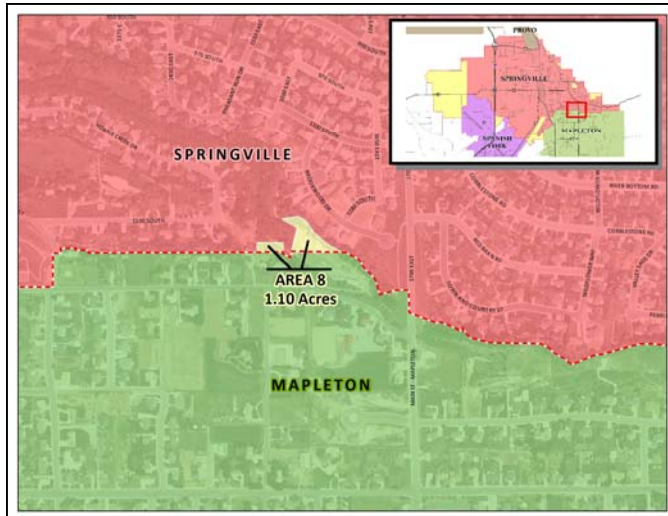
Tax Consequences:

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Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





Area 8

Approximate Size: 1.08 acres

Character of Area: Developed land situated in a potential floodplain.

General Plan: No definitive planning has been completed for this vicinity, but low-density residential uses would probably be designated for this area.

Current Utility Services:

- Water:* None
- Streets:* None
- Solid-Waste:* None
- Sewer:* None
- Storm Drainage:* None
- Electric:* None
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* None

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* Access may be required from Hobbles Creek Rd
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services required

Sewer: Provided by Springville as development occurs; Connection to the City system required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

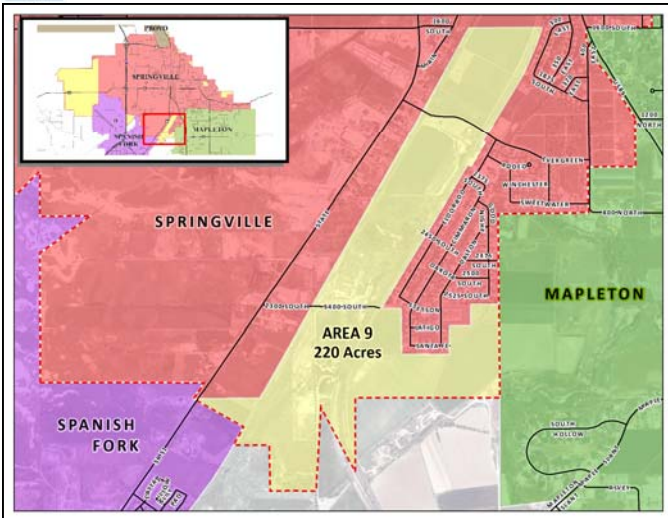
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Central UT Water Cons.	0.000400
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SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





SPRINGVILLE CITY GENERAL PLAN



Area 9

Approximate Size: 302 acres

Character of Area: Generally rural and undeveloped land used primarily for agricultural purposes. The topography is generally flat with a gradual downward slope to the west.

General Plan: No definitive planning has been completed for this vicinity, but industrial and commercial uses would probably be designated for this area.

Current Utility Services:

- Water:* Limited Service
- Streets:* County roads except for SR-51
- Solid-Waste:* Contracted with County
- Sewer:* Individual septic systems
- Storm Drainage:* None
- Electric:* Provided by Springville Power
- Natural Gas:* Provided by Questar
- Parks & Recreation:* None
- Public Safety:* Springville is usually the first respondent

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as devel-

opment occurs; Contract with City services required

Sewer: Provided by Springville as development occurs; Connection to the City system required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule (see the attached appendix).

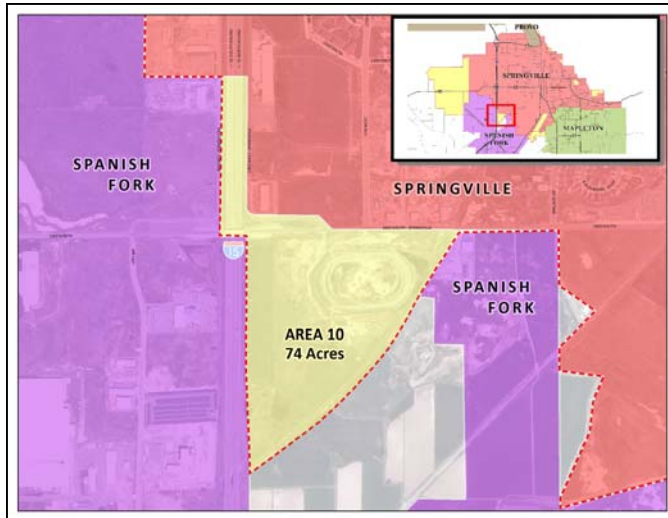
Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

Utah County Residents Property Tax 2009 Fiscal Year Tax District 120 Nebo 678	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





Area 10

Approximate Size: 71 acres

Character of Area: Recently functioning as the Thunder Mountain Raceway, this area has been vacated. The topography is generally flat with a gradual downward slope to the west.

General Plan: No definitive planning has been completed for this vicinity, but commercial or industrial uses would probably be designated for this area.

Current Utility Services:

- Water:* Limited service
- Streets:* None
- Solid-Waste:* None
- Sewer:* Limited service
- Storm Drainage:* None
- Electric:* Provided by Springville Power
- Natural Gas:* None
- Parks & Recreation:* None
- Public Safety:* Fire & Ambulance provided by Springville

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services

required

Sewer: Provided by Springville as development occurs; Connection to the City system required; an additional lift station may be required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required; may be required to retain drainage on-site

Electric: Provided by Springville Power

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

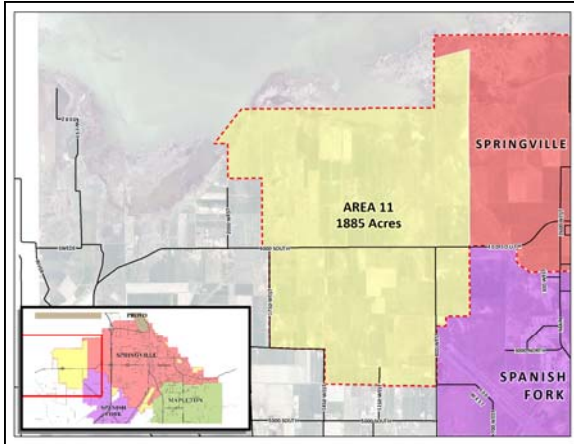
Utah County Residents Property Tax 2009 Fiscal Year Tax District 120 Nebo 678	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842





SPRINGVILLE CITY GENERAL PLAN



Area 11

Approximate Size: 1,941 acres or 84,570,628 square feet

Character of Area: Rural and undeveloped land consisting of potentially sensitive wetlands. The topography is generally flat with a gradual downward slope to the west.

General Plan: No definitive planning has been completed for this vicinity.

Current Utility Services:

- Water:* Limited service (primarily wells)
- Streets:* County roads except SR-77
- Solid-Waste:* Contracted with County
- Sewer:* Individual septic systems
- Storm Drainage:* Ditches
- Electric:* Provided by Strawberry Power or Springville Power
- Natural Gas:* Provided by Questar
- Parks & Recreation:* None
- Public Safety:* Spanish Fork provides fire & ambulance

Plans for Utilities into Area:

- Water:* Provided by Springville as development occurs; Connection to the City system required
- Streets:* New roads deeded to Springville
- Solid-Waste:* Provided by Springville as development occurs; Contract with City services required
- Sewer:* Provided by Springville as devel-

opment occurs; Connection to the City system required; an additional lift station will be required

Storm Drainage: Provided by Springville as development occurs; Connection to the City system required

Electric: Provided by Springville Power as development occurs

Natural Gas: Provided by Questar

Parks & Recreation: Provided by Springville as development occurs

Public Safety: Provided by Springville; additional personnel and substation near Wal-Mart would be required

Financing of Municipal Services:

These services and improvements would be financed through impact fees and other related fees stated on the fee schedule.

Tax Consequences:

According to the 2009 fiscal year, the current tax rate for this area is higher than it would be if it were annexed into Springville City. The following tables compare the tax rates of Springville City residents and Utah County residents in this area.

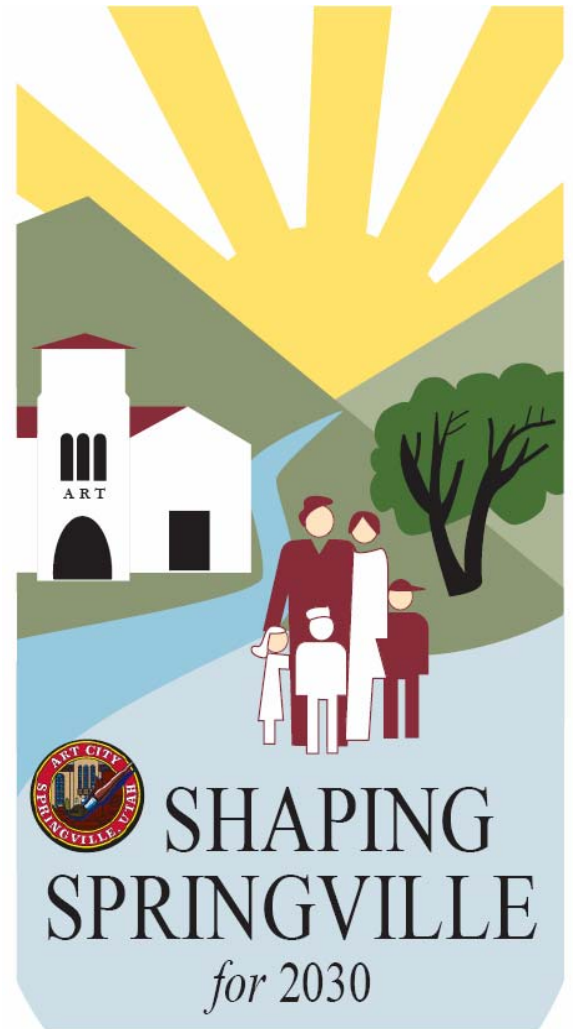
Utah County Residents Property Tax 2009 Fiscal Year Tax District 120 Nebo 678	
Tax Unit Name	2009 Rate
Assessing	0.000142
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
SA 6 – Law, Zoning	0.001400
SA 7 – Fire Serv.	0.000661
SA 8 – Planning	0.000559
Total District Tax Rate	0.012924

Springville City Residents Property Tax 2009 Fiscal Year Tax District 130	
Tax Unit Name	2009 Rate
Assessing	0.000183
Utah County	0.000878
Central UT Water Cons.	0.000400
Nebo School Dist.	0.000871
Springville City	0.001538
Total District Tax Rate	0.011842



3.5 Goals, Objectives, and Strategies

The goals, objectives, and strategies section is comprised of specific goals and actions for Springville during the next 20 years. The following pages present the goals, objectives, and strategies for this element.





GOAL Annexation done in accordance with state law and in a manner that benefits Springville City and the properties being annexed.

OBJECTIVE 1

Annex properties bordering Springville for which the City can provide municipal services and that can serve as locations for strong residential neighborhoods and economic development areas.

SYNOPSIS

The primary purpose of annexation is to provide municipal services to uses typically associated with urban and suburban life. As areas adjacent to city boundaries become ripe for urban or suburban development, they need urban services. It is important that City decision-makers consider the impacts of providing those services for the existing City and the area proposed for annexation.

STRATEGIES

- 1A Establish the boundaries that follow property lines, rail lines, or natural features.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1B Eliminate islands and peninsulas of unincorporated areas within or bordering Springville City.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1C Consider annexing unincorporated areas adjacent Springville.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1D Annex areas for which Springville City is the most efficient provider of municipal services.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1E Encourage the equitable distribution of community resources and obligations.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1F Consider the tax consequences of property owners within the annexation area, as well as to the property owners within the municipality, in order to prevent double taxation and to ensure that the annexation will not be a tax liability to the taxpayers within the City .

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1G Ensure state law requirements are met as a part of the annexation process.

Implementation: City Staff, Planning Commission, Mayor, and City Council.



GOAL Annexation done in accordance with state law and in a manner that benefits Springville City and the properties being annexed.

- 1H Consider annexation of Hobble Creek Canyon at some future date if determined favored by property owners and if adequate services can be provided.

Implementation: City Staff, Planning Commission, Mayor, and City Council.

- 1I Work with U.S. Forest Service to define improved boundaries along the eastern edge of the City, utilizing the Bonneville Shoreline Trail as the potential boundary line.

Implementation: City Staff, Planning Commission, Mayor, and City Council.



