

Argument AGAINST the Incorporation
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Promise: Services will remain the same or improve

Reality:

- The proposed boundary is simply too large.
- The feasibility study's estimates for roads and other costs seem to be low—likely leading to failure in maintaining current services and certainly necessitating increased taxes. We can't afford to contract out road services with the County.
- Some people are willing to accept higher taxes, lured by the misleading promise of growth control. However, the study assumes an 8 percent increase in building permit revenue every year to sustain current services. If this is not met, the remaining citizens may bear a tax increase, which will price out retirees, creating an elite Park City-type community.
- Buildings Required: Estimates for City Hall and Roads Department buildings are likely too low, leading to potential service funding shortfalls, which can lead to bonding—resulting in increased taxes.

Promise: Limit Growth

Reality:

- Pro-incorporation advocates promise to reduce development, but their feasibility study necessitates growth. A city still has to follow state code, which considers cities as expansion locations, requiring moderate-income housing and many other possible projects. The state understands unincorporated areas are rural, not city. The promise to limit/control growth is misleading.
- Additionally, all current development agreements in place must be allowed according to state code.

Promise: The feasibility study is accurate.

Reality:

- The company that conducted the feasibility study consults with incorporated entities on issues and possibly facilitates bonding. A bond is a low-interest loan that is paid back by taxes. Clearly, this is a conflict of interest. They are not required to use historical financial data or declare any conflict of interest. There is no recourse for the average citizen to oppose the study. The county involved must stay neutral. If the study says it, then it must be accurate—and yet, it's clearly not accurate in this case. There is no

public body to appeal to. Our voice is only heard if we vote.

Vote AGAINST incorporation

Promise: Local representation

Reality:

- We often assume that local elected officials will be more honest and act according to the majority's wishes. But the reality is that these officials must still operate under the same laws as the county, with even more regulations as a city. When it comes to honesty, anyone can fall prey to corruption or selfish agendas, believing they are in the right. Forming a city or relying on local officials doesn't guarantee better or healthier representation.

- There is a better way to stay rural and have better representation. We can change the form of county government! Let's do that and stay rural! Imagine if we all stood arm in arm to get that change! I'm ready!

Vote NO on incorporation.

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