

Tooele County



Erda Incorporation Feasibility Study



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Executive Summary

1

Utah Code 10-2a-205(3)(c): submit a completed feasibility study, including a one-page summary of the results

The results of this study indicate that incorporation is feasible and would not place an additional tax burden on property owners in the proposed incorporation area. As the report details, revenues would be roughly equal to expenditures during the first 5 years, assuming current municipal service levels.

TABLE 1: TAX IMPACTS ON PROPOSED CITY FROM INCORPORATION

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenues	\$18,635	\$40,236	\$39,716	\$56,950	\$41,811	\$24,161
Revenues as % of Expenses	101.7%	103.7%	103.5%	104.9%	103.5%	101.9%
Taxable Value	\$285,740,509	\$296,240,509	\$306,740,509	\$317,240,509	\$327,740,509	\$338,240,509
Tax Rate	0.0000652	0.000135824	0.000129476	0.000179518	0.0001276	0.00007143
Impact on \$250,000 Primary Residence - Savings (Loss)	\$8.97	\$18.68	\$17.80	\$24.68	\$17.54	\$9.82

The proposed city would have an initial population of 2,927 persons and 29 businesses located within the 43.27 square miles that would make up the City. Future population growth is based on historic trends which approximate 32 new residential building permits per year.

The only current service provider that would be impacted from the proposed incorporation is Tooele County. Two funds would be impacted: Special Revenue Fund Roads (11) and Special Revenue Fund Municipal Services (23). Because revenues would be reduced more than expenses could be reduced, property owners in the remaining unincorporated County would see an additional property tax burden each year.

TABLE 2: TAX IMPACTS ON TOOELE COUNTY

	Road Fund (11)	Municipal Services Fund (23)
Net loss of revenue	\$48,764	\$416,832
Tax Rate Needed for Loss of Income	0.000029	0.0002469
Impact on \$250,000 primary residence	\$3.97	\$33.94

Other considerations include the potential for savings for garbage collection which would be negotiated by the new City. The development of the LDS Erda Temple could put significant development pressures on the community which could increase property tax values and provide additional revenues.

On the other hand, this study has been completed in strong economic times. If a recession occurs, revenues received from sales taxes and class B/C road funds could decline.

Population and Population Density

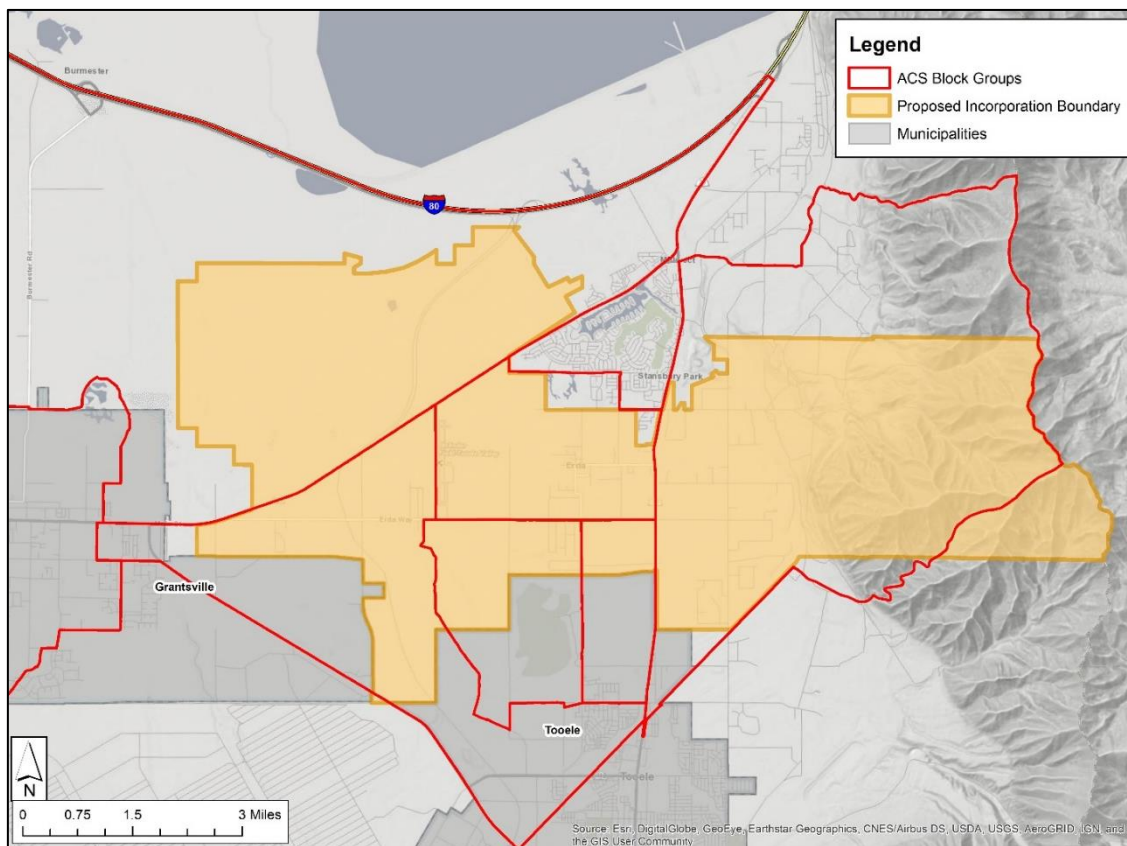
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Utah Code 10-2a-205(4)(a)(i): an analysis of the population and population density within the area proposed for incorporation and the surrounding area

The estimated population within the proposed incorporation boundaries has been calculated at 2,927 persons. This calculation was derived through utilizing the following sources: Tooele County Assessor's Database, American Community Survey (ACS) 2017 data and Census Block Group boundaries.

The Census Bureau conducts an annual survey which is called the American Community Survey. The survey collects common demographic information which it then attaches to geographic areas. The ACS data for 2017 is tied to the Census Block Groups. The map below shows the block groups which cover the proposed incorporation area. The household size for these block groups has been collected by the ACS; however, the block groups do not directly follow the proposed boundary. To help refine the data, the Tooele County Assessor's database was used to determine which parcels were located within both the incorporation boundaries and the block group boundaries. It was then determined which of these parcels had been identified as residential according to the parcel's property type. This allowed for a correct count of households within the boundary area. These households were then multiplied by the average household size as identified by the ACS for the block group in which they were located. This calculation produced an estimated population within the incorporation boundary of 2,927 persons.

The proposed incorporation area follows the boundaries the petitioners submitted to the Lieutenant Governor's Office.



The proposed incorporation area has a total area of 43.27 square miles. This means there is an estimated population density of 67.6 persons per square mile.

TABLE 3: ESTIMATED POPULATION AND POPULATION DENSITY

	2019
Estimated Population	2,927
Estimated Households	882
Area of Proposed Incorporation Area (Square Miles)	43.27
Estimated Population per Square Mile	67.6

Source: Tooele County Parcel Database, ZPFI

Comparisons of population and population densities for surrounding communities are shown below using the most recent demographic estimates from the Census, along with data from the State of Utah AGRC to determine square miles. The study area has a smaller population than most of the surrounding cities, but it has a larger area. This gives it a much lower population density – 67.6 persons per square mile - than most surrounding cities.

TABLE 4: POPULATION AND POPULATION DENSITY FOR SURROUNDING AREAS

	Tooele	Grantsville
Current Population	33,236	10,170
2017 Households	10,684	2,997
Square Miles	24.08	37.50
Population per Square Mile	444	271

Source: 2013-2017 ACS, ZPFI

Current and Projected Demographics and Economic Base

3

Utah Code 10-2a-205(4)(a)(ii): the current and projected five-year demographics and tax base within the boundaries of the proposed municipality and surrounding area, including household size and income, commercial and industrial development, and public facilities

Demographics for the area are determined through data given by the Census in its Annual Community Survey and information provided by Tooele County. Census data is used primarily to identify the population, household size, and income of residents living with the study area while data provided by Tooele County is used to analyze land usage and tax base.

Population Projections

Historic building permits from the last four years have been used to determine population growth trends in the incorporation area and to project growth for the next five years. It is anticipated that there will be about 39 new homes constructed annually based on recent building permit numbers, building trends, and the abundance of vacant land located in the study area. An average household size of 3.32 has been used, based on ACS data. An average annual growth rate of 4.39 percent per year was applied based on historic building permits. This analysis projects a population of 2,927 in 2019 and 3,629 persons by the year 2024.

TABLE 5: HISTORIC BUILDING PERMITS IN STUDY AREA

	2015	2016	2017	2018
Total New Residential Units	46	37	42	30

Source: Tooele County

TABLE 6: PROJECTED POPULATION IN STUDY AREA

	2019	2020	2021	2022	2023	2024
Population Estimate	2,927	3,055	3,189	3,330	3,476	3,629

Population growth for surrounding communities in the next five years is estimated using the growth rate from the 2010 census population data to the 2018 census population estimate. The average annual growth rate (AAGR) is applied to the 2018 Census population estimate and forecasted through 2024.

TABLE 7: PROJECTED POPULATION IN SURROUNDING AREAS

	Tooele	Grantsville
Census 2010	31,605	8,893
Census Population Estimate 2018	35,251	11,568
AAGR 2010-2018	1.37%	3.34%
2019	35,735	11,955
2020	36,226	12,354
2021	36,724	12,767
2022	37,229	13,194
2023	37,740	13,635
2024	38,259	14,090

Source: 2010 Census Data, 2018 Population Estimate provided by the US Census Bureau

Household Size

The household size for the area is assessed using population and housing data derived from Census blocks. This analysis provides an average household size of 3.32 persons per household.

For comparison, household sizes for surrounding areas are also shown in the table below. The calculated household size for the study area is lower than Grantsville but is still higher than the household size reported for Tooele City and Tooele County in the ACS.

TABLE 8: HOUSEHOLD SIZE IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Tooele	Grantsville	Tooele County
2000 Census HH Size	NA	2.98	3.24	3.11
2010 Census HH Size	3.68	3.15	2.23	3.22
2017 ACS HH Size	3.32	3.09	3.39	3.22

Income

Comparing changes in income levels, the study area's median household income has increased by 1.28 percent from 2010 to 2017 without accounting for inflation. This increase is higher than most of the other surrounding communities; however, Tooele County has seen a slightly higher growth in median household income. The proposed area has a much higher median household income than the rest of Tooele County and the local communities.

TABLE 9: HOUSEHOLD INCOME IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Tooele	Grantsville	Tooele County
2010 ACS Median HH Income (2010 Dollars)	\$79,453	\$56,238	\$63,117	\$60,590
2017 ACS Median HH Income (2017 Dollars)	\$86,844	\$58,770	\$66,726	\$66,542
Percent Change 2010-2017	9.30%	4.50%	5.72%	9.82%
AAGR 2010-2017	1.28%	0.63%	0.80%	1.35%
Estimated 2019 Median HH Income	\$89,080	\$59,514	\$67,795	\$68,348
Projected 2024 Median HH Income	\$94,923	\$61,416	\$70,541	\$73,079

Commercial and Industrial Development

Commercial development in the study area is very limited. The current commercial development consists of 14 parcels. One owner owns four of the commercial parcels within the boundary area and seven of the parcels are located along State Road 36 about 1.5 miles north of the Tooele City boundary. The other three parcels are spread through the center of the proposed incorporation area. The map below shows the commercial parcels within the incorporation area.

New nonresidential commercial and industrial development in the study area has been low since 2014. There is an average of 3.3 nonresidential permits per year.

TABLE 10: NON-RESIDENTIAL BUILDING PERMITS ISSUED SINCE 2015

	2015	2016	2017	2018
Permits Issued	3	1	6	3

Source: Tooele County

Taxable Value

The average taxable value per capita in the study area is \$97,622 which is higher than surrounding areas.

TABLE 11: TAXABLE VALUE IN STUDY AREA AND SURROUNDING COMMUNITIES

Community	2018 Taxable Value	Population	Taxable Value Per Capita
Unincorporated Area	\$285,740,509	2,927	\$97,622
Tooele City	\$1,737,063,964	35,251	\$49,277
Grantsville	\$637,111,657	11,568	\$55,075
Tooele County	\$4,471,175,475	69,907	\$63,959

Source: Tooele County: Statement of Taxes Charged, Collected, and Distributed for the 2018 Property Tax Year, 2018 Population Estimate provided by the US Census Bureau, ZPFI

Public Facilities

There are two schools within the proposed incorporation study area: Alpine Academy (private) and Excelsior Academy (a public elementary school).

Available Land

The study area has an ample amount of vacant land within the proposed boundaries. There are about 23,948 acres classified as vacant property, representing about 86 percent of all land within the study area.

4

Five-Year Cost of Municipal Service Provision in the Proposed City

Utah Code 10-2a-205(4)(a)(iii): subject to Subsection (4)(b), the current and five-year projected cost of providing municipal services to the proposed municipality, including administrative costs;

General Government

Mayor and Council. The form of government for the newly-formed city is not known or established at the time of this analysis. Cities differ in the amount paid to a mayor and city council members. This analysis assumes \$15,000 a year for these types of payments. However, the City could choose to make no payments to the Mayor or Council for several years as the City gets up and running. This is similar to what has been done in other newly-incorporated cities.

Administrative. Administrative costs are based on a recorder and treasurer/finance officer. Both positions have been estimated at an initial salary of \$50,000, plus benefits, bringing first-year costs to \$66,500 per position. In addition, \$30,000 has been budgeted for other administrative functions, including code enforcement, as well as storm water and sewer officials.

Legal. Legal costs have been budgeted at \$50,000 per year, with additional legal costs allocated in the first year for startup expenses.

Elections. Elections are budgeted at a cost \$1.00 per person per year, on average, recognizing that elections will be held every other year. This analysis assumes that only a general election is held, without the need for a primary election. If a primary election is required, then election costs will double from those shown in the spreadsheet analysis.

Auditor. Costs for annual auditing of financial records are estimated at \$15,000 per year based on comparable cities.

Planning and Zoning. Planning and zoning costs vary depending on the level of development activity in a community. Further, many of these costs are directly offset by the fees charged for these services.

Engineering. Engineering costs have been estimated at \$27,500 per year based on discussions with comparable cities, as well as a review of comparable cities budgets.

Building Inspections. Based on the level of activity in Erda, which has reflected an average of 39 building permits per year and 3.25 non-residential permits, planning & zoning costs, including building inspections have been budgeted at \$84,000 per year.¹

Comparative General Government costs, for all of the above categories, on a per capita basis, are shown in the table below.

TABLE 12: COMPARATIVE GENERAL FUND COSTS

	Wellsville	Blanding	Garland	Parowan	Erda	Stockton	Rush Valley	Vernon
GF Costs per Capita	\$189.99	\$90.31	\$91.13	\$142.36	\$158.87	\$170.39	\$246.73	\$64.01

¹ The analysis assumes an average of 42 new building permits issued per year, at an average cost of \$2,000 per permit.

Public Safety

Annual public safety costs have been provided by the Tooele County Sheriff's Department. The annual estimate, including animal control, is \$302,500. Grantsville City has also provided a cost estimate to provide public safety costs, at similar services levels, as shown in detail in Appendix A. A summary of Grantsville's non-binding cost estimate is shown in the table below.

TABLE 13: ESTIMATED COST FOR POLICE SERVICES FROM GRANTSVILLE

	Two Officers	Three Officers	Four Officers
Initial Costs Total	\$38,000	\$57,000	\$76,000
Vehicle Equip.	\$24,000	\$36,000	\$48,000
Officer Equip.	\$14,000	\$21,000	\$28,000
Yearly Costs Total	\$214,456	\$310,480	\$406,504
Lease	\$9,600	\$14,400	\$19,200
Fuel	\$9,000	\$13,500	\$18,000
Dispatch fees	\$22,408	\$22,408	\$22,408
Salary + benefits	\$173,448	\$260,172	\$346,896
Year One	\$252,456	\$364,480	\$478,504

In addition, the new City will have public safety dispatch costs of roughly \$15 per call. Based on information provided by the Tooele County Sheriff's Office, there were 1,367 police calls for service within the proposed boundary during the past year.

Comparative public safety costs (police and animal control) are shown in the table below:

TABLE 14: COMPARATIVE PUBLIC SAFETY COSTS

	Wellsville	Blanding	Garland	Parowan	Erda	Stockton
GF Costs per Capita	\$27.69	\$222.98	\$152.98	\$229.21	\$110.35	\$150.64

Highways and Public Improvements

The consultants contacted Tooele County Public Works Department, Grantsville City and Tooele City regarding the potential provision of public works services if incorporation should occur. Service estimates were for the same level of service as now provided by the County. The following background information was provided by the County and is included in Appendix B.

There are approximately 42.19 center line miles of paved and 2.37 miles of gravel "B" class roads. There are 215.69 weighted road miles within the proposed Erda City incorporation boundaries that would become "C" class roads following the incorporation of the City. There are UDOT roads, SR-138, SR-112 and SR-36 within the study area that will not be transferred to the City. Currently Tooele County provides all routine maintenance of the subject roads within the study area. The County provides all snow removal during the winter months on an "as needed" basis depending on storms. The County maintains all regulatory, warning, and address street signs located on these roads. This includes replacing aging and damaged signs and ensuring compliance with the MUTCD. At least annually the County performs weed control along the shoulders of the County roads. This is accomplished by spraying and mowing. The County provides pavement maintenance "as needed" in the form of pothole repair and patching. The County also maintains

any pavement markings on the roads. The County also provides pavement rehabilitation in the form of a chip seal approximately once every ten years. Ideally this would happen every seven years, but budget constraints do not allow that frequency. Most of the roads within the study area are roads with prescriptive rights-of-way, meaning the County does not have a formally dedicated right-of-way, but the roads are considered public due to ten or more years of public use. The right-of-way widths are determined by the fence lines, traveled way, and a reasonable shoulder. In areas where development has occurred, the County has acquired dedicated rights-of-way, typically at a width of 60 feet with a pavement width of 24 feet. Most of the roads within the study area are in fair to good condition. None of the roads in the study area are failing and based on our inventory the overall condition of these roads is good.²

Tooele County has proposed providing the same level of services as it now provides to Erda for a cost of \$5,400 per centerline mile, as stated in a letter from the Roads Department included as Appendix B. With 42.19 centerline road miles, this results in an annual cost of \$227,826.

TABLE 15: COMPARABLE CITY ROAD MAINTENANCE COSTS PER WEIGHTED ROAD MILE

	Wellsville	Blanding	Garland	Parowan	Erda	Stockton	Rush Valley	Vernon
Road cost	\$625,147	\$212,259	\$208,500	\$264,300	\$227,826	\$43,075	\$50,000	\$36,614
Weighted road miles	137.90	118.60	65.45	155.26	215.69	36.06	48.50	46.20
Cost per weighted road mile	\$4,533.34	\$1,789.70	\$3,185.64	\$1,702.31	\$1,056.27	\$1,194.54	\$1,030.93	\$792.51
Population	3,849	3,696	2,548	3,100	2,927	684	490	338
Cost per capita	\$162.42	\$57.43	\$81.83	\$85.26	\$77.84	\$62.98	\$102.04	\$108.33
Weighted road miles per capita	0.0358	0.0321	0.0257	0.0501	0.0737	0.0527	0.0990	0.1367

The proposed incorporation area has a relatively high number of road miles, when compared to most other cities in the comparative analysis. Only Rush Valley and Vernon have a higher ratio.

Parks and Recreation

There are currently no parks and trails in the proposed incorporation area. While a new city may choose to add parks and recreation services, in order to match current service levels, no costs for parks and recreation have been included in this study.

Startup Costs

Startup costs for legal, ordinance drafting, computers and software have been estimated at \$70,000, based on input from various cities. Additional costs for legal and other equipment have been budgeted in years 2 and 3, as shown in the spreadsheet provided in Appendix C.

Debt Service

The proposed city has no outstanding debt obligations for which it would be responsible if incorporation occurs.

² Letter from Tooele County Road Department (shown in Appendix B), dated November 26, 2019.

Summary of Expenditures: Five-Year Projections

A summary of five-year projected expenditures is as follows:

TABLE 16: SUMMARY OF 5-YEAR EXPENDITURES

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Inflation Rate
General Government							
Mayor and Council	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	
Administrative*	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	3%
Legal	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	3%
Building Official	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	
Recorder	\$66,500	\$68,495	\$70,550	\$72,666	\$74,846	\$77,092	3%
Finance	\$66,500	\$68,495	\$70,550	\$72,666	\$74,846	\$77,092	3%
Elections (general only)	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	3%
Auditor	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	3%
Planning	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	3%
Engineering	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	3%
Building/Utilities	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	3%
Insurance	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	3%
Public Safety							
Police/Animal Control	\$302,500	\$320,650	\$339,889	\$360,282	\$381,899	\$404,813	6%
Dispatch	\$20,505	\$21,409	\$22,312	\$23,216	\$24,120	\$25,024	
Streets & Public Improvement							
Road & Highways	\$227,826	\$241,496	\$255,985	\$271,344	\$287,625	\$304,883	6%
Initial Year Startup Costs							
	\$70,000	\$40,000	\$30,000				
TOTAL	\$1,085,831	\$1,099,534	\$1,135,476	\$1,153,781	\$1,204,580	\$1,258,014	

The cost per capita in the proposed city³ of \$370.97 is similar to the average per capita cost of \$351.72 which is based on the comparative cities shown in the table below, not including Erda.

TABLE 17: COMPARATIVE CITIES – COST PER CAPITA

	Wellsville	Blanding	Garland	Parowan	Erda	Stockton	Rush Valley	Vernon
GF Costs per Capita	\$395.71	\$370.72	\$325.94	\$456.83	\$370.97	\$384.01	\$349.80	\$179.05

³ Costs for comparative cities exclude fire, sanitation and parks.

Five-Year Revenues Projections in the Proposed City

5

Utah Code 10-2a-205(4)(a)(iv): assuming the same tax categories and tax rates as currently imposed by the county and all other current service providers, the present and five-year projected revenue for the proposed municipality;

Property Tax Revenues

Property tax revenues are based on the 2019 taxable value of the proposed incorporation area multiplied by the property tax rates now being paid by property owners in the area for Tooele County municipal-type services that would be provided by the incorporated city in the future. Total taxable value is \$285,740,509, composed of the following components: \$262,674,155 for real property, plus \$4,337,218 in personal property and \$18,729,136 in centrally assessed property.⁴

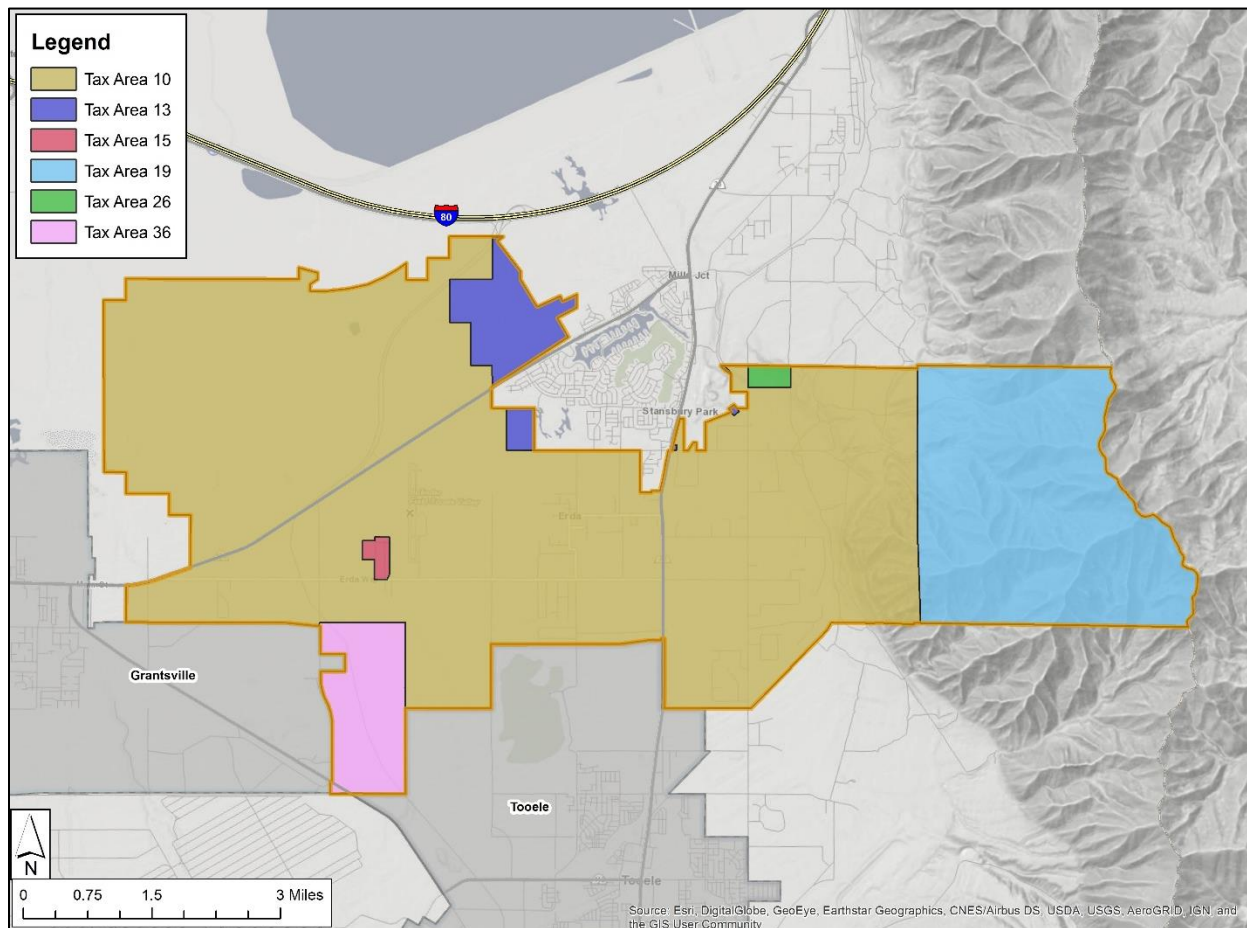
There are several tax districts in the proposed incorporation study area: 10, 13, 15, 19, 26 and 36. Four of the tax districts (10, 15, 26 and 36) include the same taxing entities, as shown in the table below:

TABLE 18: TAXING ENTITIES IN PROPOSED INCORPORATION AREA

TAX DISTRICT	Tax Rate	10	13	15	19	26	36
Tooele	0.001644	10	13	15	19	26	36
Multicounty Assessing & Collecting Levy	0.000009	10	13	15	19	26	36
County Assessing & Collecting Levy	0.00043	10	13	15	19	26	36
Tooele County School District	0.010199	10	13	15	19	26	36
Tooele Valley Mosquito Abatement District	0.000343	10	13	15		26	36
North Tooele Fire Protection Service District	0.000751	10	13	15	19	26	36
Municipal Type Service Fund	0.001143	10	13	15	19	26	36
Stansbury Park Improvement District	0.000099		13				

⁴ Source: Tooele County Assessor's Office

FIGURE 1: TAX DISTRICTS



Sales Tax Revenues

Sales tax revenues are distributed on both population and point of sale. Point of sale tax revenues are calculated based on one-half of one percent of local sales and population revenues are provided based on a per capita distribution of roughly \$100 per person per year. Data provided by the Utah State Tax Commission indicates that point of sale tax revenues were \$124,469 for 2018 in the study area. In addition, the new City should receive a fair allocation of retail sales revenues from Internet, private motor-vehicle sales, utilities and telecommunications. However, the Utah State Tax Commission does not currently track these types of sales by specific location within the unincorporated County. If incorporation should occur, the State Tax Commission would be forced to track these sales within Erda boundaries and there would be additional revenues to the newly-formed city.

One-half of all local sales tax revenues are distributed statewide based on population. The ratio of a community's population, compared to the statewide population, is used to assess the community's fair share of these revenues. Based on data provided by the Utah State Tax Commission, during the past year the average per capita distribution was approximately \$100. With a population of 2,927 persons, the projected population distribution would be approximately \$292,700.

Municipal Energy (Franchise) Tax Revenues

This revenue source is available only to cities, and not to counties. Therefore, the residents and businesses in Erda are not currently paying this tax. While they could choose to do so, if incorporated, it is not part of their current level of service and has therefore not been included in the revenue projections.

Motor Vehicle Revenues – Fee-in-Lieu

Motor vehicle revenues are related to the property tax rate charged by a City, in relation to the tax rates of other taxing entities in the area. Last year, motor vehicle revenues distributed in the unincorporated County represented 13.9 percent of property tax revenues. Because the property tax rate that Erda will establish, if incorporated, is not known at the time of this study, a rate of 10 percent has been used in the budget projections.

Licenses and Permits

Business License Fees. Business license fee revenues of \$1,160 annually were calculated based on information provided by Tooele County. The base fee for business licenses is \$40.00 and 29 businesses (not including home occupation businesses) were identified in the proposed incorporation area.

Building Permits. Building permit fees are charged based on the 2018 International Building Code as follows:

TABLE 19: BUILDING PERMIT FEE SCHEDULE

Valuation	Corresponding Fee
\$1 to \$500	\$24
\$501 - \$2,000	\$24 for the first \$500, plus \$3 for each additional \$100
\$2,001 - \$40,000	\$69 for the first \$2,000 plus \$11 for each additional \$1,000
\$40,001 - \$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000 plus \$1 for each additional \$1,000

Based on the schedule above, a home with a market value of \$250,000 would be charged a building permit fee of \$2,077. An average residential building permit fee of \$2,000 has been used in this analysis.

The theory behind these fees is that they are used to directly offset the costs associated with building inspections. However, this is a very volatile source of revenue that can fluctuate significantly based on economic cycles, interest rates, construction costs, etc.

Class C Road Funds

Class C Road Funds are distributed both on population and weighted road miles. For the last year for which figures were available, the average distribution was \$28.76 per capita and \$740.11 per weighted road mile.

TABLE 20: CLASS C ROAD FUNDS

Road Mile Distribution	Population	Weighted Mileage	Amount Distributed	Population Distribution	Weighted Mile Distribution	Per Capita Distribution	Per Weighted Mile Distribution
Nov-Dec 2019	3,103,508	121,338.00	\$30,618,864	\$15,309,432	\$15,309,432	\$4.93	\$126.17
Jan-Feb 2019	3,101,833	121,551.24	\$25,343,085	\$12,671,543	\$12,671,543	\$4.09	\$104.25
Mar-Apr 2019	3,101,833	121,705.35	\$28,588,715	\$14,294,357	\$14,294,357	\$4.61	\$117.45
May-Jun 2019	3,161,105	121,813.00	\$38,010,597	\$19,005,298	\$19,005,298	\$6.01	\$156.02
Jul-Aug 2020	3,161,105	121,963.72	\$22,077,591	\$11,038,795	\$11,038,795	\$3.49	\$90.51
Sept-Oct 2020	3,161,105	122,143.36	\$35,596,157	\$17,798,078	\$17,798,078	\$5.63	\$145.71
TOTAL						\$28.76	\$740.11

Erda has 215.69 weighted road miles that would be the City's obligation to maintain and for which it would receive Class C revenues. Based on these distribution amounts, Erda would receive \$84,184 for the population distribution portion and \$159,635 for the road mile distribution of the formula, for total revenues of \$243,819.

If Tooele County distributes to Erda a share of Proposition 1 funds, then additional revenues could be realized.

Charges for Services

The City can establish fees to offset the cost of providing services in various areas: zoning and subdivision fees, fees for inspections, rentals, etc. No revenue from charges for services has been included in the analysis because often the revenues received from the charges are directly offset by the cost of providing those services.

Five-year projections of revenues are as follows:

Summary of General Fund Revenues

TABLE 21: 5-YEAR REVENUE PROJECTIONS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$315,743	\$325,274	\$334,805	\$344,335	\$353,866	\$363,396
Motor Vehicle Taxes	\$31,574	\$32,527	\$33,480	\$34,434	\$35,387	\$36,340
Sales Taxes						
Population Distribution	\$292,700	\$303,200	\$313,700	\$324,200	\$334,700	\$345,200
Point of Sale						
Distribution	\$124,469	\$126,958	\$129,498	\$132,087	\$134,729	\$137,424
County Option Hwy Tax	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624
Licenses and Permits						
Building Permits	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Business Licenses	\$1,160	\$1,280	\$1,400	\$1,520	\$1,640	\$1,760
Intergovernmental Revenue						

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Class B/C Road Funds						
Population Distribution	\$84,184	\$87,204	\$90,224	\$93,244	\$96,263	\$99,283
Road Mile Distribution	\$159,635	\$162,828	\$166,085	\$169,406	\$172,794	\$176,250
TOTAL REVENUES	\$1,104,466	\$1,139,771	\$1,175,192	\$1,210,731	\$1,246,391	\$1,282,175

6

Analysis of Risks and Opportunities that Might Affect Actual Costs or Revenues

Utah Code 10-2a-205(4)(a)(v): an analysis of the risks and opportunities that might affect the actual costs described in Subsection (4)(a)(iii) or revenues described in Subsection (4)(a)(iv) of the newly-incorporated municipality;

RISKS

Economic Cycles

The current economy is strong and this analysis has been prepared during good economic times. However, if and when the economy goes into a recessionary mode, then sales tax revenues and building permit revenues could decline from projected levels. On the other hand, property taxes are relatively constant and do not pose this threat. This analysis shows that the proposed city would be somewhat more reliant on sales tax revenues than on property tax revenues. Property taxes (including motor vehicle taxes) would total \$315,743 under current conditions while sales tax revenues would total \$417,169. This results in a ratio of 1.3 to 1 of sales tax revenues to property tax revenues.

However, the City has a very strong property tax base as shown in the table below of comparative cities. Therefore, any property tax rate increases could provide substantial revenues to the proposed city.

TABLE 22: COMPARATIVE CITIES – TAXABLE VALUE PER CAPITA

	Wellsville	Blanding	Garland	Parowan	Erda	Stockton	Rush Valley	Vernon
Population	3,849	3,696	2,548	3,100	2,927	684	490	338
Taxable Value	\$198,720,631	\$97,474,883	\$110,088,907	\$190,103,524	\$285,740,509	\$28,626,251	\$30,384,701	\$8,980,226
Taxable Value Per Capita	\$51,629	\$26,373	\$43,206	\$61,324	\$97,622	\$41,851	\$62,010	\$26,569

Erda Water Company

Some property owners have voiced concerns that infrastructure in the Erda Water Company is not in good repair. This could lead to higher water rates in the future in order to make necessary upgrades. A concern has been raised that the new city might even find it necessary to take over the water company. However, if such should occur, the water utility should be a separate enterprise fund and costs should be covered by water rates. This increased cost of water should be similar whether or not the City incorporates, although the governing body could potentially, but not necessarily, change.

OPPORTUNITIES

Sanitation – Garbage Collection

Currently Tooele County Solid Waste bills residents of the unincorporated county quarterly for weekly pickup. The rate charged is \$45 per can, quarterly, or the equivalent of \$15.00 per can per month. This would change to a contract amount if the City should incorporate. Stockton residents currently pay \$12 per can for sanitation services; Tooele City charges \$11 per can per month to recover the cost of sanitation services. Therefore, there may be the opportunity to reduce garbage collection pickup costs slightly.

LDS Erda Temple

The Church of Jesus Christ of Latter-day Saints recently announced its intention to build a temple in Erda. This will likely stimulate residential growth such as townhomes and condominiums which are attractive to a retired population near the Temple site, as well as additional commercial development for

convenience services. However, the type of development that occurs will be dependent on the densities and uses allowed by the new city, if incorporation occurs.

Sales Tax Revenues

Sales tax revenues come from direct retail point-of-sale purchases, as well as Internet, private motor vehicle, utilities and telecommunications. While the County has the data to directly identify point-of-sale revenues, it does not have a breakout of the Internet, private motor vehicle, utilities and telecommunications revenues by location. However, if the City is incorporated, then the State Tax Commission will require the providers to supply locational information for these sales. This means that the estimated sales tax revenues could increase from those conservatively projected in this report.

7 Analysis of New Revenue Sources

Utah Code 10-2a-205(4)(a)(vi): an analysis of new revenue sources that may be available to the newly-incorporated municipality that are not available before the area incorporates, including an analysis of the amount of revenues the municipality might obtain from those revenue sources;

Municipal Energy Taxes

Municipal Energy Taxes ("Franchise Tax Revenues")

If incorporated a City can enact a municipal energy tax of up to six percent on all taxable portions of municipal energy purchases (i.e., gas and electric). In Tooele County, Grantsville and Tooele City have enacted the rate to the full six percent. Stockton has enacted a 5% rate and no other cities in the County have enacted the municipal energy tax.

Impact Fees

If incorporation occurs, Erda will be able to charge impact fees to new development. Impact fees are one-time fees charged to new development to offset the capital costs associated with their particular development. Erda could charge impact fees for streets, public safety and parks, as those are serviced by the General Fund. All other impact fees, such as water, sewer, etc., would be charged directly by the taxing entity providing those services.

ERDA LDS Temple Development

Construction of the Erda LDS Temple should stimulate development in Erda. This will increase property values, as well as revenues from building permit and related fees. Because many of the costs projected for the City are fixed, a stronger rate of development would provide net revenues to the City.

Grants

Most of the comparable cities received grant revenues. These same grant sources would be available to Erda, but their amount is uncertain and unknown at this time. However, for purposes of comparison, the following grant revenues were received by the following communities during the past year.⁵

TABLE 23: COMPARATIVE CITIES – GRANT FUNDING RECEIVED IN PRIOR BUDGET YEAR

	Blanding	Garland	Parowan	Stockton	Rush Valley	Vernon
Population	\$281,664	\$15,000	\$14,272	\$6,000	\$3,000	\$6,000

⁵ Does not include fire grants since Erda will remain in the North Tooele Fire District.

8

Five-Year Tax Burden Projections within Incorporated Area

Utah Code 10-2a-205(4)(a)(vii): the projected tax burden per household of any new taxes that may be levied within the proposed municipality within five years after incorporation;

Revenues and expenses are fairly even in this analysis.

TABLE 24: NET REVENUES – 5-YEAR SUMMARY

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$1,104,466	\$1,139,771	\$1,175,192	\$1,210,731	\$1,246,391	\$1,282,175
Expenses	\$1,085,831	\$1,099,534	\$1,135,476	\$1,153,781	\$1,204,580	\$1,258,014
Net Revenues	\$18,635	\$40,236	\$39,716	\$56,950	\$41,811	\$24,161
Revenues as % of Expenses	101.7%	103.7%	103.5%	104.9%	103.5%	101.9%

Because there is no gap between revenues and expenses, a new City could continue with the existing tax rate of the County's municipal services fund and there would be no additional tax burden to the residents of Erda from incorporation. In fact, there could be a slight savings to property owners.

TABLE 25: TAX BURDEN IMPACTS – 5-YEAR PROJECTIONS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenues	\$18,635	\$40,236	\$39,716	\$56,950	\$41,811	\$24,161
Taxable Value	\$285,740,509	\$296,240,509	\$306,740,509	\$317,240,509	\$327,740,509	\$338,240,509
Tax Rate	0.0000652	0.000135824	0.000129476	0.000179518	0.0001276	0.00007143
Impact on \$250,000 Primary Residence	\$8.97	\$18.68	\$17.80	\$24.68	\$17.54	\$9.82

9

Fiscal Impacts on Other Districts or Governmental Entities Providing Services

Utah Code 10-2a-205(4)(a)(viii): the fiscal impact of the municipality's incorporation on unincorporated areas, other municipalities, local districts, special service districts, and other governmental entities in the county; and

This section discusses the impacts to existing service providers if incorporation occurs. With the exception of Tooele County, none of the other taxing entities will be impacted by incorporation. There are 6 separate tax districts that cover the proposed incorporation area as follows: 10, 13, 15, 19, 26 and 36.

The tax districts include a variety of the following taxing entities. However, all of the tax districts include Tooele County (including multi-county and county assessing & collecting levy), Tooele County School District, North Tooele Fire Protection Service District and the Municipal Type Service Fund (shown in the shaded area below).

TABLE 26: STUDY AREA TAX DISTRICTS

Taxing Entity	Tax Rate
Tooele County	0.001644
Multi-County Assessing & Collecting Levy	0.000009
County Assessing & Collecting Levy	0.00043
Tooele County School District	0.010199
North Tooele Fire Protection Service District	0.000751
Municipal Type Service Fund	0.001143
Tooele Valley Mosquito Abatement District	0.000343
Stansbury Park Improvement District	0.000099

The only entity that will be impacted is Tooele County, and it will be impacted in two funds – (11) Special Revenue Fund: Roads, and (23) Special Revenue Fund: Municipal Service. The General Fund will not be impacted with incorporation. The County offers these services countywide and will continue to do so after incorporation. Revenues to this fund are mainly from property taxes charged countywide, and the general fund tax rate will continue for Erda, even if incorporation occurs. There is the possibility that the County could see some reduced demand for General Fund services for which fees are charged because the proposed city would now provide those same services. In such cases, however, there would also be some partial offset by a reduction in the cost of providing those services.

Special Revenue Fund: Roads (11)

Intergovernmental. This category is mainly comprised of road funds that are distributed based on weighted road miles and population. The proposed city has 215.69 weighted road miles.⁶ As discussed previously in this report, the average distribution for the past year was \$740.11 per weighted road mile and \$28.76 per capita. This results in a total reduction of \$243,819 in the first year or approximately 8 percent of this fund (total revenues of \$3,000,000). If expenses are not reduced, this could result in the need to increase tax rates on the remaining unincorporated County, impacting a primary residence (with a value of \$250,000) by nearly \$20 per year. However, the County should be able to reduce snow plow routes, pothole patching, chip seal, crack seal, slurry seal services, etc. for the Erda area and the rest of

⁶ UDOT funds are distributed based on weighted road miles, calculated as follows: five weighted miles per one mile of paved road; two weighted miles per one mile of gravel road; and one weighted mile per one mile of dirt road. Erda has 42.19 paved centerline road miles and 2.37 gravel road miles.

the unincorporated County should not see this magnitude of tax increase. If expenses associated with Erda can be reduced by 80 percent, with only some fixed costs remaining, then the remaining County should only see a tax increase of approximately \$4.00 per year on a primary residence with a taxable value of \$250,000.

TABLE 27: SPECIAL REVENUE FUND (11) ROAD IMPACTS

Taxing Entity	Tax Rate
Taxable Value of Uninc. County	\$1,974,219,070
Taxable Value of Erda	\$285,740,509
Remaining Taxable Value of Uninc. Co	\$1,688,478,561
Reduced Revenues	\$243,819
Reduced Expenses	(\$195,055)
Net Loss of Revenue	(\$48,764)
Tax Rate Needed for Loss of Income	0.0000289
Impact on \$250,000 primary residence – Savings (Loss)	(\$3.97)

Special Revenue Fund: Municipal Service (23)

If incorporation occurs, the municipal services fund will see a reduction in revenues from property taxes, motor vehicles, sales taxes, building permits and other fees/licenses/charges for services. While impact fees would also be reduced, the County would no longer be responsible for the capital projects for which impact fees were calculated. Therefore, there should be no impacts from capital projects that are attributable to incorporation.

Property Taxes. The Municipal Services Fund will see a revenue reduction of \$315,743 in its first year, based on the current taxable value of \$285,740,509 for Erda and the current municipal services fund tax rate of 0.001105. These property tax revenues would flow to the newly-formed City instead.

Sales Tax Revenues. The Municipal Services Fund will see a revenue reduction of approximately \$417,169 per year in sales tax revenues, based on the same amount that Erda would receive.⁷

Payment in Lieu of Taxes. These revenues are based on taxable value and the ratio of the municipal services fund's tax rate to other taxing entities in the County. As discussed previously, the City could anticipate approximately \$31,574 in revenues from this source and the County would see a similar reduction.

Building Permits. Building permits have been reduced by \$84,000, the same amount of revenue projected for Erda if incorporation occurs.

Animal Licenses. Animal licenses have been reduced based on Erda's share of the unincorporated County population, resulting in a reduction of \$176.48 to the County.⁸

⁷ Of this amount, \$292,700 would come from the population distribution portion of the sales tax distribution formula and \$124,469 is anticipated from point-of-sale revenues.

⁸ Erda represents nearly 18 percent of the population of the unincorporated County (2,927/16,585).

Summary of Municipal Service Fund Revenue Reduction.

TABLE 28: SPECIAL REVENUE FUND (23) MUNICIPAL SERVICES FUND

Revenue Source	Erda Allocation
Property Taxes	\$315,743
Payment in Lieu of Taxes	\$31,574
Sales Taxes	\$417,169
Building Permits	\$84,000
Animal Licenses	\$176
Total	\$848,663

The remaining taxable value in the unincorporated County (not including Erda) is \$1,688,478,561. If no expenses could be reduced, the remaining unincorporated County would see a tax increase, or else the level of services would need to be reduced. The anticipated tax impact would be approximately \$69.11 per year for a primary residence.

TABLE 29: SPECIAL REVENUE FUND (23) TAX IMPACTS TO REMAINING UNINCORPORATED COUNTY

Description	Amount
Erda revenues	\$848,663
Taxable Value of Uninc. County	\$1,974,219,070
Taxable Value of Erda	\$285,740,509
Remaining Taxable Value of Uninc. Co	\$1,688,478,561
Tax Rate Needed for Loss of Income	0.0005026
Impact on \$250,000 primary residence – Savings (Loss)	(\$69.11)

If the County could reduce its costs associated with Erda in the Municipal Services Fund by 50 percent, then the impacts to property owners would also be reduced; in the case of a \$250,000 primary residence, the additional tax impacts would be reduced to approximately \$34.56 per year.

Appendix A – Grantsville Police Estimate



Grantsville City Police Department

Chief Jacob Enslen

50 North Bowery Street Grantsville, UT 84029

(O) 435.884.6881 (F) 435.884.0237



Proposal for Police Services for Erda, Utah

Dec. 5, 2019

Dear Susie Becker,

Thank you for the opportunity to prepare an offer for the law enforcement services for the proposed incorporation of Erda, Utah. We wish the Erda residents the best of luck and good fortune as they commence this monumental undertaking.

We would be honored to assist Erda with this task by providing law enforcement services until they are able to establish a Department of their own. I believe it could be a mutually beneficial arrangement and would provide several benefits for Erda including the ability to save money in the short term and to prepare for the future gradually as the population and quantity of dispatched calls increases.

Please review the attached information regarding the proposed contractual costs of law enforcement services through Grantsville City. Please keep in mind that these numbers are nonbinding. The purpose of the proposal is to provide a ball park figure. Some of the data used still needs verification. Any estimates made are conservative.

Thanks again for this opportunity. Please contact me with any questions you may have, or if additional information or options are needed.

Best regards,

Chief Jacob Enslen



Grantsville City Police Department



Chief Jacob Enslen

50 North Bowery Street Grantsville, UT 84029

(O) 435.884.6881 (F) 435.884.0237

Current Data

Calls for service by year in Erda per Tooele County Dispatch.

- 2018- 1282
- 2019- 1367

Erda population estimate per Susie Becker.

- 3000

Geography per proposed Erda boundary map provided by Mayor Brent Marshall by email.

- It is approximately 8 miles from east Grantsville boundary at Sun Valley Drive to the east boundary of Erda at the foot of the mountain. It is approximately 6 miles from Grantsville's Sheep Lane boundary. Grantsville's current east to west width is approximately 5 miles. This would result in an increase of east/west patrolled area from five miles to 13 miles. Currently, the Erda residential area stretches approximately 2 miles north of Grantsville Main Street/Erda Way and 1.5 miles south of Grantsville Main Street/Erda Way – approximately the same length as Grantsville's current north/south area.

Schools.

- Alpine Academy
- Excelsior Academy

State Road 36

- Per Lt. Judd of the Utah Highway Patrol, the portion of SR-36 in Erda is Currently patrolled by UHP. UHP also responds to traffic accidents with assistance from TCSO.



Grantsville City Police Department



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Temple

- The Church of Jesus Christ of Latter-day Saints recently announced the construction of a temple near the intersection of SR-36 and Erda Way. The construction and completion of the temple is expected to stimulate the growth in the area.

Mid-Valley Highway

- The proposed boundary for Erda includes the route for the Mid-Valley Highway, a highway to be constructed from a new I-80 exit to SR-112/Sheep Lane. Construction on the highway should be completed within two years. Completion of the highway is expected to stimulate the growth in the area and to increase traffic.

Personnel Needs

I looked at four basic factors to determine the need for additional personnel – population, dispatched call volume, geography and future growth. For analysis purposes, I initially treated each factor separately.

The national average is two officers per every 1000 people. Utah, however, is well below the national average at just over one officer per every 1000 – a credit to the culture and law-abiding nature of our citizens. Estimated Population of 3000 = 2 to 3 officers.

Based on the dispatched call volume for 2019, I estimate that Grantsville's call volume would increase by an average of four calls a day or by two calls per 12-hour shift. Currently, I believe that patrol could absorb that volume. It does, however, speed up the timetable for the need for additional officers based on call volume alone. Due to the expected future growth in both Grantsville and Erda, I believe that we would need to address the need for additional personnel relatively soon.

Patrol currently covers an approximate five miles by four miles residential area. Erda's proposed boundaries would increase that area by eight miles to the east. Once the Mid-Valley Highway is completed this area will drastically expand more. The larger area combined with an increased call volume will drastically affect response times and our ability to provide backup to the officers. Ideally, I would like to add an officer to each shift of each team for a total of four officers. At a minimum, we would need two officers in order to create a daily swing shift of one officer to help provide the needed coverage. I believe that response times may suffer under this scenario. The officers would have to triage the calls. There may be times when all of the officers are in the Grantsville area or when all of the officers are in the Erda area.



Grantsville City Police Department



Chief Jacob Enslin

50 North Bowery Street Grantsville, UT 84029

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The Grantsville area has been growing rapidly the last several years. The Salt Lake Valley is filling up and this is the only direction for the growth to go. The large lots and rural lifestyle also seems to be increasingly popular. It is my understanding that high density residential areas have been approved in both Grantsville and Erda. Combined with the growth stimulated by the Mid-Valley Highway, the temple, and the development of the Deseret Peak area, I believe that the area will see sustained development for years to come. It is critical that we stay ahead of the growth with a sufficient number of officers because it is much more difficult to play catch up – especially during a time when there is a shortage of officers and a high demand.

Other police functions may be absorbed by current personnel i.e. animal control, nuisance abatement, evidence collection and storage, detective investigations, supervisory and administrative services, local dispatch, record keeping, et. al. An additional evidence technician would likely be the most pressing need among those duties.

Costs per Officer

I have separated the costs of an officer by the initial costs and then the costs to maintain that officer position each year thereafter.

Initial Costs:

Vehicle equipment: **\$12,000** for radio, lights, siren, cage, gun rack, computer stand...

New hire equipment cost approximately **\$7,000** per officer. Includes new patrol rifle, handgun, laptop, radio, cell phone, uniforms, ballistic vest, body camera, tazer, and other tools.

Yearly costs:

Vehicle lease: Durangos are currently at approximately \$400 month for a yearly total of **\$4800**.

Annual fuel cost per officer **\$4,500**.

Yearly increase in dispatch fees based on 10% of TCSO's total = **\$22,408**

Grantsville animal services and code enforcement officer's average wage \$18.00 an hour excluding benefit and retirement contributions.

Grantsville Patrol Officers average wage is \$23.50 an hour excluding benefit and retirement contributions.

Grantsville Detective average wage is \$28.85 an hour excluding benefit and retirement contribution.



Grantsville City Police Department



Chief Jacob Enslen

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Grantsville Supervisor/ Sergeant average wage is \$29.65 an hour excluding benefit and retirement contribution.

Benefits contributed by the city:

- Family benefit package \$22,900.
- Single benefit package \$8,400.
- Estimated retirement benefit contributed by the city for a wage of \$20.00 / hour for Tier II employees is \$10,000.
- Optional 3% 401K match. If the employee contributes 3% the additional annual benefit would be approximately \$1,500.
- \$1000 annual uniform allowance

Patrol officer annual salary breakdown:

Pay periods per year 26.

Hours per pay period 84, hours per year 2184.

Wage average per hour \$23.50.

$2184 \times 23.50 = \mathbf{\$51,324 \text{ annual salary}}$

+ Family insurance package \$22,900.

+ Retirement \$10,000.

+ 401K contribution \$1,500.

+ Yearly Uniform Allowance of \$1000

Total insurance and retirement **\$35,400.**

$\$51,324 + \$35,400 = \$86,724$



Grantsville City Police Department



Chief Jacob Enslen

50 North Bowery Street Grantsville, UT 84029

(O) 435.884.6881 (F) 435.884.0237

Summary

	Two Officers	Three Officers	Four Officers
Initial Costs Total	38,000	57,000	76,000
Vehicle Equip.	24,000	36,000	48,000
Officer Equip.	14,000	21,000	28,000
Yearly Costs Total	214,456	310,480	406,504
Lease	9,600	14,400	19,200
Fuel	9,000	13,500	18,000
Dispatch fees	22,408	22,408	22,408
Salary + benefits	173,448	260,172	346,896
Year One	252,456	364,480	478,504

Though these costs reflect the cost of only two, three, or four officers, Erda would also benefit from animal control, evidence collection and storage, detective investigations of felony offenses, supervisory and administrative services, the use of a report writing system (Fatpot), as well as a Lexipol policy and procedure system. Costs for training, the overtime coverage of shifts due to sickness, vacation, and training, building usage expenses and other fees would also be covered by the Grantsville Police Department.

We would also need to be able to offer stability to the new hires. At a minimum, we would require a 5-year contract. This is also the length of time for our vehicle lease contract. Due to growth projections, we would also desire an assurance that for every increase in population by 2000 people or an increase in call volume by 1500, Erda would provide the funds for additional employees.

Appendix B – Tooele County Public Works Estimate



November 26, 2019

Susie Becker
Vice President
Zions Bank Public Finance
Municipal Consulting Group
One S Main St 18th Fl
Salt Lake City, UT 84133-1109

RE: Erda Incorporation Feasibility Study.

Susie,

Tooele County has been requested to provide you with a current level of service for the roads included in the proposed Erda City incorporation. The County will provide a cost estimate for an annual contract to provide roadway maintenance for the proposed Erda incorporation area.

There are approximately 42.19 center line miles of paved and 2.37 miles of gravel "B" class roads. There are 215.69 weighted road miles within the proposed Erda City incorporation boundaries that would become "C" class roads following the incorporation of the City. There are UDOT roads, SR-138, SR-112 and SR-36 within the study area that will not be transferred to the City. These roads will not be addressed in this proposal. Currently Tooele County provides all routine maintenance of the subject roads within the study area. The County provides all snow removal during the winter months on an "as needed" basis depending on storms. The County maintains all regulatory, warning, and address street signs located on these roads. This includes replacing aging and damaged signs and ensuring compliance with the MUTCD. At least annually the County performs weed control along the shoulders of the County roads. This is accomplished by spraying and mowing. The County provides pavement maintenance "as needed" in the form of pothole repair and patching. The County also maintains any pavement markings on the roads. The County also provides pavement rehabilitation in the form of a chip seal approximately once every ten years. Ideally this would happen every seven years, but budget constraints do not allow that frequency. Most of the roads within the study area are roads with prescriptive rights-of-way, meaning the County does not have a formally dedicated right-of-way, but the roads are considered public due to ten or more years of public use. The right-of-way widths are determined by the fence lines, traveled way, and a reasonable shoulder. In areas where development has occurred, the County has acquired dedicated rights-of-way, typically at a width of 60 feet with a pavement width of 24 feet. Most of the roads within the study area are in fair to good condition. None of the roads in the study area are failing and based on our inventory the overall condition of these roads is good.

Tooele County proposes to continue to perform the same level of routine road maintenance as is currently being done for the annual cost of \$5,400 per center line mile of road. This would include snow removal, sign maintenance, weed mowing or spraying, pothole repair and patching, and striping (if applicable). The cost for rehabilitation (chip seal, etc.), asphalt overlays, or reconstruction would not be included in the annual cost above but would be calculated on a project specific basis. The chip seal costs at the level the County provides currently would be approximately \$1.35 per square yard or \$20,000 per centerline mile every ten years.

If the Erda area incorporation goes through, Tooele County would receive approximately \$227,785 less from the class “B” fuel tax money and \$975 less from the Municipal Service Tax. There would be one less snow plow route in the County. The road department would not need to mow and spray the weeds in the proposed city.

This letter is simply an estimate of proposed costs of services and a more detailed study and agreement would need to be completed prior to the County assuming any responsibility for maintenance of the roads within the boundaries of Erda City, should it incorporate.

Sincerely,

P. Rodney Thompson

Appendix C – 5-Year Budget Projections for Erda

REVENUES	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$315,743	\$327,346	\$338,948	\$350,551	\$362,153	\$373,756
Motor Vehicle Taxes	\$31,574	\$32,735	\$33,895	\$35,055	\$36,215	\$37,376
Sales Taxes						
Population Distribution	\$292,700	\$305,600	\$318,500	\$331,400	\$344,300	\$357,200
Point of Sale Distribution	\$124,469	\$126,958	\$129,498	\$132,087	\$134,729	\$137,424
County Option Hwy Tax	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624
Licenses and Permits						
Building Permits	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Business Licenses	\$1,160	\$1,290	\$1,420	\$1,550	\$1,680	\$1,810
Intergovernmental Revenue						
Class B/C Road Funds						
Population Distribution	\$84,184	\$87,894	\$91,604	\$95,314	\$99,025	\$102,735
Road Mile Distribution	\$159,635	\$162,828	\$166,085	\$169,406	\$172,794	\$176,250
Charges for Services	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
TOTAL REVENUES	\$1,104,466	\$1,139,771	\$1,175,192	\$1,210,731	\$1,246,391	\$1,282,175
Expenditures	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
General Government						
Mayor and Council	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Administrative*	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778
Legal	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
Building Official	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Recorder	\$66,500	\$68,495	\$70,550	\$72,666	\$74,846	\$77,092
Finance	\$66,500	\$68,495	\$70,550	\$72,666	\$74,846	\$77,092
Elections (general only)	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478
Auditor	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389
Planning	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
Engineering	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
Building/Utilities	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389
Insurance	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185
Public Safety						
Police/Animal Control	\$302,500	\$320,650	\$339,889	\$360,282	\$381,899	\$404,813
Dispatch	\$20,505	\$21,409	\$22,312	\$23,216	\$24,120	\$25,024
Streets & Public Improvement						
Road & Highways	\$227,826	\$241,496	\$255,985	\$271,344	\$287,625	\$304,883
Initial Year Startup Costs	\$70,000	\$40,000	\$30,000			
TOTAL	\$1,085,831	\$1,099,534	\$1,135,476	\$1,153,781	\$1,204,580	\$1,258,014
Net Revenues	\$18,635	\$40,236	\$39,716	\$56,950	\$41,811	\$24,161
Ratio of Revenues to Expenses	1.017	1.037	1.035	1.049	1.035	1.019

Appendix D – Legal Description

FINAL LOCAL ENTITY PLAT – ERDA TOWNSHIP

SURVEYOR'S NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to describe the boundary of the proposed Final Entity Plat for the Erda Township.

The boundary is based on some field survey data, combined with record bearings and distances of Section lines, road and railroad rights-of-way, subdivision and annexation boundaries, and parcel boundaries.

The basis of bearing for this survey is the line between the found monuments at the West Quarter Corner and the East Quarter Corner of Section 22, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°59'33" East 5272.22 feet.

BOUNDARY DESCRIPTION

A parcel of land, containing all of the Erda Township, the boundary of which is more particularly described as follows:

Beginning at the Southeast Corner of Section 35, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which is located South 38°54'12" East 16,948.15 feet from the West Quarter Corner of Section 22, Township 2 South, Range 4 West, SLB&M, and running:

thence South 89°39'31" West 154.90 feet along the Section line, to the westerly line of the L.A. & S.L. Railroad, which is a 70-foot half-width;

thence Southwesterly 561.90 feet along the arc of a 1,840.08-foot radius curve to the right (center bears North 68°27'49" West, and the long chord bears South 30°17'05" West 559.72 feet, through a central angle of 17°29'46"), along said westerly line;

thence Southwesterly 323.90 feet along the arc of a 5423.40-foot radius curve to the right (center bears North 49°26'21" West, and the long chord bears South 42°16'18" West 323.85 feet, through a central angle of 3°25'19" [this curve is actually a spiral curve, of which the described curve is an approximation]), along said westerly line;

thence South 43°58'58" West 2833.19 feet along said westerly line, to the north-south Quarter Section line of Section 2, Township 3 South, Range 4 West;

thence South 0°28'23" East 28.56 feet along said Quarter Section line and the westerly line of said railroad, which transitions at this point from a 70-foot half-width to a 50-foot half-width;

thence South 43°58'58" West 3517.62 feet along said westerly line, to the south line of said Section 2;

thence North 89°46'08" West 185.56 feet along said Section line, to the Section Corner

thence South 89°40'25" West 2641.33 feet along the Section line, to the Quarter Corner of Sections 3 and 10;

thence South 89°40'25" West 2544.13 feet along the Section line to the easterly line of State Road 36;

thence Northeasterly 731.18 feet along the arc of an 8,100.00-foot radius curve to the left (center bears North 85°14'40" West, and the long chord bears North 2°10'10" East 730.94 feet, through a central angle of 5°10'19"), along said easterly line;

thence North 0°24'59" West 3581.76 feet along said easterly line;

thence South 89°35'01" West 200.00 feet to the westerly line of said State Road 36;

thence South 0°24'59" East 66.62 feet along said westerly line and the extended boundary of Lot 15 of the 'Lakeview Ranchettes' subdivision, as recorded under Entry no. 067791, in the Tooele County Recorder's Office;

thence Southwesterly 79.78 feet along the arc of a 50.00-foot radius tangent curve to the right (center bears South 89°35'01" West, and the long chord bears South 45°17'31" West 71.58 feet, through a central angle of 91°25'01"), along the boundary of said Lot 15;

thence North 88°59'58" West 571.88 feet along the extended boundary of said Lot 15 and Lot 16 of said subdivision;

thence Southwesterly 230.87 feet along the arc of a 1,454.00-foot radius tangent curve to the left (center bears South 1°00'02" West, and the long chord bears South 86°27'06" West 230.63 feet, through a central angle of 9°05'51"), along the boundaries of said Lots, to the original boundary of said 'Lakeview Ranchettes' subdivision and the northerly line of the abandoned railroad right-of-way;

thence South 81°54'11" West 1298.05 feet along said boundary and railroad right-of-way;

thence Southwesterly 848.64 feet along the arc of a 6,300.00-foot radius tangent curve to the right (center bears North 8°05'49" West and the long chord bears South 85°45'43" West 848.00 feet, through a central angle of 7°43'05"), along said boundary lines;

thence South 89°37'16" West 7162.97 feet along said boundary lines, to, along, and past the end of the boundary of the 'Silver Spur Ranchettes Phase 2' subdivision, as recorded under Entry no. 077195, in the Tooele County Recorder's Office;

thence Northwesterly 354.13 feet along the arc of a 6,300.00-foot radius tangent curve to the right (center bears North 0°22'44" West, and the long chord bears North 88°46'07" West 354.08 feet, through a central angle of 3°13'14"), along the north line of said abandoned railroad right-of-way, to the east line of Section 6;

thence South 0°23'21" East 1333.56 feet along said Section line, to the Quarter Corner of Sections 5 and 6;

thence South 0°18'01" East 2631.23 feet along the Section line to the Section Corner;

thence South 89°40'23" West 2644.40 feet along the Section line, to the Quarter Corner of Sections 6 and 7;

thence South 89°40'23" West 2652.35 feet along the Section line, to the Northeast Corner of Section 12, Township 3 South, Range 5 West;

thence South 0°20'45" East 2640.84 feet along the Township line to the Quarter Corner of Sections 7 and 12;

thence South 0°20'45" East 2640.84 feet along the Township line to the Section Corner;

thence South 89°31'00" West 2651.90 feet along the Section line to the Quarter Corner of Sections 12 and 13;

thence South 89°31'00" West 1988.09 feet along the Section line to the Grantsville City Limits;

thence North 0°07'40" West 748.11 feet along said City Limits;

thence North 85°36'36" East 111.94 feet along said City Limits;

thence North 0°22'13" West 3520.49 feet along said City Limits, being also the easterly line of Sheep Lane;

thence Northwesterly 1286.65 feet along the arc of a 3,050.00-foot radius tangent curve to the left (center bears South 89°37'47" West, and the long chord bears North 12°27'20" West 1277.13 feet, through a central angle of 24°10'13"), along said City Limits and easterly line;

thence North 24°32'26" West 450.87 feet along said City Limits and easterly line;

thence Northwesterly 1229.27 feet along the arc of a 2,950.00-foot radius tangent curve to the right (center bears North 65°27'34" East, and the long chord bears North 12°36'11" West 1220.40 feet, through a central angle of 23°52'31"), along said City Limits and easterly line;

thence North 0°39'55" West 450.40 feet along said City Limits and easterly line;

thence North 89°40'28" East 1505.87 feet along said City Limits;

thence North 0°19'32" West 1065.00 feet along said City Limits;

thence South 89°40'28" West 1512.18 feet along said City Limits, to the easterly line of Sheep Lane;

thence North 0°39'55" West 1707.68 feet along said limits and easterly line to the north line of the abandoned railroad right-of-way;

thence North 84°23'36" West 2188.65 feet along said limits and north line, to the south line of Section 35, Township 2 South, Range 5 West;

thence South 89°41'01" West 534.79 feet along said limits and the Township line to the Quarter Corner of Sections 35 and 2;

thence South 89°40'35" West 2661.02 feet along said limits and the Township line to the Section Corner;

thence South 89°40'35" West 2661.22 feet along said limits and the Township line to the Quarter Corner of Sections 34 and 3;

thence South 89°40'35" West 2638.96 feet along said limits and the Township line, to the boundary of the Castagno Annexation;

thence North 0°30'55" West 29.57 feet along said boundary;

thence South 89°46'35" West 1342.47 feet along said boundary;

thence North 0°01'40" West 2241.11 feet along the Sixteenth Section line of the Southeast Quarter of Section 33, to the southerly line of State Road 138;

thence Northeasterly 2006.24 feet along the arc of a 7,689.50-foot radius non-tangent curve to the left (center bears North 4°31'03" West, and the long chord bears North 78°00'29" East 2000.55 feet, through a central angle of 14°56'56"), along said southerly line;

thence North 70°32'01" East 2129.06 feet along said southerly line, to the north / south Quarter Section line of Section 34;

thence North 0°18'49" West 1927.77 feet along said Quarter Section line, to the Quarter Corner of Sections 34 and 27;

thence North 0°14'35" East 1322.90 feet along the Quarter Section line of Section 27;

thence South 89°45'58" West 1322.79 feet along the Sixteenth Section line of the Southwest Quarter of Section 27;

thence North 0°11'16" East 1322.64 feet along the Sixteenth Section line of the Southwest Quarter of Section 27;

thence South 89°45'20" West 1324.06 feet along the Quarter Section line of Section 27, to the Quarter Corner of Sections 27 and 28;

thence South 89°44'18" West 1344.49 feet along the Quarter Section line of Section 28;
 thence North 0°15'55" West 1312.92 feet along the Sixteenth Section line of the Northeast
 Quarter of Section 28;
 thence North 89°52'03" West 1359.21 feet along the Sixteenth Section line of the Northeast
 Quarter of Section 28;
 thence North 0°54'06" West 1322.36 feet along the Quarter Section line of Section 28, to the
 Quarter Corner of Sections 28 and 21;
 thence North 0°32'26" West 5304.12 feet along the Quarter Section line of Section 21, to the
 Quarter Corner of Sections 21 and 16;
 thence North 0°23'31" West 3978.46 feet along the Quarter Section line of Section 16;
 thence North 89°51'15" East 1375.02 feet along the Sixteenth Section line of the Northeast
 Quarter of Section 16;
 thence North 0°18'30" West 1325.77 feet along the Sixteenth Section line of the Northeast
 Quarter of Section 16;
 thence North 89°52'11" East 1376.95 feet along the north line of Section 16, to the Section
 Corner;
 thence North 89°52'19" East 5322.07 feet along the north line of Section 15, to the Section
 Corner;
 thence North 89°52'19" East 3978.11 feet along the north line of Section 14;
 thence North 0°13'30" West 725.39 feet along the boundary of the 6-Mile Ranch Company
 property;
 thence South 75°00'03" East 1222.85 feet along said boundary;
 thence South 0°06'04" West 406.28 feet along said boundary;
 thence South 58°04'17" West 557.80 feet along said boundary;
 thence South 1°24'44" West 421.65 feet along said boundary;
 thence East 987.81 feet along the boundary of the Great Salt Lake;
 thence North 83°54'32" East 1365.03 feet along said boundary;
 thence North 77°03'01" East 1278.95 feet along said boundary;
 thence North 65°30'22" East 707.80 feet along said boundary;
 thence North 66°55'36" East 347.45 feet along said boundary;
 thence North 59°27'02" East 960.88 feet along said boundary;
 thence North 54°47'50" East 689.15 feet along said boundary, to the west line of Section 7,
 Township 2 South, Range 4 West;
 thence South 0°05'43" East 1018.02 feet along said west line, to the Section Corner;
 thence North 89°42'06" East 1317.35 feet along the south line of Section 7;
 thence North 0°01'43" West 1333.26 feet along the Sixteenth Section line of the Southwest
 Quarter of Section 7;
 thence North 89°46'44" East 1321.60 feet along the Sixteenth Section line of the Southwest
 Quarter of Section 7;
 thence North 0°04'44" West 1331.47 feet along the Quarter Section line of Section 7, to the
 Center Quarter Corner thereof;
 thence North 89°51'22" East 2629.99 feet along the Quarter Section line of Section 7, to the
 Quarter Corner of Sections 7 and 8;
 thence North 89°39'46" East 712.05 feet along the Quarter Section line of Section 8;

thence South 51°57'04" West 441.99 feet along the boundary of the C & J Warr Family Properties LC property;
 thence South 37°33'41" East 2349.96 feet along said boundary;
 thence South 0°17'54" East 515.48 feet along said boundary;
 thence South 31°43'16" East 1928.34 feet along said boundary;
 thence North 87°57'25" East 78.31 feet along said boundary;
 thence North 64°12'29" East 1508.87 feet along said boundary;
 thence South 24°18'20" East 346.25 feet along said boundary;
 thence North 65°04'29" East 977.05 feet along said boundary;
 thence South 0°23'55" East 810.43 feet along said boundary, and the east line of Section 17;
 thence South 61°33'42" West 1354.90 feet along said boundary;
 thence South 30°19'38" East 1350.03 feet along said boundary, to the northerly line of State Road 138;
 thence South 56°37'22" West 5668.51 feet along said northerly line, to the west line of Section 20;
 thence South 0°13'40" East 1288.58 feet along said west line, to the Quarter Corner of Sections 19 and 20;
 thence North 89°23'06" East 2640.29 feet along the Quarter Section line to the Center Quarter Corner of Section 20;
 thence South 0°18'18" East 2656.04 feet along the Quarter Section line to the Quarter Corner of Sections 20 and 29;
 thence North 89°33'45" East 2643.82 feet along the Section line to the Section Corner;
 thence North 89°39'29" East 2642.66 feet along the Section line to the Quarter Corner of Sections 21 and 28;
 thence North 89°39'29" East 1258.26 feet along the Section line;
 thence South 0°18'21" East 371.98 feet along the boundary of the Perry Homes parcel;
 thence South 0°27'39" East 952.78 feet along said boundary;
 thence South 0°20'42" East 1250.02 feet along said boundary;
 thence North 89°54'19" East 692.44 feet along said boundary;
 thence North 0°08'09" East 93.24 feet;
 thence North 89°44'45" East 532.88 feet along said boundary, to the westerly line of State Road 36;
 thence Northeasterly 155.73 feet along the arc of a 3,100.00-foot radius curve to the right (center bears South 80°05'35" East, and the long chord bears North 11°20'46" East 155.72 feet, through a central angle of 2°52'42"), along said westerly line;
 thence North 12°47'07" East 366.94 feet along said westerly line;
 thence Northeasterly 548.88 feet along the arc of a 9,900.00-foot radius tangent curve to the left (center bears North 77°12'53" West, and the long chord bears North 11°11'49" East 548.81 feet, through a central angle of 3°10'36"), along said westerly line;
 thence North 9°36'31" East 483.93 feet along said westerly line;
 thence Northeasterly 440.53 feet along the arc of a 10,100.00-foot radius tangent curve to the right (center bears South 80°23'29" East, and the long chord bears North 10°51'30" East 440.49 feet, through a central angle of 2°29'57"), along said westerly line;
 thence North 12°06'28" East 541.78 feet along said westerly line, to the south line of Section 22;

thence North 89°39'29" East 204.82 feet along the Section line, to the easterly line of State Road 36;

thence North 12°06'28" East 926.20 feet along said easterly line;

thence Northeasterly 933.57 feet along the arc of a 13,900.00-foot radius tangent curve to the right (center bears South 77°53'32" East, and the long chord bears North 14°01'55" East 933.39 feet, through a central angle of 3°50'53"), along said easterly line;

thence North 15°57'21" East 185.07 feet along said easterly line;

thence North 89°54'32" East 271.68 feet;

thence South 0°29'39" East 1985.05 feet to the south line of said Section 22;

thence North 89°39'29" East 230.22 feet along the Section line;

thence North 33°20'53" East 594.92 feet;

thence North 89°39'29" East 214.50 feet;

thence South 0°20'31" East 495.00 feet to the Section line;

thence North 89°39'29" East 544.50 feet along the Section line;

thence North 0°31'20" West 1767.04 feet along the Quarter Section line and boundary of the 'Ironwood Subdivision, Phase 2', as recorded under Entry no. 152923, in the Tooele County Recorder's Office;

thence North 89°30'40" East 49.11 feet along said subdivision boundary;

thence North 68°00'36" East 1394.73 feet along said boundary;

thence Northeasterly 267.48 feet along the arc of a 1,150.00-foot radius tangent curve to the left (center bears North 21°59'24" West, and the long chord bears North 61°20'49" East 266.88 feet, through a central angle of 13°19'35"), along said boundary;

thence North 37°24'25" West 232.92 feet;

thence North 52°28'54" East 413.97 feet;

thence South 37°24'25" East 271.37 feet to the Quarter Section line;

thence North 89°59'33" East 651.62 feet along the Quarter Section line, to the west line of Droubay Road;

thence North 0°10'17" West 989.96 feet along said west line;

thence West 1002.00 feet;

thence North 1089.16 feet to the westerly line of the L.A. and S.L. railroad;

thence North 57°49'02" West 63.29 feet along said line;

thence Northwesterly 469.63 feet along the arc of a 2,923.03-foot radius non-tangent curve to the right (center bears North 30°44'17" East, and the long chord bears North 54°39'34" West 469.12 feet, through a central angle of 9°12'19" [this curve is actually a spiral curve, of which the described curve is an approximation]), along said line;

thence Northwesterly 313.03 feet along the arc of a 1,557.69-foot radius curve to the right (center bears North 41°10'58" East, and the long chord bears North 43°03'37" West 312.51 feet, through a central angle of 11°30'51"), along said line;

thence North 20°44'00" East 16.83 feet along said line, to the north line of Section 22;

thence South 89°49'04" East 1670.22 feet along the Section line to the Section Corner

thence South 89°38'34" East 2635.17 feet along the Section line to the Quarter Corner of Sections 14 and 23;

thence South 89°38'36" East 2635.20 feet along the Section line to the Section Corner;

thence South 89°01'45" East 2658.38 feet along the Section line to the Quarter Corner of Sections 13 and 24;

thence South 89°25'24" East 2536.08 feet along the Section line to the Section Corner;

thence northerly approximately 185.39 feet to the Northwest Corner of Section 19, Township 2 South, Range 3 West;

thence easterly along the north lines of Sections 19, 20, and 21 of Township 2 South, Range 3 West, to the County Line;

thence south-southeasterly along the County Line, which follows the high ridgeline of the Oquirrh Mountains, to its intersection with the south line of Section 34, Township 2 South, Range 3 West;

thence westerly along the south lines of Sections 34, 33, 32, and 31 of said Township and Range, to the Southeast Corner of Section 36, Township 2 South, Range 4 West;

thence South 89°39'31" West 5280.00 feet along the south line of said Section 36, to the Point of Beginning,

Parcel contains approximately 27,694 acres

