

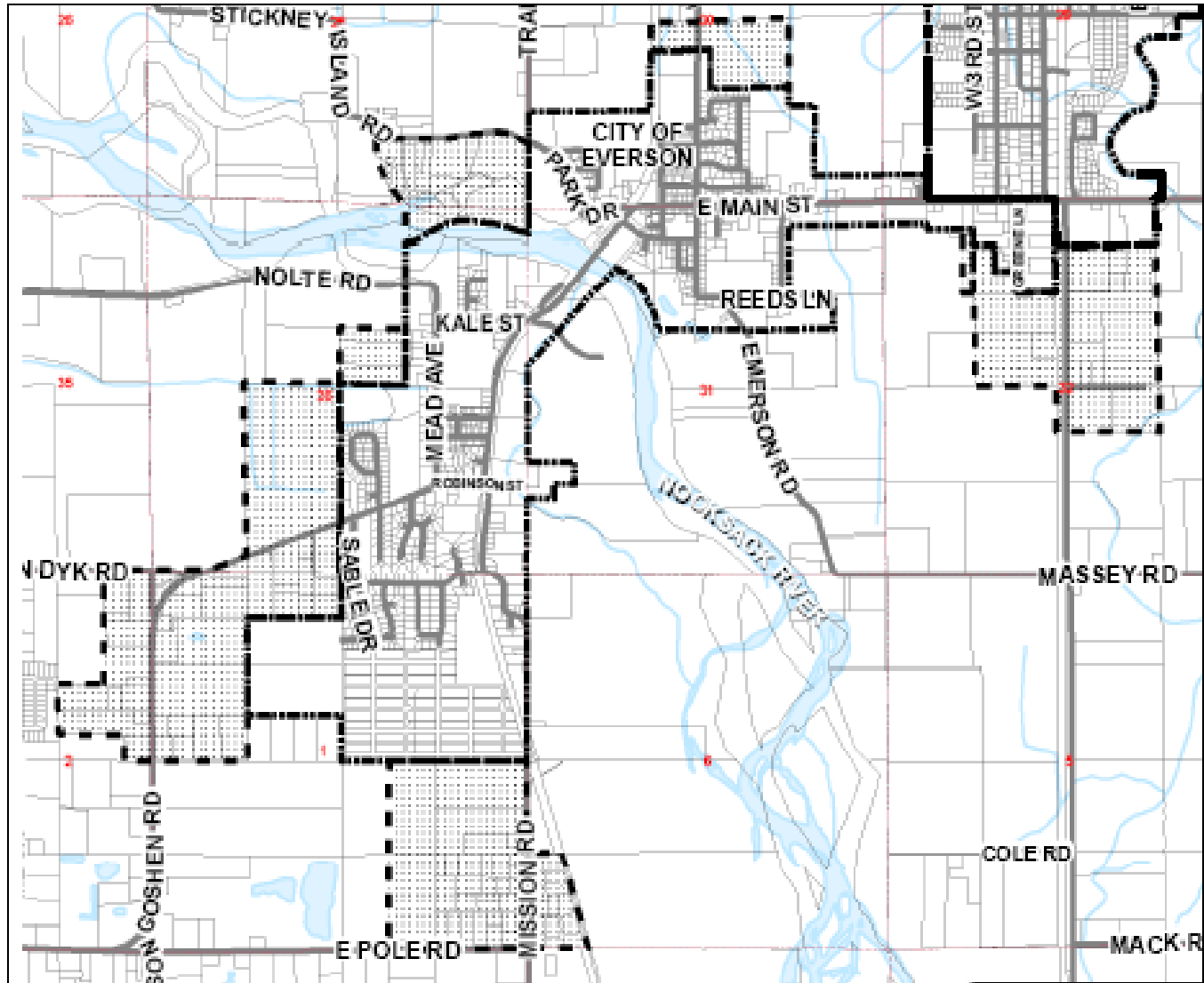
CITY OF EVERSON URBAN GROWTH AREA PROPOSAL



PROPOSAL CONTENTS

- Population Allocation
- Employment Allocation
- Land Capacity Results
- Methodology Issues
- UGA Modification - Swap
- Capital Facilities

VICINITY MAP



POPULATION

- 2008 City Population 2,170
- 2008 Total UGA Pop. 2,395
- Proposed 2031 Allocation 4,343
(Alternative Y)
- Proposed Growth 1,948
- 2.5% growth rate (1990s) = 4,226
plus 117 for shift to small cities

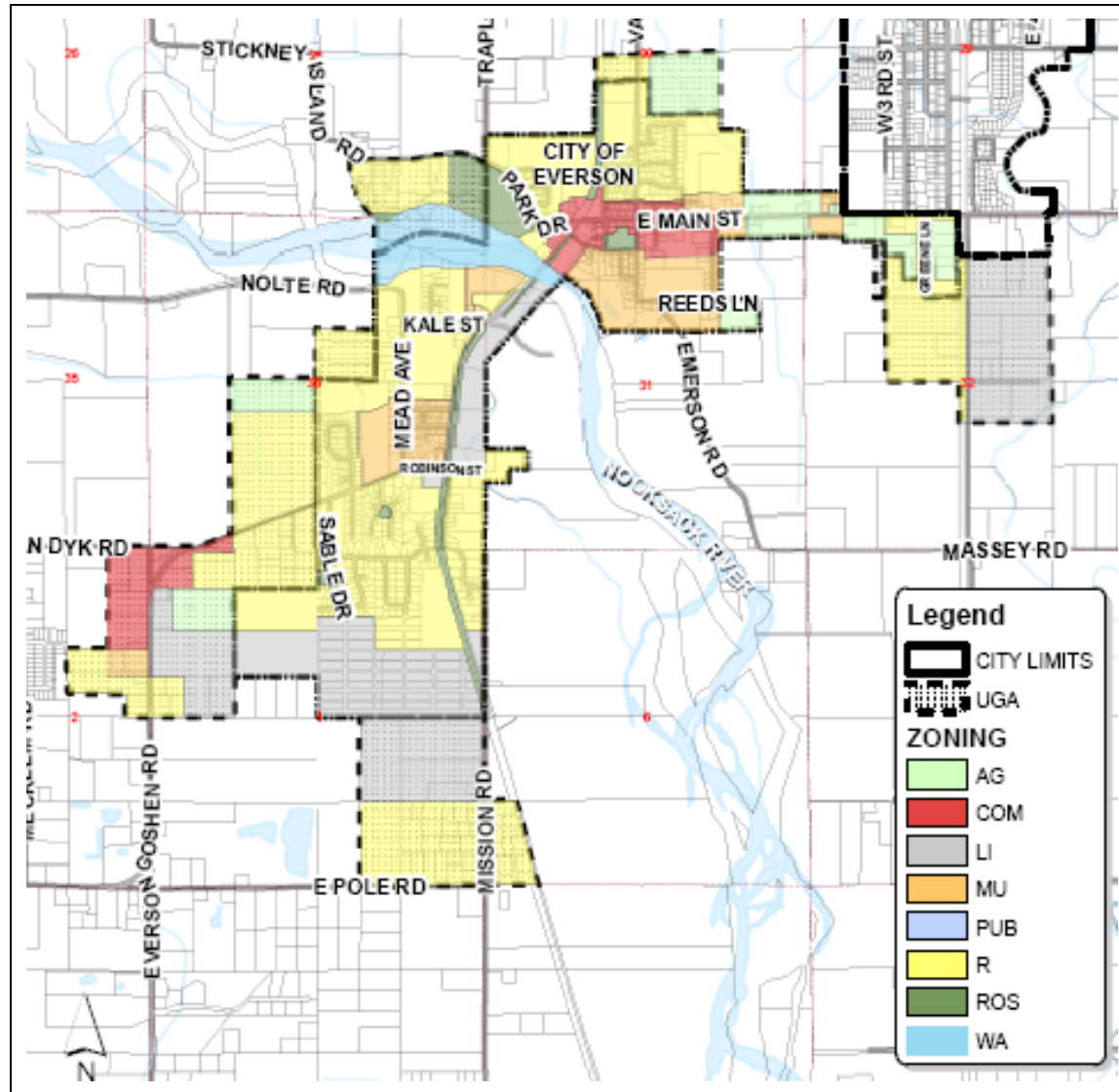
EMPLOYMENT

- 2008 Employment 638 jobs
- 2008 Jobs/Population 26.6 %

- 2031 Job Growth 628 jobs

- 2031 Total Jobs 1,266
- 2031 Jobs/Population 29.0 %

ZONING MAP



LAND CAPACITY RESULTS

- Residential Land 28-Acre Surplus
- With City Adjustments 24-Acre Surplus
(Lower assumed densities)
- Commercial/Ind. Land 52-Acre Surplus
- With City Adjustments 42-Acre Surplus
(Lower Industrial FAR)
- With Addl. Allocation 12-Acre Surplus

METHODOLOGY ISSUES

- Assumed Densities
- Capacity Aggregation
- Limitations on Neighborhood-specific Densities and Market Factors (e.g. Mission Road Neighborhood)

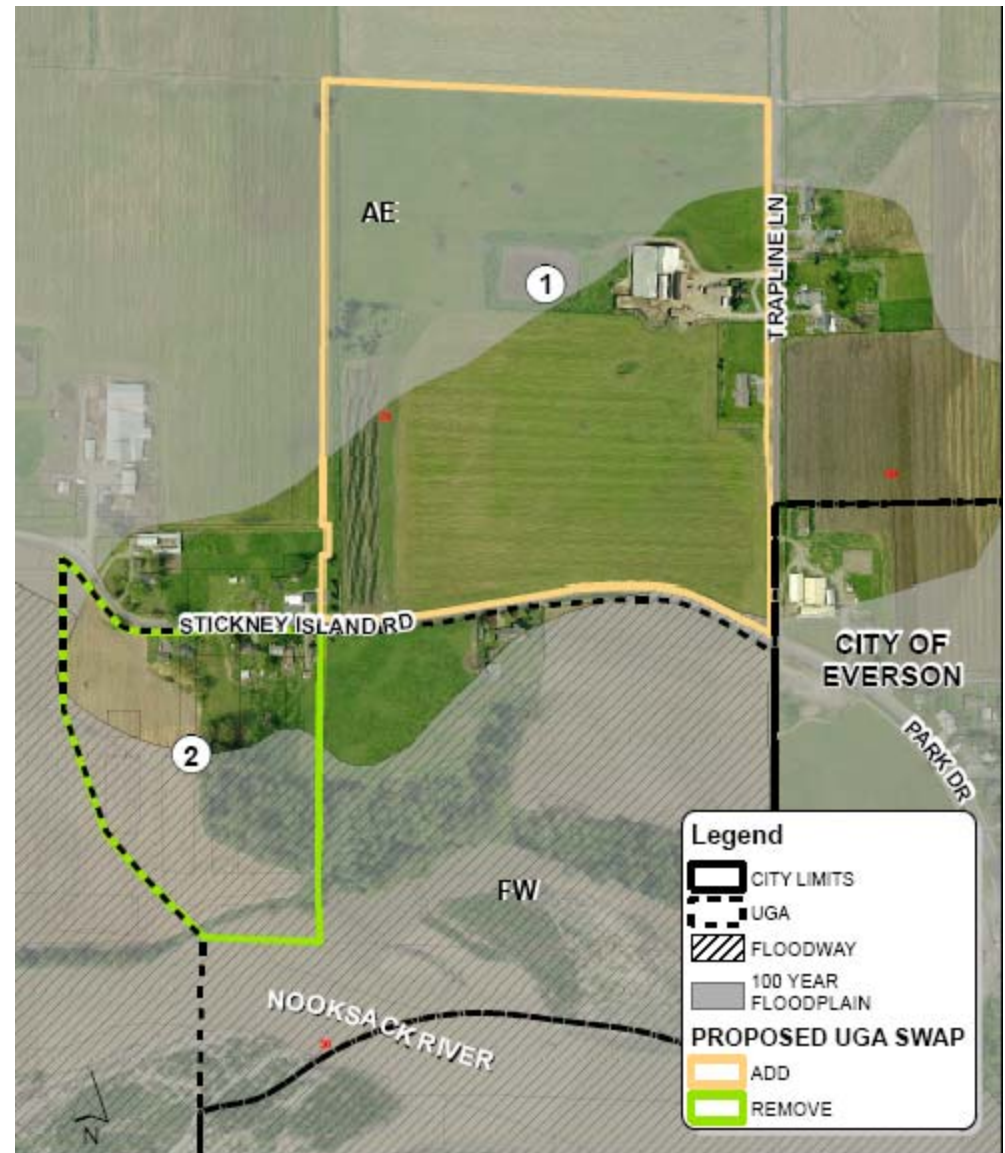
MISSION ROAD NEIGHBORHOOD



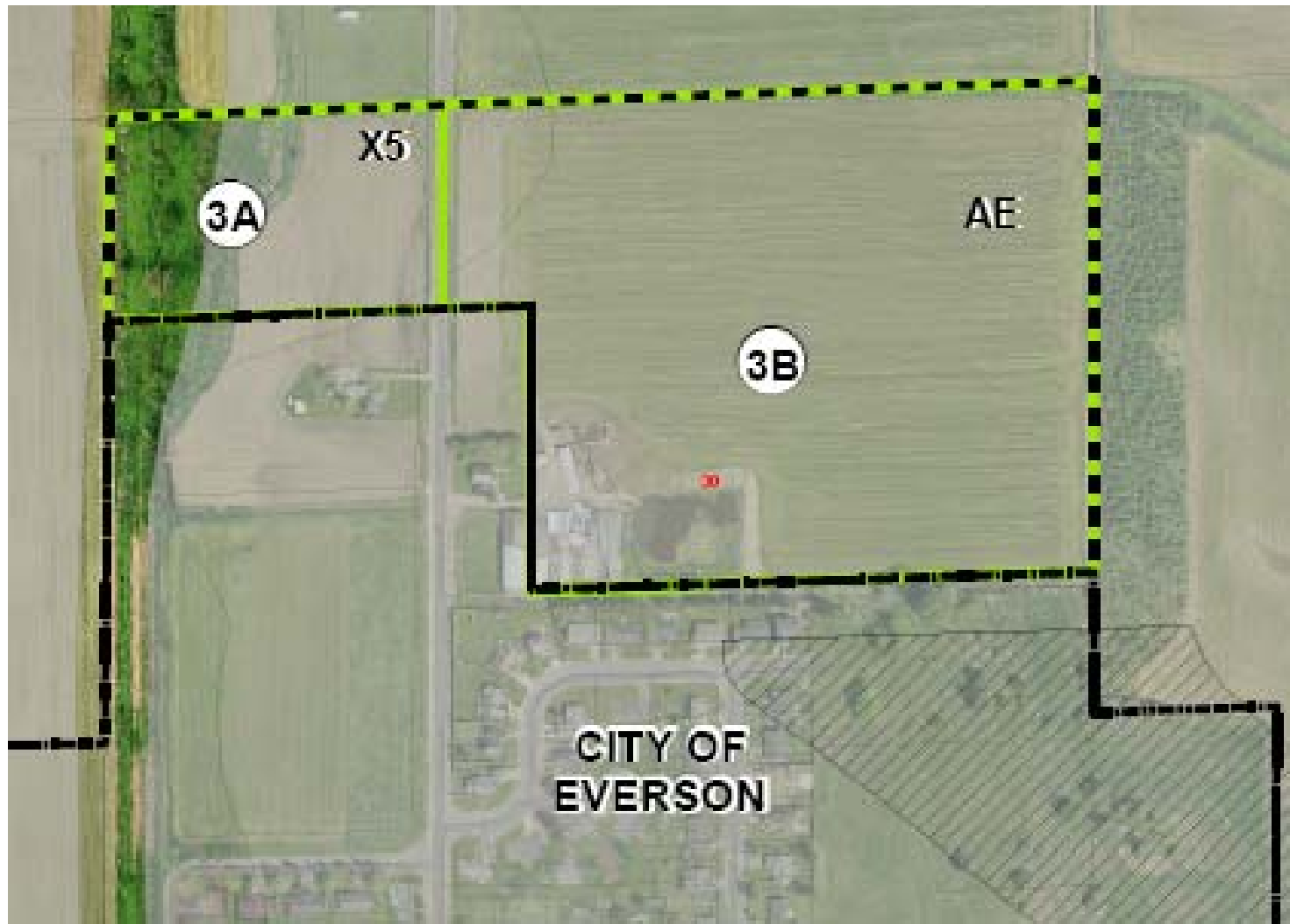
CAPACITY CONCLUSION

The Everson UGA contains sufficient residential and non-residential land to accommodate growth anticipated through 2031 with a small surplus.

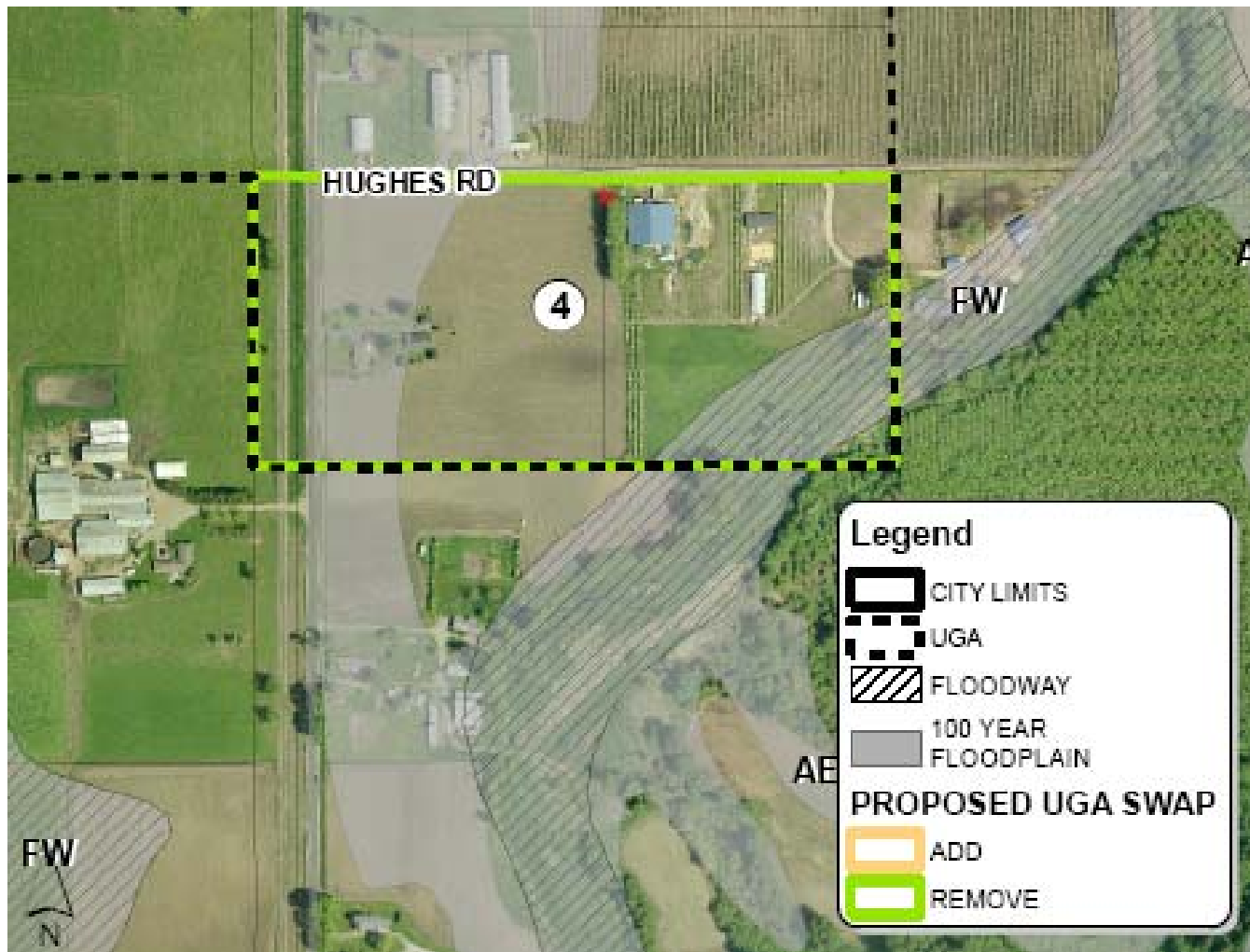
AREA 1 (add) & AREA 2 (remove)



AREAS 3A & 3B (remove)



AREA 4 (remove)



UGA SWAP BENEFITS

- Overall reduction in UGA size
- Increase in urban development capacity
- Maintains agricultural land base
- Net contraction of UGA out of floodplain
- Includes 3.25 acres for prior UGA addition

CAPITAL FACILITIES

- Everson has sufficient water source and storage capacity to accommodate anticipated growth.
- The Everson sewage treatment plant will need to be expanded at some point in the next 8 to 12 years.
- City does not allow utility extensions outside of City until after annexation.

EVERSON CONCLUSION

The Everson UGA as currently designated is appropriately sized to accommodate growth through 2031.

The City's proposed swap would provide a number of benefits.