

Tooele County



Lake Point Incorporation Feasibility Study



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1

Executive Summary

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 any additional tax burden on property owners in the proposed incorporation area. As the report details, the average ratio of revenues to expenses, from year 1 through year 5, would be 107 percent. This means that revenues to run the new city are projected to be slightly higher than the expenses required to provide the current level of municipal services to the proposed city. This results in no additional tax burden to property owners.

TABLE 1: TAX IMPACTS ON PROPOSED CITY FROM INCORPORATION

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenues	(\$84,022)	\$8,169	\$49,383	\$89,803	\$129,168	\$186,781
Revenues as % of Expenses	92.9%	100.7%	104.1%	107.1%	109.9%	113.8%
Taxable Value	\$227,932,712	\$246,093,712	\$264,254,712	\$282,415,712	\$300,576,712	\$318,737,712
Tax Rate	(0.0003686)	NA	NA	NA	NA	NA
Impact on \$250,000 Primary Residence - Savings (Loss)	(\$50.69)	NA	NA	NA	NA	NA

The proposed city would have an initial population of 2,599 persons and 25 businesses located within the 4.6 square miles that would make up the City. Future population growth is based on historic trends which approximate 108 new residential building permits per year. Growth in the past 3 years has averaged 135 new building permits per year.

The only current service provider that would be impacted from the proposed incorporation is Tooele County. Two County funds would be impacted: Special Revenue Fund Roads (11) and Special Revenue Fund Municipal Services (23). Both County funds would lose existing revenues because revenues from Class B/C Road Funds would be transferred to the new city and the County would no longer be able to charge its municipal services tax rate to Lake Point. The Municipal Services tax rate can only be charged to unincorporated County. Because expenses can be reduced somewhat, but not as significantly as revenues, there could be minor tax impacts to property owners remaining in the unincorporated County. These tax impacts would not affect Lake Point as it would no longer be in the unincorporated County.

TABLE 2: TAX IMPACTS ON TOOELE COUNTY

	Road Fund (11)	Municipal Services Fund (23)
Net Loss of Revenue	\$38,700	\$461,209
Tax Rate Needed for Loss of Income	0.000020	0.0002357
Impact on \$250,000 primary residence	\$2.72	\$32.41

2

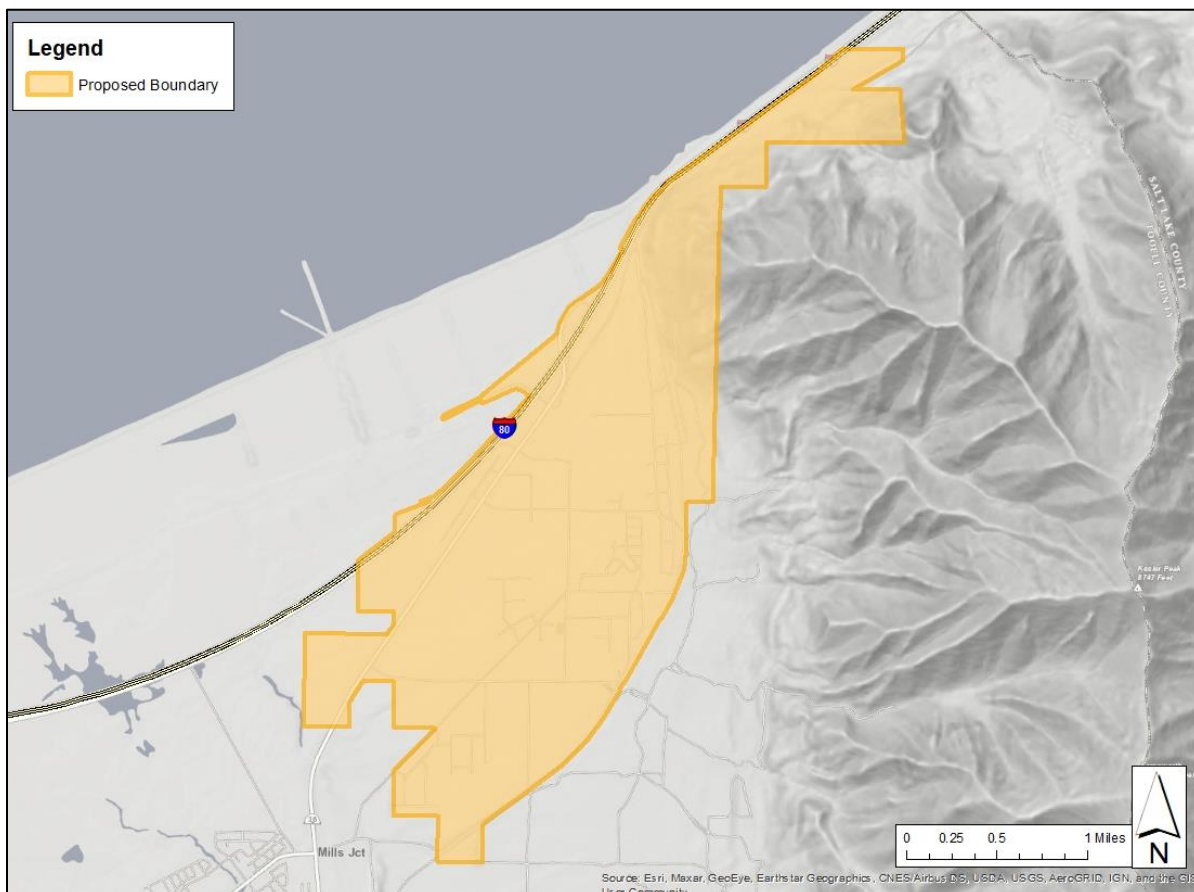
Population and Population Density

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 boundary has been calculated at 2,599 persons. This calculation was derived through utilizing the following sources: Tooele County Assessor's Database, American Community Survey (ACS) 2019 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 2019 is tied to the Census Block Groups. 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 boundary 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 2,599 persons.

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



The proposed incorporation area has a total area of 4.6 square miles. This means there is an estimated population density of 565.4 persons per square mile.

TABLE 3: ESTIMATED POPULATION AND POPULATION DENSITY

	2020
Estimated Population	2,599
Estimated Households	631
Area of Proposed Incorporation Area (Square Miles)	4.6
Estimated Population per Square Mile	565.4

Source: Tooele County Parcel Database, U.S. Census Bureau 2019 5-Year Estimates, 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 also has a much smaller area. This gives it a higher population density – 565.4 persons per square mile - than most surrounding cities.

TABLE 4: POPULATION AND POPULATION DENSITY FOR SURROUNDING AREAS

	Tooele	Grantsville
Current Population	34,535	11,021
2019 Households	10,945	3,068
Square Miles	24.1	39.9
Population per Square Mile	454.5	246.5

Source: U.S. Census Bureau 2019 5-Year Estimates, ZPFI

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Current and Projected Demographics and Economic Base

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 five 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 108 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 4.12 has been used, based on ACS data. This analysis projects a population of 2,599 in 2020 and 4,832 persons by the year 2025. While this rate of growth is not sustainable in the long run, local officials feel that it is likely to continue in the near term.

TABLE 5: HISTORIC BUILDING PERMITS IN STUDY AREA

	2016	2017	2018	2019	2020
Total New Residential Units	48	94	158	116	126

Source: Tooele County

TABLE 6: PROJECTED POPULATION IN STUDY AREA

	2020	2021	2022	2023	2024	2025
Population Estimate	2,599	3,046	3,493	3,939	4,386	4,832

Population growth for surrounding communities in the next five years is estimated using the growth rate from the 2010 census population data to the 2019 census population estimate. The average annual growth rate (AAGR) is applied to the 2019 Census population estimate and forecasted through 2025.

TABLE 7: PROJECTED POPULATION IN SURROUNDING AREAS

	Tooele	Grantsville
Census 2010	31,605	8,893
Census Population Estimate 2019	33,535	11,021
AAGR 2010-2019	0.99%	2.41%
2020	34,877	11,287
2021	35,222	11,559
2022	35,571	11,838
2023	35,923	12,124
2024	36,279	12,416
2025	36,638	12,716

Source: 2010 Census Data, U.S. Census Bureau 2019 5-Year Estimates

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 4.12 persons per household.

For comparison, household sizes for surrounding areas are also shown in the table below. The 2019 ACS household size for the study area is higher than the household size reported for Grantsville, Tooele City, and Tooele County in the 2019 ACS.

TABLE 8: HOUSEHOLD SIZE IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Tooele City	Grantsville City	Tooele County
2000 Census HH Size	NA	2.98	3.24	3.11
2010 Census HH Size	3.22	3.15	3.23	3.22
2019 ACS HH Size	4.12	3.13	3.59	3.27

Source: U.S. Census Bureau

Income

Comparing changes in income levels, the study area's median household income has increased annually by 3.46% from 2014 to 2019 without accounting for inflation. This increase is higher than the other surrounding communities and is comparable to the reported median household income in Tooele County. The proposed area has a median household income that is higher than the rest of Tooele County and the other local communities according to the U.S. Census Bureau.

TABLE 9: HOUSEHOLD INCOME IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Tooele	Grantsville	Tooele County
2014 ACS Median HH Income (2014 Dollars)	\$72,838	\$56,370	\$65,818	\$63,077
2019 ACS Median HH Income (2019 Dollars)	\$86,333	\$63,851	\$72,378	\$74,562
Percent Change 2014-2019	18.53%	13.27%	9.97%	18.21%
AAGR 2014-2019	3.46%	2.52%	1.92%	3.40%
Estimated 2020 Median HH Income	\$89,319	\$65,462	\$73,766	\$77,099
Projected 2025 Median HH Income	\$105,868	\$74,150	\$81,119	\$91,137

Commercial and Industrial Development

Commercial development in the study area is very limited. The current commercial development consists of 25 parcels. Most commercial parcels are located along State Road 36 which runs almost parallel to Interstate 80 through the proposed area. The handful of other commercial parcels are spread through the center of the proposed incorporation area.

New nonresidential commercial and industrial development in the study area has been low since 2018. There has been an average of 1.67 nonresidential permits per year.

TABLE 10: NON-RESIDENTIAL BUILDING PERMITS ISSUED SINCE 2018

	2018	2019	2020
Permits Issued	4	1	0

Source: Tooele County

Taxable Value

The average taxable value per capita in the study area is \$87,700 which is higher than surrounding areas.

TABLE 11: TAXABLE VALUE IN STUDY AREA AND SURROUNDING COMMUNITIES

Community	2019 Taxable Value	Population	Taxable Value Per Capita
Lake Point	\$227,932,712	2,599	\$87,700
Tooele City	\$1,924,817,190	34,535	\$55,735
Grantsville	\$744,032,791	11,021	\$67,510
Tooele County	\$4,988,995,981	67,397	\$74,024

Source: Utah State Tax Commission, U.S. Census Bureau 2019 5-Year Estimates, ZPFI

Public Facilities

The Tooele Valley Mosquito Abatement District has several buildings within the proposed boundary along Sunset Road. North Tooele Fire District also has a fire station (Station #1) on Sunset Road.

There is also the Lake Point Park which has approximately 1.87 acres of field space, a playground, a horse arena, a pavilion and a sand volleyball court. The Lake Point Cemetery is also located within the proposed incorporation boundary.

Available Land

There are about 1,486 acres classified as vacant property, representing about 50 percent of all land within the study area.

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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 \$12,000 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, \$25,000 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 \$40,000 per year based on discussions with comparable cities, as well as a review of the budgets of comparable cities. Similar to Planning, some Engineering costs can be offset through Charges for Services.

Building Inspections. Based on the level of activity in Lake Point, which reflects an average of 108 building permits per year and 1.67 non-residential permits, building inspections have been budgeted at \$220,133 per year and will be directly offset by building inspection costs.¹

Building/Utilities. Building/utility costs have been estimated at \$15,000 per year, or \$1,250 per month. This assumes rental of a facility. It is not required that a city build a city hall.

¹ The analysis assumes an average of 110 new building permits issued per year, at an average cost of \$2,000 per permit.

Insurance. Annual insurance costs are estimated at \$15,000 per year based on conversations with local insurance agencies that specialize in providing insurance to government entities.

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 GOVERNMENT COSTS

	Fillmore	Perry	Mt. Pleasant	Salina	Beaver	Parowan	Lake Point	Stockton
TOTAL General Government less building inspection	\$340,100	\$796,055	\$741,069	\$508,573	\$537,515	\$426,765	\$358,046	\$116,550
General Govt per Capita	\$126.10	\$147.39	\$206.66	\$192.93	\$165.64	\$132.41	\$137.76	\$170.89

Public Safety

Based on information provided by the Tooele County Sheriff's Department, Lake Point had the following calls for service over the past few years:

TABLE 13: COMPARATIVE GENERAL GOVERNMENT COSTS

Year	Calls for Service
2017	1,274
2018	1,300
2019	1,387
2020	1,080*

Source: Tooele County Sheriff's Office

*Only includes through November 15, 2020 and is somewhat skewed due to the pandemic

The 3-year average (2017-2019) is 1,320 calls for service per year which represents 15.2 percent of total County calls.²

The Sheriff's Department currently has 4-person crews working the entire County with a 3-person minimum crew and services provided 24/7. However, there is no guarantee there is a deputy within the Lake Point area 24/7 as the Sheriff's Department also patrols Stansbury and Erda. Lake Point, Stansbury and Erda are treated as a continuous community area due to the close proximity of each community.

The Sheriff's Department has graciously provided the following information regarding its best non-binding estimate, at this point in time, of what it would charge Lake Point to continue to provide police services at the same level of service as it is currently providing. The Sheriff's response is: "The current calculated amount of the total county municipal service tax dedicated to the Sheriff's Office is \$2,100,000. Based on the 15.2% of our incidents that Lake Point makes up, we are providing the current level of service to Lake Point for \$319,200. If we were to contract, we would implement a 10% administration fee." The Sheriff further states that the "estimated non-binding contract cost would be \$351,120."

Both Grantsville and Tooele cities were contacted to see if either city had any interest in submitting a nonbinding bid to provide police services to Lake Point if incorporation should occur. Grantsville

² Tooele County averaged 8,689 calls over the 2017-2019 time period.

responded that it could possibly be interested in the future but had too much going on at the present time to provide a bid for this study. Tooele City responded that it did not have any interest in providing police services to Lake Point.

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 was an average of 1,320 calls for service annually over the past 3 years.

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

TABLE 14: COMPARATIVE PUBLIC SAFETY COSTS

	Fillmore	Perry	Mt. Pleasant	Salina	Parowan	Lake Point	Stockton
Public Safety per Capita	\$99.05	\$167.06	\$158.33	\$214.99	\$264.41	\$150.10	\$151.09

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. Grantsville and Tooele City both declined to provide a bid estimate at this point in time for future provision of public works services to the Lake Point area.

The only service estimate received is from Tooele County. Service estimates must be for the same level of service as Lake Point now receives. The following background information was provided by the County and is included in Appendix B.

There are approximately 22.75 centerline miles of paved roads. There are 105.10 weighted road miles within the proposed Lake Point City incorporation boundaries that would become class C roads following the incorporation of the City. This calculation is based off the assumption of a population of about 1,166. 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 are not included in this proposal.

Currently Tooele County provides all routine maintenance for the roads within the study area. The County provides all snow removal during the winter months, maintains all regulatory, warning and address street signs located on the public roads. This includes replacing aging signs, damaged signs and ensuring compliance with the MUTCD regulations. The County performs weed control along the shoulders of these roads annually. This is accomplished by spraying the weeds with herbicide and mowing them to less than 6" in height. The County provides engineering services, pavement maintenance including pothole repair, crack sealing, patching and refreshing faded pavement markings. The County Roads Department also support the Fire Department by using our equipment to cut fire lines if ever needed. We also perform tree and debris management during high winds, pavement preservation and rehabilitation of the asphalt in the form of chip seals, crack seal, as well as preventative maintenance treatments as needed.

About 50% 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 generally determined by the fence lines, traveled way along with a reasonable shoulder area. In areas where development

has occurred, the County has acquired dedicated rights-of-way from the Developers, 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 based on our condition map.

Tooele County has proposed, through a nonbinding estimate, providing the same level of services as it now provides to Lake Point in exchange for the Class B/C Road Funds that Lake Point will receive if it incorporates. In other words, the Class B/C Road Funds now received by the County (generated by population and road miles within the Lake Point area) would be transferred to Lake Point if incorporation occurs. These funds would be used to pay for road expenses and there would be no additional cost to Lake Point property owners for roads.

Comparative road maintenance costs are shown in the table below.

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

	Fillmore	Perry	Mt. Pleasant	Salina	Beaver	Parowan	Lake Point	Stockton
Weighted road miles	147.02	144.41	168.00	94.91	208.90	155.26	105.10	36.06
Cost per weighted road mile	\$3,539.65	\$5,555.39	\$2,293.09	\$2,773.15	\$1,655.43	\$1,725.49	\$1,534.09	\$1,194.54

Parks and Recreation

There is currently one park in the proposed incorporation area – Lake Point Park which covers 1.87 acres. All park costs are paid for through the Lake Point Cemetery & Park Service Area and will therefore not be impacted by incorporation. The new city also would not be responsible for any cemetery costs as those costs would remain with the Service Area.

Startup Costs

Startup costs for legal, ordinance drafting, computers and software have been estimated at \$50,000, based on input from various cities.

Debt Service

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

Summary of Expenditures: Five-Year Projections

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

TABLE 16: SUMMARY OF 5-YEAR EXPENDITURES

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Inflation Rate
Mayor and Council	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	
Administrative*	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061	\$27,602	2%
Legal	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122	\$55,204	2%

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Inflation Rate
Building Official	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133	
Recorder	\$66,500	\$67,830	\$69,187	\$70,570	\$71,982	\$73,421	2%
Finance	\$66,500	\$67,830	\$69,187	\$70,570	\$71,982	\$73,421	2%
Elections (general only)	\$3,046	\$3,107	\$3,169	\$3,232	\$3,297	\$3,363	2%
Auditor	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561	2%
Planning	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122	\$55,204	2%
Engineering	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297	\$44,163	2%
Building/Utilities	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561	2%
Insurance	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561	2%
Public Safety							
Police/Animal Control	\$351,120	\$365,165	\$379,771	\$394,962	\$410,761	\$427,191	4%
Dispatch	\$38,985	\$46,604	\$54,512	\$62,701	\$71,213	\$80,024	2%
Streets & Public Improvement							
Road & Highways	\$161,233	\$175,242	\$189,254	\$203,325	\$217,400	\$236,872	
Parks	\$0	\$0	\$0	\$0	\$0	\$0	2%
Initial Year Startup Costs	\$50,000						
TOTAL Expenses	\$1,179,517	\$1,172,111	\$1,215,697	\$1,260,349	\$1,306,079	\$1,358,283	

The cost per capita in the proposed city of \$453.83 is similar to the costs in Beaver and Stockton, but lower than the average per capita expenditures in the other cities shown in the table below. Comparative costs only include those municipal-type services which are currently provided in Lake Point through the County's Municipal Services Fund. Therefore, no costs have been included for fire, EMS, sanitation, pools, cemetery, etc., although some of the comparative communities do provide these services to their residents. If incorporation occurs, Lake Point will not be responsible for Fire (will remain in the fire district), cemetery/parks (will remain in its current service area, and Lake Point Improvement District will continue to provide its services.

TABLE 17: COMPARATIVE CITIES – COST PER CAPITA

	Perry	Mt. Pleasant	Salina	Beaver	Parowan	Lake Point	Stockton
Cost	\$601.99	\$586.83	\$540.79	\$424.96	\$579.96	\$453.83	\$435.80

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Five-Year Revenues Projections in the Proposed City

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 \$227,932,712, composed of the following components: \$210,505,240 for real property, plus \$6,535,891 in personal property and \$10,891,581 in centrally assessed property.³

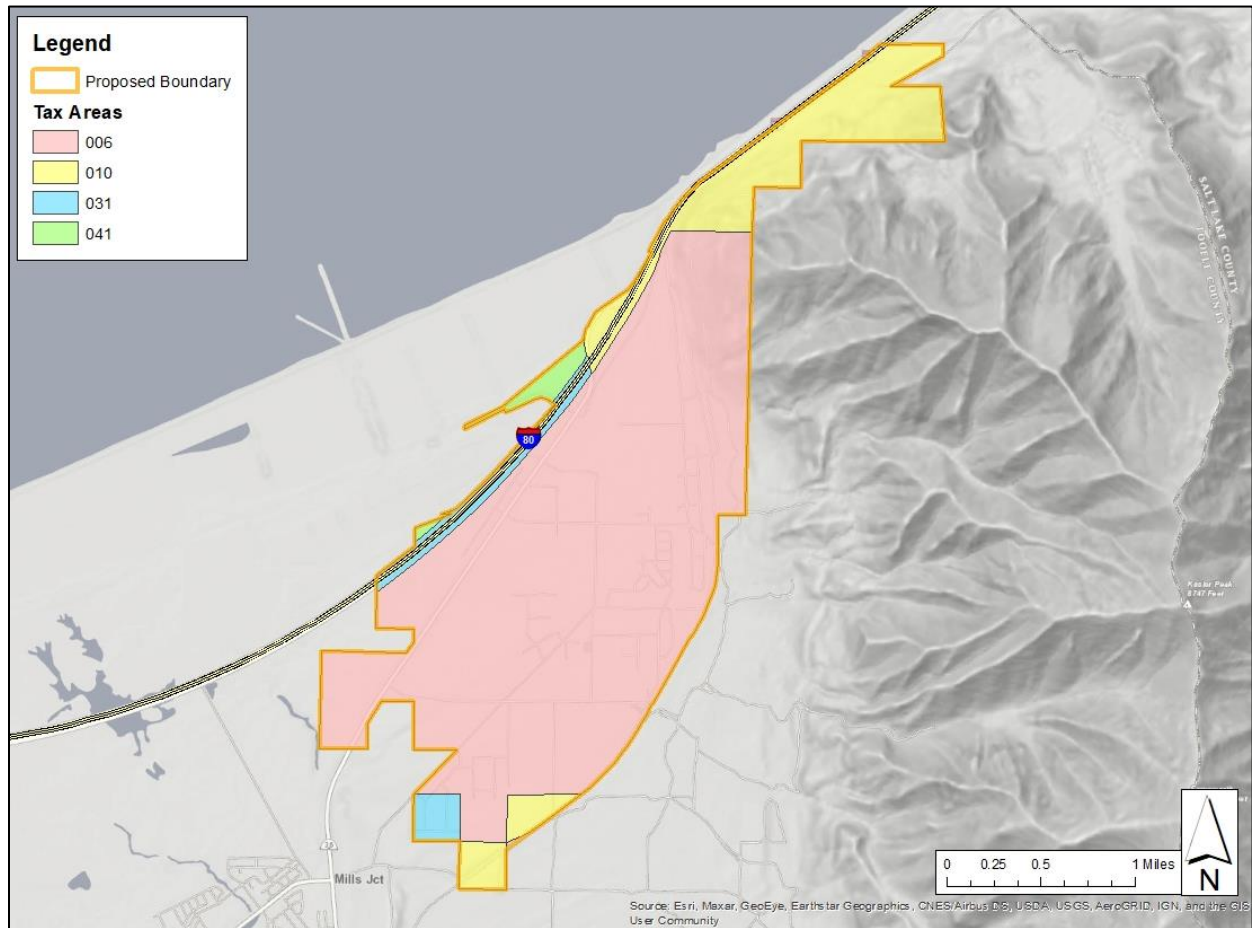
There are several tax districts in the proposed incorporation study area: 6, 10, 31 and 41. The tax districts include a variety of the following taxing entities. However, all of the tax districts include Tooele County (including multi-county and county assessing & collecting levy), Tooele County School District, North Tooele Fire Protection Service District, Tooele Valley Mosquito Abatement and the Municipal Type Service Fund (shown in the shaded area below).

TABLE 18: TAXING ENTITIES IN PROPOSED INCORPORATION AREA

Taxing Entity	Tax Rate
Tooele	0.001519
Multicounty Assessing & Collecting Levy	0.000012
County Assessing & Collecting Levy	0.000419
Tooele County School District	0.009565
Tooele Valley Mosquito Abatement District	0.0003
North Tooele Fire District	0.000712
Municipal Type Service Fund	0.001066
Lakepoint Cemetery & Park Service Area	0.000275
Lakepoint Improvement District	0.000121

³ 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 \$118,450 for 2019 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 Lake Point boundaries and there would be additional revenues to the newly-formed city. While the exact amount is currently unknown, and not included in this study, other similarly-sized cities have received in the range of \$50,000 to \$100,000 from this source.

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 2,599 persons, the projected population distribution would be approximately \$304,600.

Municipal Energy (Franchise) Tax Revenues

This revenue source is available only to cities, and not to counties. Therefore, the residents and businesses in Lake Point 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 14.9 percent of property tax revenues.

Licenses and Permits

Business License Fees. Business license fee revenues of \$1,000 annually were calculated based on information provided by Tooele County. The base fee for business licenses is \$40.00 and 25 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 \$27.93 per capita and \$724.49 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-Dec2020	3,161,105	122,433.26	\$29,939,104	\$14,969,552	\$14,969,552	\$4.74	\$122.27
Jan-Feb 2020	3,161,105	122,580.00	\$26,260,559	\$13,130,280	\$13,130,280	\$4.15	\$107.12
Mar-Apr 2020	3,161,105	122,741.35	\$32,237,217	\$16,118,609	\$16,118,609	\$5.10	\$131.32
May-Jun 2020	3,205,958	122,841.88	\$31,452,187	\$15,726,094	\$15,726,094	\$4.91	\$128.02
Jul-Aug 2021	3,205,958	122,895.96	\$26,111,685	\$13,055,842	\$13,055,842	\$4.07	\$106.23
Sept-Oct 2021	3,205,958	122,975.72	\$31,858,381	\$15,929,191	\$15,929,191	\$4.97	\$129.53
TOTAL						\$27.93	\$724.49

Lake Point has 105.10 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, Lake Point would receive \$85,089 for the population distribution portion and \$76,144 for the road mile distribution of the formula, for total revenues of \$161,233.

If Tooele County distributes to Lake Point 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. Only a minimal amount for charges for services has been included in this study.

Five-year projections of revenues are as follows:

Summary of General Fund Revenues

TABLE 21: 5-YEAR REVENUE PROJECTIONS

REVENUES	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$242,976	\$262,336	\$281,696	\$301,055	\$320,415	\$339,774
Motor Vehicle Taxes	\$36,102	\$38,979	\$41,855	\$44,732	\$47,608	\$50,485
Sales Taxes						
Population Distribution	\$304,600	\$349,300	\$393,900	\$438,600	\$483,200	\$547,005
Point of Sale Distribution	\$118,450	\$122,004	\$125,664	\$129,434	\$133,317	\$137,316
County Option Hwy Tax	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624
Licenses and Permits						
Building Permits	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133
Business Licenses	\$1,000	\$1,067	\$1,133	\$1,200	\$1,267	\$1,333
Intergovernmental Revenue						
Class B/C Road Funds						
Population Distribution	\$85,089	\$97,575	\$110,034	\$122,521	\$134,980	\$152,803
Road Mile Distribution	\$76,144	\$77,667	\$79,220	\$80,805	\$82,421	\$84,069



REVENUES	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Charges for Services	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520
TOTAL REVENUES	\$1,095,495	\$1,180,280	\$1,265,080	\$1,350,153	\$1,435,247	\$1,545,064

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 uncertain and all of the impacts from COVID-19 are yet unknown. If economic conditions deteriorate, 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 \$279,078 under current conditions while sales tax revenues would total \$423,050. This results in a ratio of 1.5 to 1 of sales tax revenues to property tax revenues.

However, Lake Point 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

	Fillmore	Perry	Mt. Pleasant	Salina	Parowan	Lake Point	Stockton	Vernon
Population	2,697	5,401	3,586	2,636	3,223	2,599	682	373
Taxable Value	\$169,543,342	\$330,778,584	\$134,106,488	\$149,602,164	\$197,924,578	\$227,932,712	\$32,439,995	\$11,092,724
Taxable value per capita	\$62,864	\$61,244	\$37,397	\$56,753	\$61,410	\$87,700	\$47,566	\$29,739

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.

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. Similarly-sized cities report revenues in the range of \$50,000- \$100,000.

Annexation

There are several adjacent areas that could potentially be annexed to Lake Point if incorporation occurs, thus increasing the tax base of the community.

Commercial Development

Lake Point has seen rapid residential development over the past few years, especially at the Saddleback Development. With these additional rooftops, Lake Point will be more attractive for commercial development and should see increased interest in retail and professional office growth. Lake Point is the gateway to Tooele County and has a fairly sizeable area that is suitable for commercial growth. Commercial development would add to the net revenues of the City.

Local Representation

Many communities that choose to incorporate find that incorporation gives them more local input and representation (i.e., “seats at the table”) with local districts, the State, the County and Federal agencies. The City would also be able to apply directly for grants that would benefit the Lake Point area and that would help with local infrastructure needs.

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 6%. Stockton has enacted a 5% rate and no other cities in the County have enacted the municipal energy tax.

If Lake Point incorporates and chooses to enact a municipal energy tax to the full 6% allowed by law, it is estimated that it could generate nearly \$70,000 annually from residential units alone. Additional revenues would be generated by commercial development depending on the amount of usage.

Impact Fees

If incorporation occurs, Lake Point 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. Lake Point could charge impact fees for streets and public safety, as those are serviced by the General Fund. All other impact fees, such as water, sewer, parks, etc., would be charged directly by the taxing entity providing those services.

Grants

Most of the comparable cities received grant revenues. These same grant sources would be available to Lake Point, but their amount is uncertain and unknown at this time.

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;

The average ratio of projected revenues to projected expenses over the next 5 years is 107 percent.

TABLE 23: NET REVENUES – 5-YEAR SUMMARY

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$1,095,495	\$1,180,280	\$1,265,080	\$1,350,153	\$1,435,247	\$1,545,064
Expenses	\$1,179,517	\$1,172,111	\$1,215,697	\$1,260,349	\$1,306,079	\$1,358,283
Net Revenues	(\$84,022)	\$8,169	\$49,383	\$89,803	\$129,168	\$186,781
Revenues as % of Expenses	92.9%	100.7%	104.1%	107.1%	109.9%	113.8%

If revenues were less than projected expenses, then Lake Point would need to make up the deficit through such means as property taxes, municipal energy (franchise) taxes, charges for services, increased economic development, etc. However, this analysis shows that revenues do not fall short in the projected 5 years required for the analysis.

TABLE 24: TAX BURDEN IMPACTS – 5-YEAR PROJECTIONS

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenues	(\$84,022)	\$8,169	\$49,383	\$89,803	\$129,168	\$186,781
Taxable Value	\$227,932,712	\$246,093,712	\$264,254,712	\$282,415,712	\$300,576,712	\$318,737,712
Tax Rate Decrease (Increase)	(0.0003686)	NA	NA	NA	NA	NA
Impact on \$250,000 Primary Residence – Savings (Loss)	(\$50.69)	NA	NA	NA	NA	NA

Utah Code states that “If the 5-year projected revenues calculated under Subsection (4)(a)(iv) exceed the 5-year projected costs calculated under Subsection (4)(a)(iii) by more than 5%, the feasibility consultant shall project and report the projected annual revenue surplus to the contact sponsor and the lieutenant governor.” The table below estimates the net revenues year by year, as well as the revenues above the 105% ratio.

TABLE 25: NET REVENUE PROJECTIONS

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,179,517	\$1,172,111	\$1,215,697	\$1,260,349	\$1,306,079	\$1,358,283
Projected Revenues	\$1,095,495	\$1,180,280	\$1,265,080	\$1,350,153	\$1,435,247	\$1,545,064
Net Revenues	(\$84,022)	\$8,169	\$49,383	\$89,803	\$129,168	\$186,781
Revenues Required for 105% Ratio	\$1,238,493	\$1,230,717	\$1,276,482	\$1,323,367	\$1,371,383	\$1,426,197
Revenues Above (Below) 105%	(\$142,998)	(\$50,436)	(\$11,402)	\$26,786	\$63,864	\$118,866

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 4 separate tax districts that cover the proposed incorporation area as follows: 6, 10, 31 and 41.

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, Tooele Valley Mosquito Abatement and the Municipal Type Service Fund (shown in the shaded area below). Because Lake Point is in separate tax districts for fire, parks, sewer, mosquito and schools, there would be no additional taxes for these entities if incorporation should occur. These districts would continue providing services and charging their existing tax rates.

TABLE 26: STUDY AREA TAX DISTRICTS

Taxing Entity	Tax Rate
Tooele	0.001519
Multicounty Assessing & Collecting Levy	0.000012
County Assessing & Collecting Levy	0.000419
Tooele County School District	0.009565
Tooele Valley Mosquito Abatement District	0.0003
North Tooele Fire Protection Service District	0.000712
Municipal Type Service Fund	0.001066
Lakepoint Cemetery & Park Service Area	0.000275
Lakepoint Improvement District	0.000121

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 Lake Point, 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.

Class B Road Fund: (11)

Intergovernmental. This category is mainly comprised of road funds that are distributed based on weighted road miles and population. The proposed city has 105.10 weighted road miles.⁴ As discussed previously in this report, the average distribution for the past year was \$724.49 per weighted road mile and \$27.93 per capita. This results in a total reduction of \$161,233 in the first year or approximately 4 percent of this fund (total revenues of \$4,132,574). If expenses are not reduced, this could result in the need to increase tax rates on the remaining unincorporated County. However, the County should be able to reduce snowplow routes, pothole patching, chip seal, crack seal, slurry seal services, etc. for the Lake Point area and therefore the rest of the unincorporated County would likely not see any tax increase. The County has estimated that it can reduce expenses by \$122,533, thereby resulting in a shortfall of only \$38,700 for the Class B Road Fund. The potential impact on a primary residence with a taxable value of \$250,000 is \$2.72. However, this would only impact the remaining unincorporated County and would not impact Lake Point if it chooses to incorporate.

TABLE 27: SPECIAL REVENUE FUND (11) ROAD IMPACTS

Current County Revenues	\$4,132,574
Lake Point Revenues	\$161,233
Remaining County Revenues	\$3,971,341
Taxable Value of Uninc. County	\$2,184,812,812
Taxable Value of Lake Point	\$227,932,712
Remaining Taxable Value of Uninc. Co	\$1,956,880,100
Reduction in Expenses	(\$122,533)
Net Loss of Revenue	\$38,700
Tax Rate Needed for Loss of Income	0.0000198
Impact on \$250,000 Primary Residence	\$2.72

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 \$242,976 in its first year, based on the current taxable value of \$227,932,712 for Lake Point and the current municipal services fund tax rate of 0.001066. 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 \$423,050 per year in sales tax revenues, based on the same amount that Lake Point would receive.⁵

⁴ 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. Using this calculation, Lake Point has 105.10 weighted road miles.

⁵ Of this amount, \$304,600 would come from the population distribution portion of the sales tax distribution formula and \$118,450 is anticipated from point-of-sale revenues.

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 \$36,102 in revenues from this source and the County would see a similar reduction.

Building Permits. Building permits have been reduced by \$220,133, the same amount of revenue projected for Lake Point if incorporation occurs.

Animal Licenses. Animal licenses have been reduced based on Lake Point's share of the unincorporated County population, resulting in a reduction of \$155.59 to the County.⁶

Summary of Municipal Service Fund Revenue Reduction.

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

Revenue Source	Lake Point Allocation
Property Taxes	\$242,976
Payment in Lieu of Taxes	\$36,102
Sales Taxes	\$423,050
Building Permits	\$220,133
Animal Licenses	\$156
Total	\$922,418

The remaining taxable value in the unincorporated County (not including Lake Point) is \$1,956,880,100. 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 \$64.81 per year for a primary residence.

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

Description	Amount
Lake Point Revenue Reduction	\$922,418
Taxable Value of Uninc. County	\$2,184,812,812
Taxable Value of Lake Point	\$227,932,712
Remaining Taxable Value of Uninc. Co	\$1,956,880,100
Tax Rate Needed for Loss of Income	0.0004714
Impact on \$250,000 primary residence	\$64.81

If the County could reduce its costs associated with Lake Point 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 \$32.41 per year.

⁶ Lake Point represents nearly 16 percent of the population of the unincorporated County (2,599/16,704).



Appendix A – Tooele County Public Works Estimate



January 21, 2021

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

RE: Lakepoint 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 Lake Point incorporation. The County will provide a cost estimate for an annual contract to provide roadway maintenance for the proposed Lake Point incorporation area.

There are approximately 22.75 center line miles of paved roads. There are 105.10 weighted road miles within the proposed Lake Point City incorporation boundaries that would become class C roads following the incorporation of the City. This calculation is based off the assumption of a population of about 1166. 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 are not included in this proposal.

STUDY.

Currently Tooele County provides all routine maintenance for the roads within the study area. The County provides all snow removal during the winter months, maintains all regulatory, warning, and address street signs located on the public roads. This includes replacing aging signs, damaged signs and ensuring compliance with the MUTCD regulations. The County performs weed control along the shoulders of these roads annually. This is accomplished by spraying the weeds with herbicide and mowing them to less than 6" in height. The County provides engineering services, pavement maintenance including pothole repair, crack sealing, patching and refreshing faded pavement markings. The County Roads Department also support the Fire Department by using our equipment to cut fire lines if ever needed. We also perform tree and debris management during high winds, pavement preservation and rehabilitation of the asphalt in the form of chip seal's, crack seal, as well as preventative maintenance treatments as needed.

About 50% 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 generally determined by the fence lines, traveled way along with a reasonable shoulder area. In areas where development has occurred, the County has acquired dedicated rights-of-way from the Developers, typically at a width of 60 feet with a pavement width of 24 feet.

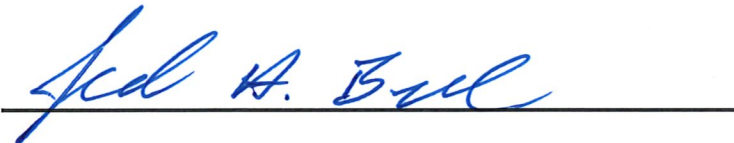
Most of the roads within the study area are in fair to good condition. None of the roads in the study area are failing based on our condition map.

Tooele County proposes to continue to perform the same level of maintenance as is currently being performed for 100% of what Lake Point would receive from the State gas tax payments. This would include all road maintenance previously mentioned including all future pavement preservation treatments.

If the Lake Point area incorporates, Tooele County would see a reduction of approximately \$122,533.00 less from the State gas tax fund annually and about \$475 less from the Municipal Service Tax.

This letter is simply an estimate of proposed costs of services. 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 Lake Point if and/or after Lake Point decides to incorporate.

Sincerely,



Jed A. Bell

Tooele County

Roads Department Director

Appendix B – Tooele County Sheriff Estimate

E-Mail from Paul Wimmer , Tooele County Sheriff, dated January 11, 2021.

Susan,

The answer to your questions are below.

Calls for service in Lake Point area:

Yr. 2017 – 1274

Yr. 2018 – 1300

Yr. 2019 – 1387

Yr. 2020 – 1080 (This number includes only up to Nov 15th 2020 and the pandemic has skewed the numbers some so I did not include it in a three year average.)

Three year average for Lake Point law incidents is 1320

The average represents 15.2 percent of total county calls which had an average of 8689 over 2017-2019.

Current service levels in Lake Point area, in terms of patrol, number of deputies, etc.

We currently have four person crews working the entire county with a three person minimum crew. As mentioned Lakepoint makes up a little over 15% of the calls for service. 24/7 service is provided; however, there is no guarantee there is a deputy within the Lakepoint incorporation area 24/7 as we patrol the Stansbury, Lakepoint and Erda areas as a continuous community due to the close proximity of each community.

Estimated, non-binding contract cost that you would charge Lake Point to continue to provide police services at the same level of service as you are currently providing.

The current calculated amount of the total county municipal service tax dedicated to the Sheriff's Office is \$2,100,000. Based on the 15.2% of our incidents that Lake Point makes up, we are providing the current level of service to Lake Point for \$319,200. If we were to contract we would implement a 10% administration fee.

Estimated non-binding contract cost would be \$351,120

Estimated amount that you could reduce costs in your department if Lake Point were to incorporate and choose to provide these services through another means.

My estimation of cost reduction to the County would be \$308,119



Appendix C – 5-Year Budget Projections for Lake Point

REVENUES	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$242,976	\$262,336	\$281,696	\$301,055	\$320,415	\$339,774
Motor Vehicle Taxes	\$36,102	\$38,979	\$41,855	\$44,732	\$47,608	\$50,485
Sales Taxes						
Population Distribution	\$304,600	\$349,300	\$393,900	\$438,600	\$483,200	\$547,005
Point of Sale Distribution	\$118,450	\$122,004	\$125,664	\$129,434	\$133,317	\$137,316
County Option Hwy Tax	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624
Licenses and Permits						
Building Permits	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133
Business Licenses	\$1,000	\$1,067	\$1,133	\$1,200	\$1,267	\$1,333
Intergovernmental Revenue						
Class B/C Road Funds						
Population Distribution	\$85,089	\$97,575	\$110,034	\$122,521	\$134,980	\$152,803
Road Mile Distribution	\$76,144	\$77,667	\$79,220	\$80,805	\$82,421	\$84,069
Charges for Services	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520
TOTAL REVENUES	\$1,095,495	\$1,180,280	\$1,265,080	\$1,350,153	\$1,435,247	\$1,545,064

Expenditures	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
General Government						
Mayor and Council	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Administrative*	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061	\$27,602
Legal	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122	\$55,204
Building Official	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133	\$220,133
Recorder	\$66,500	\$67,830	\$69,187	\$70,570	\$71,982	\$73,421
Finance	\$66,500	\$67,830	\$69,187	\$70,570	\$71,982	\$73,421
Elections (general only)	\$3,046	\$3,107	\$3,169	\$3,232	\$3,297	\$3,363
Auditor	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561
Planning	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122	\$55,204
Engineering	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297	\$44,163
Building/Utilities	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561
Insurance	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561
Public Safety						
Police/Animal Control	\$351,120	\$365,165	\$379,771	\$394,962	\$410,761	\$427,191
Dispatch	\$38,985	\$46,604	\$54,512	\$62,701	\$71,213	\$80,024
Streets & Public Improvement						
Road & Highways	\$161,233	\$175,242	\$189,254	\$203,325	\$217,400	\$236,872
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Initial Year Startup Costs	\$50,000					
TOTAL Expenses	\$1,179,517	\$1,172,111	\$1,215,697	\$1,260,349	\$1,306,079	\$1,358,283
Net Revenues	(\$84,022)	\$8,169	\$49,383	\$89,803	\$129,168	\$186,781
Ratio of Revenues to Expenses	0.93	1.01	1.04	1.07	1.10	1.14



Appendix D – Legal Description

**Lake Point
Incorporation Petition / Feasibility Study
Boundary Description & Map**

SURVEYOR'S Certification

I, John Riddle, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 5331543-2201, do hereby certify that I have reviewed the attached map titled "**LAKE POINT INCORPORATION BOUNDARY**" and the below accompanying legal description.

I find said map to be an accurate representation of the area and the below said description to accurately describe the area proposed to be the subject of a study to determine the Feasibility of incorporation of the area depicted and described thereby. In witness whereof I have hereunto affixed my professional seal and signature this 13th day of July 2020.

John L Riddle III, PLS

Date: 07 // 13 // 2020



BOUNDARY DESCRIPTION

A parcel of land that includes the area known as Lake Point Township, being located in Township 1 South, Range 4 West, and Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, State of Utah, being described as the following:

Beginning at the South Quarter Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian;

Thence Westerly along the South Line of said Section 36, to the East Line of the Union Pacific Railroad;

Thence South-Southwesterly along said East Line to the East Line of the SW 1/4 of the SW 1/4 of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian;

Thence Southerly along said East line to the Northeast Corner of the SW 1/4 of the SW 1/4 of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian;

Thence Westerly along the South Line of said SW 1/4 of the SW 1/4 of Section 11, to the Southwest Corner of Section 11, Township 2 South, Range 4 West;

Thence Northerly along the West Line of said Section 11, to the Southeast Corner of the NE 1/4 of the SE 1/4 of Section 10, Township 2 South, Range 4 West, Salt Lake Base & Meridian;

Thence Westerly along the South Line of said NE 1/4 of the SE 1/4 of Section 10, to the Southwest Corner of said NE 1/4 of the SE 1/4 of Section 10;

Thence Northerly along the West Line of Said NE 1/4 of the SE 1/4 of Section 10, and the extension there of, to the Northwesterly Line of Center Street;

Thence Northeasterly along said Northwesterly Line of Center Street to the South Line of the NE 1/4 of the NE 1/4 of said Section 10;

Thence Westerly along the South Line of said NE 1/4 of the NE 1/4 of Section 10 to the Southwest Corner of said NE 1/4 of the NE 1/4 of Section 10;

Thence Northerly along the West Line of said NE 1/4 of the NE 1/4 of Section 10, to the North Line of the NE 1/4 of said Section 10;

Thence Westerly along said North Line of the NE 1/4 of said Section 10, to the Easterly Right-of-way Line of SR-36;

Thence Southwesterly along said Easterly Right-of-way Line of SR-36, to the East Line of the NW 1/4 of said Section 10;

Thence Southerly along said East Line of the NW 1/4 of Section 10 to the SE Corner of the NE 1/4 of the NW 1/4 of said Section 10;

Thence along the South Line of said NE 1/4 of the NW 1/4 of Section 10, to the SW Corner of said NE 1/4 of the NW 1/4 of Section 10;

Thence Northerly along the West Line of said NE 1/4 of the NW 1/4 of Section 10, to the SW Corner of the SE 1/4 of the SW 1/4 of Section 3, Township 2 South, Range 4 West, Salt Lake Base & Meridian;

Thence continue Northerly along the West Line of said SE 1/4 of the SW 1/4 of Section 3, to the NW Corner of said SE 1/4 of the SW 1/4 of Section 3;

Thence Easterly along the North Line of said SE 1/4 of the SW 1/4 of Section 3, to the NW Corner of the SW 1/4 of the SE 1/4 of said Section 3;

Thence continue Easterly along the North Line of said SW 1/4 of the SE 1/4 of Section 3, to the Westerly Right-of-way Line of SR-36;

Thence Northeasterly along said Westerly Right-of-way Line of SR-36, to the West Line of the NE 1/4 of the SE 1/4 of said Section 3;

Thence Northerly along the West Line of said NE 1/4 of the SE 1/4 of Section 3 to the Southeast Corner of the Lake Point Improvement District Property (Parcel# 05-021-0-0006);

Thence Westerly along the South Line of said Lake Point Improvement District Property, to the Southwest Corner of said Lake Point Improvement District Property;

Thence Northerly along the West Line of said Lake Point Improvement District Property and the extension of, to the Northerly Line of the I-80 Frontage Road Right-of-way;

Thence Easterly along said Northly Line of I-80 to the Southwest Corner of the Browns Canyon Ranching Company Property (Parcel# 05-021-0-0015);

Thence along Browns Canyon Ranching Company Property the following (2) calls: 1) Northerly along the West Line to the Northwest Corner; 2) Thence Easterly along the North Line to the Northeast Corner, said point also being the Southeast Corner of the Cammy Gardner & Steven C Miklovik LLC Property (01-070-0-0065);

Thence along said Gardner & Miklovik Property the following (2) calls: 1) Westerly along the South Line to the Southwest Corner; 2) Thence Northeasterly along the Northerly Line to the Northeast Corner, said point also being on the Northerly Right-of-way Line of the I-80 Frontage Road;

Thence Northeasterly along said Frontage Road to the Southwesterly Line of Hardy Road;

Thence Westerly along said Hardy Road to the West end of said Hardy Road;

Thence Northerly to the Northwesterly Line of said Hardy Road;

Thence Easterly along said Hardy Road to the Southwest Corner of the Salt Pointe Land Company LC Property (04-070-0-0080);

Thence Northeasterly along the Northwesterly Line of said Salt Pointe Land Company Property to the Westerly Right-of-way Line of the I-80 Off-ramp;

Thence Northeasterly along said I-80 Right -of-way Line to the intersecting extension of the North Line of the Southwest Quarter of Section 19, Township 1 South, Range 3 West, Salt Lake Base & Meridian;

Thence Easterly along the North Line of Said Southwest Quarter of Section 19 to the Center of Said Section 19;

Thence Southerly along the Easterly Line of Said Southwest Quarter of Section 19 to the Southeast Corner of Said Southwest Quarter of Section 19, less and excepting the Kennecott Utah Copper Corp Property (04-060-0-0002);

Thence Westerly along the South Line of said Section 19 to the Northeast Corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base & Meridian;

Thence continue Westerly along the North Line of said Section 25 to the Northeast Corner of the NW 1/4 of the NE 1/4 of said Section 25;

Thence Southerly along the East Line of Said NW 1/4 of the NE 1/4 of said Section 25 to the Southeast Corner of said NW 1/4 of the NE 1/4 of said Section 25;

Thence Westerly along the South Line of said NW 1/4 of the NE 1/4 of Section 25 to the Southwest Corner of said NW 1/4 of the NE 1/4 of Section 25, said point also being on the North-South Center Quarter Section Line of said Section 25;

Thence Southerly along the North-South Center Quarter Section Lines of Sections 25 and 36 of Township 1 South, Range 4 West, Salt Lake Base & Meridian, to the South Quarter Corner of said Section 36, said point also being the point of beginning.