

West Weber County



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 would place an additional tax burden on property owners in the proposed incorporation area. This additional tax burden would amount to approximately \$50 per year for a \$250,000 primary residence. As the report details, revenues would be roughly 85 percent of expenses over 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	(\$263,509)	(\$226,207)	(\$239,409)	(\$253,132)	(\$267,393)	(\$282,212)
Revenues as % of Expenses	84%	86%	86%	86%	85%	85%
Taxable Value	\$709,331,590	\$719,971,564	\$730,771,137	\$741,732,704	\$752,858,695	\$764,151,575
Tax Rate	0.000371	0.000314	0.000328	0.000341	0.000355	0.000369
Impact on \$250,000 Primary Residence	\$51.08	\$43.20	\$45.05	\$46.92	\$48.84	\$50.78

The proposed city would have an initial population of 4,663 persons, 45 regular businesses and 25 home occupation businesses located on the 103.42 square miles (56.72 miles are located on land, with 46.7 square miles in the Great Salt Lake) that would make up the City. Future population growth is based on historic trends which approximate 25 new residential building permits per year.

The only current service provider that would be impacted from the proposed incorporation is Weber County. These impacts would be negligible, as summarized in the table below.

TABLE 2: TAX IMPACTS ON WEBER COUNTY MUNICIPAL SERVICES FUND

	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue Reduction	\$1,912,357	\$1,962,791	\$2,014,607	\$2,067,843	\$2,122,540	\$2,178,738
Total Expense Reduction	\$1,923,104	\$1,980,797	\$2,040,221	\$2,101,427	\$2,164,470	\$2,229,404
Net Savings (Loss)	\$10,747	\$18,006	\$25,614	\$33,584	\$41,931	\$50,667
Taxable Value of Remaining Unincorporated County	\$3,282,144,927	\$3,331,377,101	\$3,381,347,757	\$3,432,067,974	\$3,483,548,993	\$3,535,802,228
Additional Tax Rate Needed	(0.000003)	(0.000005)	(0.000008)	(0.000010)	(0.000012)	(0.000014)
Annual Impact on a \$250,000 Primary Residence	(\$0.45)	(\$0.74)	(\$1.04)	(\$1.35)	(\$1.66)	(\$1.97)

Other considerations include the potential for savings for garbage collection which could offset the added property tax revenues needed for the new City. Further, if Weber County chooses to increase its municipal services tax rate, then the incorporation could become feasible.

Within one week of the 90-day completion deadline for this study, the Lt. Governor's Office certified an annexation request from West Haven for approximately 95 acres. It is believed that this annexation will not have a material impact on the feasibility of this incorporation study.

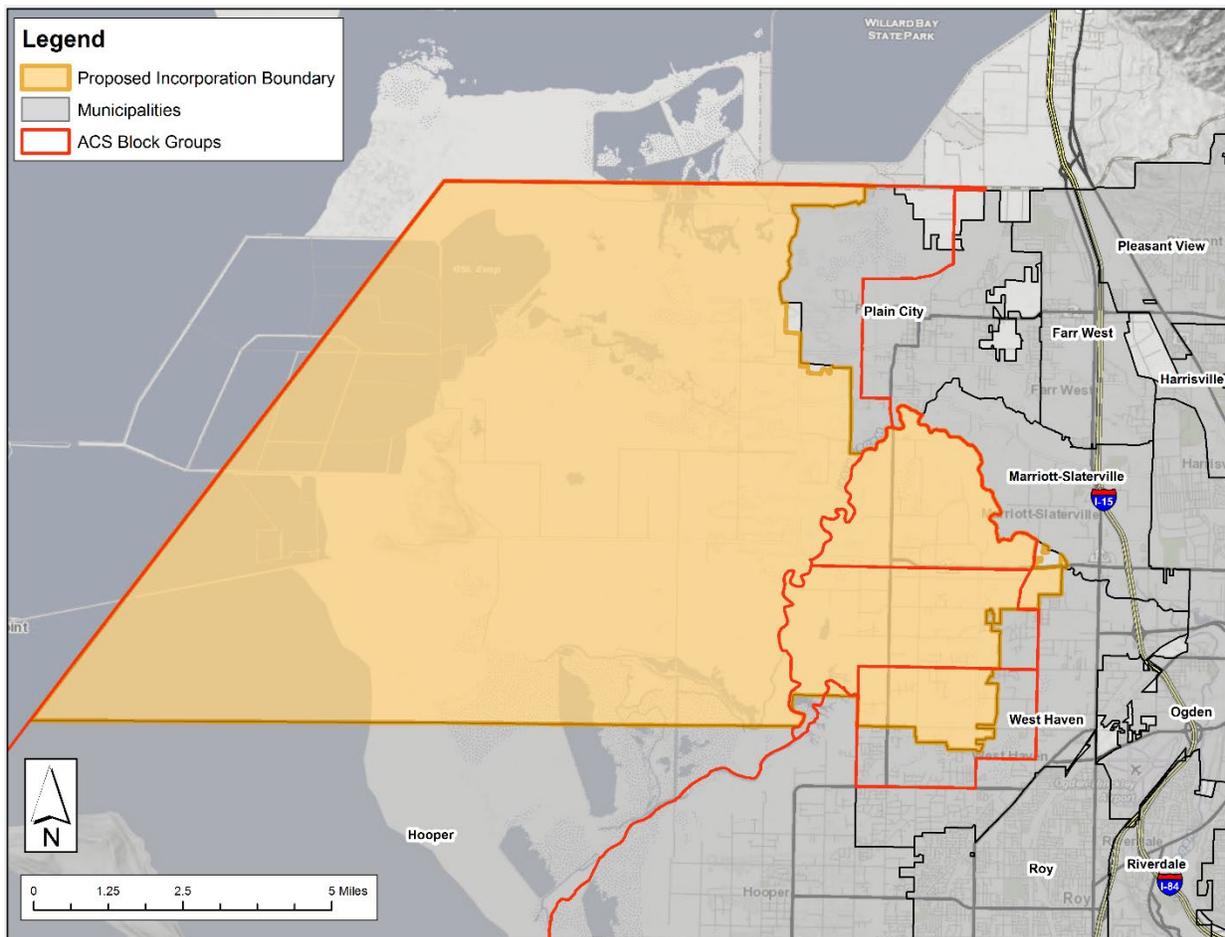
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Population and Population Density

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 boundaries has been calculated at 4,663. This calculation was derived through utilizing the following sources: Weber County Assessor's Database, American Community Survey (ACS) 2017 data, 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 locations. 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, ZPFI used the Weber County Assessor's database 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 a primary residence. 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 4,663 persons.



The proposed incorporation area has a total area of 103.42 square miles, but 46.7 of those square miles are located in the Great Salt Lake. There are 56.72 square miles of land located within the proposed incorporation boundary. This mean there was a population density of 82 persons per square mile in 2017.

TABLE 3: ESTIMATED POPULATION AND POPULATION DENSITY

	2019
Estimated Population	4,663
Estimated Households	1,545
Area of Proposed Incorporation Area (Square Miles)	56.72
Estimated Population per Square Mile	82

Source: Weber 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 its surrounding cities, but it has a much larger area. This gives it a much lower population density – 82 persons per square mile - than most surrounding cities. Only Hooper has a similarly low density of 93 persons per square mile.

TABLE 4: POPULATION AND POPULATION DENSITY FOR SURROUNDING AREAS

	Plain City	Marriott-Slaterville	West Haven	Hooper
Current Population	6,343	1,978	12,109	8,236
2017 Households	1,704	644	3,772	2,339
Square Miles	12.16	7.38	10.45	87.94
Population per Square Mile	521	268	1,158	93

Source: 2013-2017 ACS, 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 Weber 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 Weber 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 25 new homes constructed annually based upon recent building permit numbers, building trends, and the abundance of vacant land located in the study area. An average household size of 3.02 has been used, based ACS data. An average annual growth rate of 1.5 percent per year was applied based on historic building permits. This analysis projects a population in 2019 of 4,663 and 5,023 persons by the year 2024.

TABLE 5: HISTORIC BUILDING PERMITS IN STUDY AREA

	2014	2015	2016	2017	2018
Total New Residential Units	19	16	26	23	23

Source: Weber County

TABLE 6: PROJECTED POPULATION IN STUDY AREA

	2019	2020	2021	2022	2023	2024
Population Estimate	4,663	4,733	4,804	4,876	4,949	5,023

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

	Plain City	Marriott-Slaterville	West Haven	Hooper
Census 2010	5,518	1,701	10,272	7,218
Census Population Estimate 2018	7,120	1,847	15,239	8,938
AAGR 2010-2020	2.58%	0.83%	4.02%	2.16%
2019	7,304	1,862	15,852	9,131
2020	7,492	1,878	16,490	9,328
2021	7,492	1,893	17,153	9,530
2022	7,686	1,909	17,843	9,736
2023	7,686	1,925	18,561	9,946
2024	7,884	1,941	19,308	10,161

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 the Census blocks. This analysis provides an average household size of 3.02 persons per household.

For comparison, household sizes for surrounding areas are also shown in the table below. This comparison shows that the surrounding communities have had an above-average household size when compared to the rest of Weber County. The calculated household size for the study area is lower than some of the surrounding areas but is still higher than the household size reported for Weber County in the ACS.

TABLE 8: HOUSEHOLD SIZE IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Plain City	Marriott-Slaterville	West Haven	Hooper	Weber County
2000 Census HH Size	NA	3.56	3.11	3.52	NA	2.95
2010 Census HH Size	3.02*	3.40	2.96	3.21	3.47	2.90
2017 ACS HH Size	3.02	3.72	3.07	3.21	3.52	2.96

*2010 ACS 5-year estimates were used due to the lack of census data for the proposed city boundaries

Income

Comparing changes in income levels, the study area's median household income has increased by 11.73 percent from 2010 to 2017 without accounting for inflation. This increase is higher than most of the other surrounding communities; however, Hooper increased at a slightly higher percentage. All the communities, including the study area, have median incomes above the County median and projected estimate.

TABLE 9: HOUSEHOLD INCOME IN STUDY AREA AND SURROUNDING COMMUNITIES

	Proposed City	Plain City	Marriott-Slaterville	West Haven	Hooper	Weber County
2010 ACS Median HH Income (2010 Dollars)	\$74,444	\$81,080	\$69,917	\$69,392	\$75,892	\$54,086
2017 ACS Median HH Income (2017 Dollars)	\$83,176	\$85,290	\$66,705	\$73,613	\$96,620	\$62,036
Percent Change 2010-2017	11.73%	5.19%	-4.59%	6.08%	27.31%	14.70%
AAGR 2010-2017	1.60%	0.73%	-0.67%	0.85%	3.51%	1.98%
Estimated 2019 Median HH Income	\$85,854	\$86,533	\$65,815	\$74,865	\$103,521	\$64,515
Projected 2024 Median HH Income	\$92,933	\$89,719	\$63,641	\$78,091	\$123,009	\$71,155

Commercial and Industrial Development

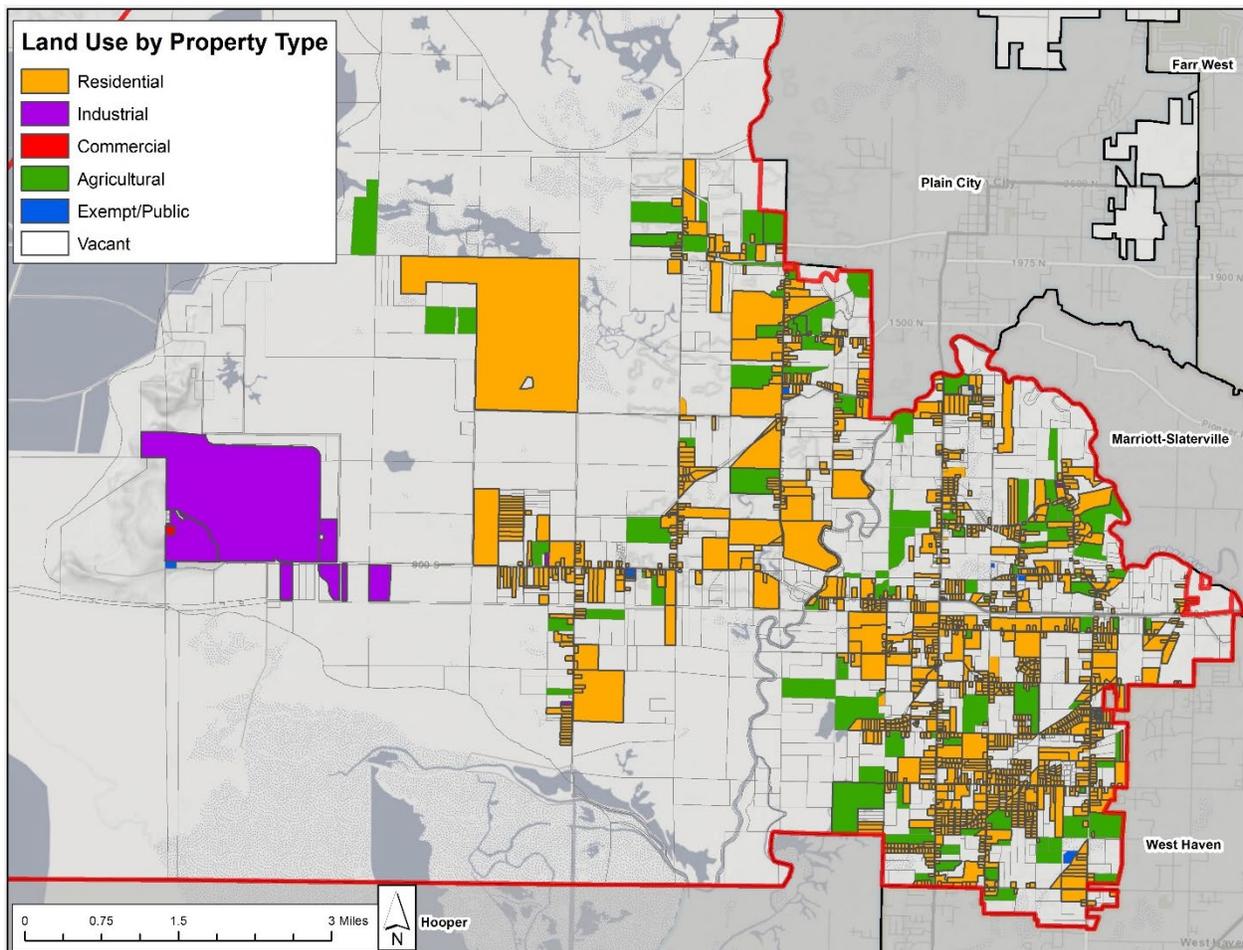
TABLE 10: PROPERTY TYPE AND GREENBELT CLASSIFICATION IN STUDY AREA

Property Type	Number of Parcels
Residential	1,618
Industrial	10
Commercial	5
Agricultural	122
Exempt/Public	10
Vacant	1,515
Total	3,280

Source: Weber County Parcel Database 2018

Commercial development in the study area is very limited, with most development consisting of small family farms, residential properties, and vacant land. The table below shows the land uses of the 3,280 parcels in the study area, showing that the vast majority are residential or vacant. The average size of residential lots in the area is 3.67 acres.

The current commercial development consists of five parcels that are grouped into two main areas. One is surrounded by the large industrial parcels on the west side of the area. The other four commercial parcels are located at the intersection of 4700 West and 1150 South. The map below shows the land uses within the incorporation area and clearly shows the area is highly dominated by large and small residential and agricultural parcels along with large areas of vacant land.



New nonresidential commercial and industrial development in the study area has been low since 2014. There is an average of 3.4 permits per year.

TABLE 11: NON-RESIDENTIAL BUILDING PERMITS ISSUES IN LAST DECADE

	2014	2015	2016	2017	2018
Permits Issued	4	2	6	3	2

Source: Weber County

Taxable Value

The average taxable value per capita in the study area is \$152,119 which is higher than all surrounding areas, except West Haven, and provides a strong property tax base for the proposed city.

TABLE 12: TAXABLE VALUE IN STUDY AREA AND SURROUNDING COMMUNITIES

Community	2018 Taxable Value	Population	Taxable Value Per Capita
Unincorporated Area	\$709,331,590	4,663	\$152,119
Plain City	\$429,179,029	7,120	\$60,278
Farr West	\$564,111,635	7,206	\$78,284
Roy	\$1,664,819,799	38,773	\$42,938
Hooper	\$503,736,192	8,938	\$56,359
Weber County	\$17,106,423,704	256,359	\$66,728

Source: Weber County: Statement of Taxes Charged and Collected for year ended December 31, 2018, 2018 Population Estimate provided by the US Census Bureau, ZPFI

Public Facilities

The only park located in the study area is Reese Park which is located near the intersection of 7100 West and 900 South. Park amenities consist of a large, multi-use field, a pavilion, a playground, and a basketball court.

The proposed incorporation area includes two elementary schools. West Weber Elementary School is located at 4178 West 900 South and has an enrollment of approximately 520 students. Kanessville Elementary School is located at 3112 South 3500 West and has approximately 750 students. Both schools teach kindergarten to 6th grade according to Weber School District. There are also two material storage sheds, property of the Weber School District, located at 7100 West 900 South.

The area includes two cemeteries: Warren Cemetery located at 6670 West 700 North and West Weber Cemetery at 4590 West 950 North. There are also some utility buildings: Central Weber Sewer Improvement District building located near 4900 West 2200 South and Hooper Irrigation Company facility at 3031 South 3500 West.

Available Land

The study area has an ample amount of vacant land within the proposed boundaries. There are about 28,790 acres classified as vacant property, representing about 73 percent of all land within the study area.

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

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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 \$10,000 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 order to reduce administrative costs, and still have a depth of expertise to get the City fully functioning, the City may want to consider contracting for many services. Marriott-Slaterville has proposed offering contractual services to the proposed city for the following functions:¹

- Building – use of the Marriott-Slaterville City Offices
- City Administrator/Attorney who would provide basic legal services and administration such as ordinances, resolutions, contracts, justice court coordination, budget oversight, staff management and advise elected officials
- Building Official who accepts and reviews building permits, calculates fees, conducts plan checks and performs inspections
- Storm Water and Sewer Official who enforces all government storm water regulations
- Code Enforcement support
- Licensing/Permits support for all business licensing and permits

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. Marriott-Slaterville has proposed providing planning and zoning services for \$55 per hour, in addition to the services listed above under Administrative. Currently the County provides planning services for the entire unincorporated County for \$942,633, which is the equivalent of \$61.31 per capita. Using this basis for projections would result in approximately \$285,905 annually for planning services. In comparison, at a rate of \$55.00 per hour, the new City could purchase 5,198 hours or the

¹ West Haven was also contacted to determine if the City had any interest in providing such services. While West Haven may have such interest in the future, if incorporation occurs, no proposals were received in the timeframe of this study.

equivalent of 2.6 staff persons (assuming 2,000 hours per person per year) for \$285,905. This seems to be more hours than the new City would need. Therefore, using the hourly rate of \$55.00 and assuming a need for 500 hours per year results in an annual cost of \$27,500.

Engineering. Engineering costs have also been estimated at \$27,500 per year based on discussions with neighboring cities.

Public Safety

Estimates for police services were obtained from Weber County based on the current service levels and costs now provided by the County to the Lower Valley. The estimate is in keeping with the per capita cost for services provided by Weber County to Plain City and Hooper. This analysis assumes that the proposed City would most likely contract with Weber County for police services in the future. The estimate is \$322,099 per year, provided by Weber County, which equates to \$69.08 per capita.

TABLE 13: TAXABLE VALUE IN STUDY AREA AND SURROUNDING COMMUNITIES

	Hyde Park	Perry	Sunset	Plain City	Hooper	Marriott-Slaterville	Proposed City
Population	4,359	4,717	5,207	6,343	8,236	1,778	4,663
Police Expenses	\$427,000	\$749,643	\$929,120	\$509,928	\$537,478	\$180,000	\$322,099
Cost per Capita	\$97.96	\$158.92	\$178.44	\$80.39	\$65.26	\$101.24	\$69.08

It is assumed that the proposed city would remain in the Weber Fire District, as it provides services to all surrounding cities in Weber County and to all taxing districts in the proposed city.

Building Inspections. Building inspection costs would be included with the overall contract with Marriott-Slaterville, if the proposed City chooses to contract with them. This analysis assumes that the City keeps the building permit revenues generated and contracts with Marriott-Slaterville City for building inspection services.

Highways and Public Improvements

After extensive discussions with Weber County, it was determined that Weber County currently provides approximately \$900,000 of road maintenance to the study area each year. On a weighted mile basis, this is about \$350 more per year per weighted road mile than in Hooper. It is, however, less than weighted road mile costs in the other comparable cities as shown in the following table.

Costs were evaluated on a per weighted road mile² basis and compared to road maintenance costs spent by comparable cities. The analysis assumes that the proposed City would most likely contract with Weber County for roadway services.

TABLE 14: COMPARABLE CITY ROAD MAINTENANCE COSTS PER WEIGHTED ROAD MILE

	Hyde Park	Perry	Sunset	Plain City	Hooper	Proposed City
Population	4,359	4,717	5,207	6,343	8,236	4,658

² Road funds are distributed in Utah by UDOT on a weighted road mile basis where one paved mile equals 5 weighted miles; 1 gravel road mile equals 2 weighted miles; and 1 dirt road mile equals 1 weighted mile.

	Hyde Park	Perry	Sunset	Plain City	Hooper	Proposed City
Weighted Road Miles	162	140	94	205	259	345
Road Expenses	\$773,300	\$428,620	\$310,285	\$763,340	\$585,311	\$900,000
Cost per Weighted Road Mile	\$4,778	\$3,058	\$3,296	\$3,728	\$2,262	\$2,611

The proposed incorporation area has significantly more weighted road miles than the comparative cities as well as the lowest population density of the comparable cities. Therefore, these roads may see less travel, on average and therefore have a lower maintenance cost per weighted road mile. Because the City has a large number of weighted road miles, as compared to other cities, it could add substantially to the expenses of the City if service levels are increased.

While this study assumes the same level of service as currently provided by Weber County, it also acknowledges that many cities simply budget their road costs to match their road revenues. In this case, the proposed incorporation area would spend about \$572,000 per year for road costs – a savings of roughly \$328,000 per year.

The County also provided the following specific information regarding road repairs in the study area; however, the following costs do not include overhead and other costs for the streets department.

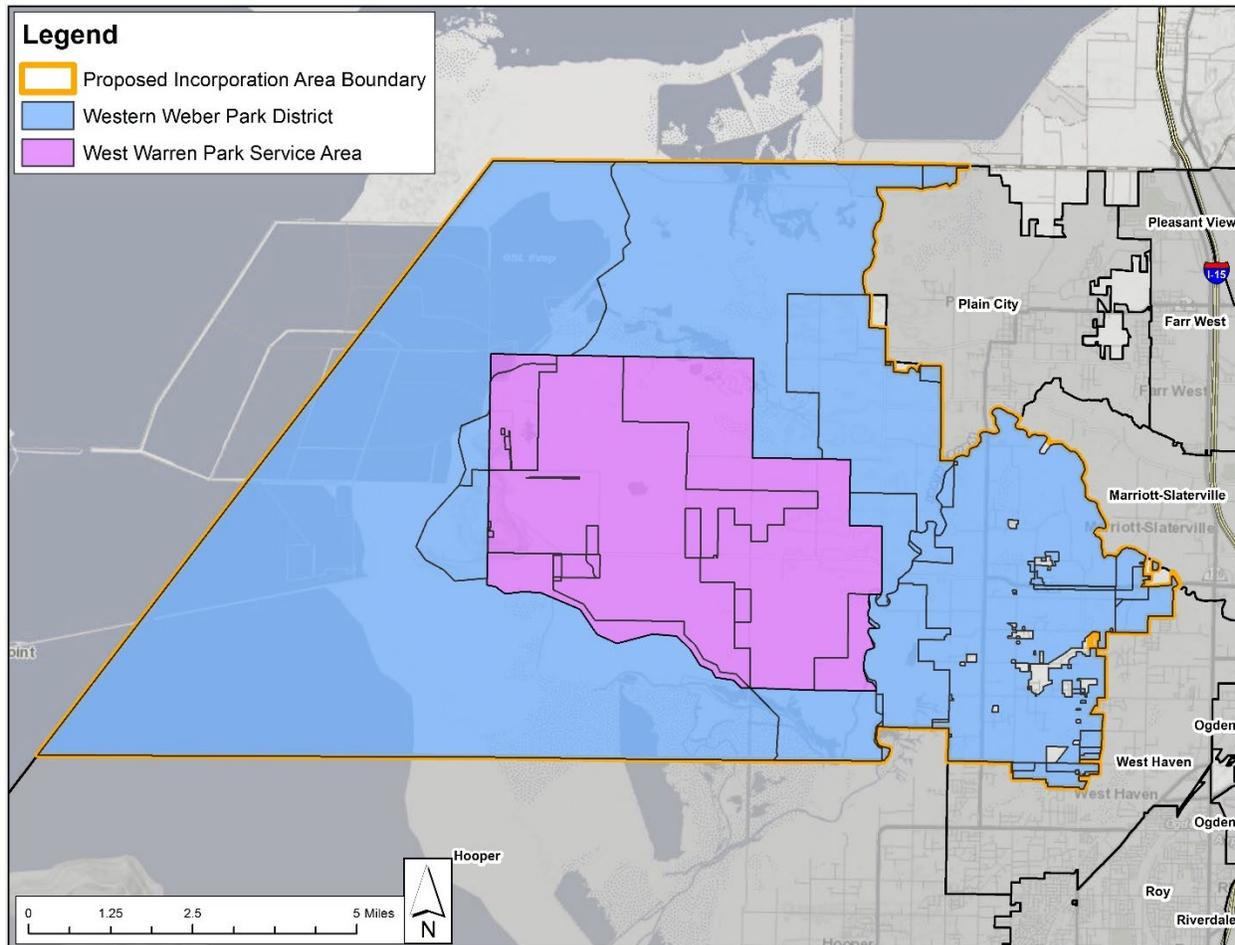
Asphalt	Material	\$ 80,406.49
	Equipment	\$ 60,637.00
	Labor	\$ 18,287.50
	Total Paving	\$159,330.99
Chipping	76,442 Sq. yards @ 2.50 per Sq. yard =	
	Total Chipping	\$191,105
Snow Removal	Salt and Sand 30 Loads @ 300.00 per load	
	Snow Plow 274 Hrs. @ 75 per load	
	Labor 274 Hrs. @ 33.25	
	Total Snow Removal	\$35,920

Total Road Maintenance for 2018 = \$386,355

The County Weed Department provides services to the unincorporated area under the Municipal Services Fund. The total budget for the Weed Department for 2018 was \$117,112. Of this amount, it is estimated (based on proportionate share of population) that the study area is responsible for \$35,521 of these expenditures. It is assumed that the proposed City would contract with Weber County for weed services.

Parks and Recreation

There are two park recreation districts in the proposed city which cover only a portion of the proposed city. These districts are assumed to remain in place and, therefore, no costs have been included for parks and recreation districts.



Parks and recreation services are provided only in these service districts of the unincorporated county. Based on discussions with the County and the petitioners, this report assumes that park service districts will remain in place and continue to provide services to their respective service areas. However, the Warren area has recently asked to de-annex from the Western Weber Park District. This request is being processed at the time of the study and the parcels involved have not yet been finalized. Therefore, the map shown is current before the de-annexation which will reduce the Western Weber Park District. The new city will not provide any parks and recreation services. In the future, if incorporation occurs, residents may choose to dissolve the park districts and combine these services under the City. However, such decisions are outside the scope of this analysis.

Startup Costs

Startup costs are estimated based on the experiences of Marriott-Slaterville and Hooper, the most recently-incorporated cities in Weber County. Marriott-Slaterville indicated that its startup costs were about \$25,000; this number has been increased to \$50,000 in this study to account for inflation.

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 15: SUMMARY OF 5-YEAR EXPENDITURES

Expenditures	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
General Government						
Mayor and Council	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Administrative & Legal	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
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)	\$2,332	\$2,366	\$2,402	\$2,438	\$2,475	\$2,512
Auditor	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Planning	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500
Engineering	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500
Public Safety						
Police	\$322,099	\$331,762	\$341,715	\$351,966	\$362,525	\$373,401
Animal Control & Shelter	\$42,768	\$44,051	\$45,373	\$46,734	\$48,136	\$49,580
Streets and Public Improvement						
Road & Highways	\$900,000	\$927,000	\$954,810	\$983,454	\$1,012,958	\$1,043,347
Weed Department	\$35,521	\$36,586	\$37,684	\$38,814	\$39,979	\$41,178
Initial Year Startup Costs	\$50,000					
TOTAL Operating Expenditures	\$1,665,719	\$1,658,756	\$1,703,083	\$1,748,739	\$1,795,765	\$1,844,201

The cost per capita in the proposed city is higher than Hooper, but substantially lower than in most of the other comparative cities. When park expenses are not included (because none are included for the proposed city), the cost per capita in the proposed city is \$99.89 higher than in Hooper, but still lower than in all other surrounding cities.

TABLE 16: COMPARATIVE CITIES – COST PER CAPITA

	Hyde Park	Perry	Sunset	Plain City	Hooper	Proposed City
Expenses per Capita	\$592.31	\$706.26	\$447.52	\$619.70	\$318.28	\$357.22
Expenses per Capita without Parks	\$571.97	\$677.51	\$411.21	\$569.86	\$257.33	\$357.22

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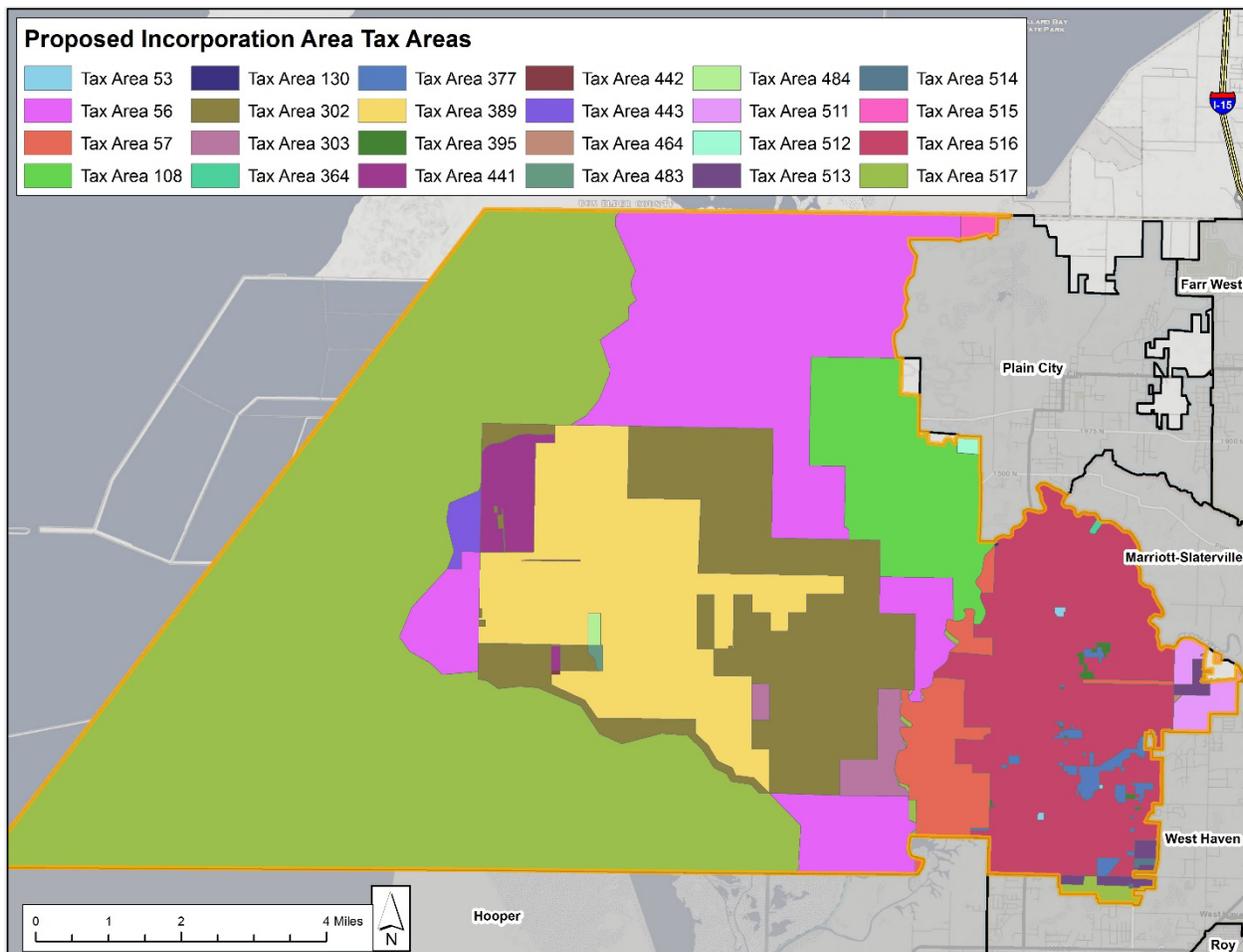
Five-Year Revenues Projections in the Proposed City

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 municipal-type services that would be provided by the incorporated city in the future. Total taxable value is \$709,331,590, composed of the following components: \$370,137,048 for real property, plus \$41,398,924 in personal property and \$297,795,618 in centrally assessed property.³

There are numerous tax districts in the study area to account for different water providers, cemetery districts, etc. However, with the exception of Weber County, no other service providers will be impacted if incorporation occurs.



³ Source: Weber County Assessor’s Office

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 Weber County indicates that total revenues (population and point of sale) were \$550,000 for 2018 in the study area. This figure includes direct retail sales from outlets in the proposed incorporation area, as well as Internet, private motor-vehicle sales, utilities and telecommunications.

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 one-year period extending from July 2018 to June 2019, the average per capita distribution was \$103.34.

TABLE 17: SALES TAX DISTRIBUTION BASED ON POPULATION

Distribution Month	Direct Point of Sale	Motor Vehicle Sales	Population	Total Distribution	Total Paid	Point of Sale Distribution	Population Distribution	Per Capita
Jul-18	\$116,723	\$13,552	15,130	\$202,207	\$198,708	\$65,137.16	\$137,170	\$9.07
Aug-18	\$129,243	\$16,098	15,130	\$213,787	\$211,854	\$72,670.11	\$140,940	\$9.32
Sep-18	\$143,231	\$15,722	15,130	\$212,670	\$210,613	\$79,476.57	\$133,301	\$8.81
Oct-18	\$128,886	\$7,979	15,130	\$200,186	\$198,470	\$68,432.58	\$131,142	\$8.67
Nov-18	\$154,578	\$11,683	15,130	\$224,439	\$222,336	\$83,130.63	\$141,226	\$9.33
Dec-18	\$90,783	\$13,095	15,130	\$171,356	\$169,843	\$51,939.06	\$119,506	\$7.90
Jan-19	\$119,275	\$6,855	15,130	\$189,852	\$185,915	\$63,064.85	\$126,373	\$8.35
Feb-19	\$185,413	\$8,243	15,130	\$251,040	\$246,328	\$96,827.64	\$155,072	\$10.25
Mar-19	\$146,360	\$8,295	15,130	\$198,300	\$194,371	\$77,327.12	\$121,065	\$8.00
Apr-19	\$170,529	\$8,151	15,130	\$209,272	\$204,973	\$89,340.07	\$119,453	\$7.90
May-19	\$198,470	\$13,065	15,130	\$249,908	\$245,460	\$105,767.54	\$144,035	\$9.52
Jun-19	\$107,770	\$11,985	15,374	\$179,028	\$175,039	\$59,877.13	\$119,400	\$7.77
Annual Per Capita								\$103.34

Municipal Energy (Franchise) Tax Revenues

This revenue source is available only to cities, and not to counties. Therefore, the residents and businesses in West Weber 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

Motor vehicle revenues are estimated based on research conducted by Weber County that indicates that, on average, a City receives 7.4 percent of its property tax revenues as motor vehicle revenues. This calculates to \$7,086 in the first year.

Licenses and Permits

Business License Fees. Business license fee revenues of \$3,375 were calculated based on information provided by Weber County. The base fee for business licenses is \$75.00 and 45 businesses (not including home occupation businesses) were identified in the proposed incorporation area.

Building Permits

Building permit fees are charged based on the following schedule, as provided by Weber County.

TABLE 18: BUILDING PERMIT FEE SCHEDULE

Valuation	Corresponding Fee
\$1.00 - \$2,000	\$47.00
\$2,001 - \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000
\$25,001 - \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000
\$1,000,000 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000

The theory behind these fees is that they are used to directly offset the costs associated with building inspections. Weber County has estimated these revenues at \$160,000 per year. 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. Between May 2018 and April 2019, the last year for which figures were available, the average distribution was \$28.29 per capita and \$718.72 per weighted road mile.

TABLE 19: CLASS C ROAD FUNDS

Road Mile Distribution	Population	Weighted Mileage	Amount Distributed	Population Distribution	Weighted Mile Distribution	Per Capita Distribution	Per Weighted Mile Distribution
May-June 2018	3,051,237	122,528.28	\$33,384,375	\$16,692,188	\$16,692,188	\$5.47	\$136.23
July-Aug 2019	3,051,237	120,636.08	\$24,915,806	\$12,457,903	\$12,457,903	\$4.08	\$103.27
Sept-Oct 2019	3,103,243	120,711.37	\$31,711,663	\$15,855,831	\$15,855,831	\$5.11	\$131.35
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
						\$28.29	\$718.72

The West Weber area has 344.75 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, West Weber would

receive \$131,914 for the population distribution portion and \$247,780 for the road mile distribution of the formula, for total revenues of \$379,694.

When Proposition 1 funds are added in, the County estimates a total road fund distribution of \$572,000.

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:

TABLE 20: 5-YEAR REVENUE PROJECTIONS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Taxes						
Property Taxes	\$95,760	\$97,196	\$98,654	\$100,134	\$101,636	\$103,160
Sales Taxes	\$550,000	\$561,000	\$572,220	\$583,664	\$595,338	\$607,244
Motor Vehicle Taxes	\$7,086	\$7,193	\$7,300	\$7,410	\$7,521	\$7,634
Licenses and Permits						
Business Licenses	\$3,375	\$3,375	\$3,375	\$3,375	\$3,375	\$3,375
Building Permits	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000
Intergovernmental Revenue						
Class B/C Road Funds	\$572,000	\$589,160	\$606,835	\$625,040	\$643,791	\$663,105
Charges for Services						
	\$13,989	\$14,625	\$15,289	\$15,984	\$16,711	\$17,470
TOTAL REVENUES	\$1,402,210	\$1,432,548	\$1,463,674	\$1,495,607	\$1,528,372	\$1,561,989

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 much more reliant on sales tax revenues than on property tax revenues. Property taxes (including motor vehicle taxes) would total \$102,846 in the first year while sales tax revenues would total \$550,000. This results in a ratio of 5.4 to 1 of reliance on sales tax revenues.

However, the City has a strong taxable base as discussed previously in this study. Therefore, any property tax rate increases would be spread over a large base and could provide substantial revenues to the proposed city.

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. This means that the County has allocated these other sales tax revenues proportionately (based on population) among the unincorporated County. This would seem to be a fair approach. 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 vary from those projected in this report.

OPPORTUNITIES

Sanitation – Garbage Collection

Sanitation and garbage collection services are currently provided by Allied Waste directly to residents at an average cost of \$21 per can per month. This is considerably higher than sanitation services provided by Allied Waste to cities who contract directly with Allied Waste. Therefore, it is felt that there could be some cost savings to residents from garbage collection. Currently, such services are not included in the budget, but these services could be included in the future. According to residents in the West Weber area, current costs average \$21 per can while a comparative cost in Plain City is \$8.50 per can per month. Assuming one can per dwelling unit results in savings of \$12.50 per month, or approximately \$150 per year per household.

Property Taxes

The municipal services tax rate currently charged by Weber County is exceptionally low when compared to property tax rates in surrounding cities. These comparative tax rates are shown in the table below, along with the tax revenues that would be generated by each of the various municipal rates on a \$250,000

primary residence. In fact, the closest rate is in Hooper which is nearly 3.5 times higher than the municipal tax rate currently charged by Weber County.

TABLE 21: TAX RATE COMPARISON

	Hyde Park	Perry	Sunset	Plain City	Hooper	Proposed City
Property Tax Rate	0.001021	0.002364	0.001766	0.000387	0.000459	0.000135
Property Tax Revenues on \$250,000 Primary Residence	\$140.39	\$325.05	\$242.83	\$53.21	\$63.11	\$18.56

If Weber County decides to raise its municipal tax rate in the future, this would have a significant impact on not only the feasibility of incorporation, but also on the tax burden placed on property owners in the proposed incorporation area.

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 Weber County, all cities have enacted the tax up to the full six percent with the exception of: Farr West, Hooper, Huntsville, Marriott-Slaterville, Riverdale and West Haven. Only cities (not counties) can enact this tax. This would, however, increase costs for existing residents and businesses.

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;

Expenses exceed revenues by approximately \$102,000 to \$143,000 per year in this analysis.

TABLE 22: NET REVENUES – 5-YEAR SUMMARY

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$1,402,210	\$1,432,548	\$1,463,674	\$1,495,607	\$1,528,372	\$1,561,989
Expenses	\$1,665,719	\$1,658,756	\$1,703,083	\$1,748,739	\$1,795,765	\$1,844,201
Net Revenues	(\$263,509)	(\$226,207)	(\$239,409)	(\$253,132)	(\$267,393)	(\$282,212)
Revenues as % of Expenses	84%	86%	86%	86%	85%	85%

In order to make up the deficit each year, the proposed incorporation area will need to raise its tax rate as shown in the table below. This results in an added tax burden of about \$50 per year per household, on average.

TABLE 23: TAX BURDEN IMPACTS – 5-YEAR PROJECTIONS

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenues	(\$263,509)	(\$226,207)	(\$239,409)	(\$253,132)	(\$267,393)	(\$282,212)
Taxable Value	\$709,331,590	\$719,971,564	\$730,771,137	\$741,732,704	\$752,858,695	\$764,151,575
Tax Rate	0.000371	0.000314	0.000328	0.000341	0.000355	0.000369
Impact on \$250,000 Primary Residence	\$51.08	\$43.20	\$45.05	\$46.92	\$48.84	\$50.78

However, if Weber County chooses to raise its municipal rates, and the petitioners have suggested that the County may consider doing so, then the additional tax burden may disappear. For example, if Weber County were to raise tax rates to the same level as Hooper, then the unincorporated County would see the following increase in its municipal services taxes.

TABLE 24: TAX BURDEN IMPACTS – SENSITIVITY ANALYSIS OF RATES AND TAX REVENUES

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Taxable Value	\$709,331,590	\$719,971,564	\$730,771,137	\$741,732,704	\$752,858,695	\$764,151,575
Current Municipal Services Tax Rate	0.000135	0.000135	0.000135	0.000135	0.000135	0.000135
Revenues Generated per \$250,000 Primary Residence	\$18.56	\$18.56	\$18.56	\$18.56	\$18.56	\$18.56
Hooper Municipal Services Tax Rate	0.000459	0.000459	0.000459	0.000459	0.000459	0.000459
Revenues Generated per \$250,000 Primary Residence	\$63.11	\$63.11	\$63.11	\$63.11	\$63.11	\$63.11
Property Taxes Generated with Current tax Rate	\$95,760	\$97,196	\$98,654	\$100,134	\$101,636	\$103,160
Property Taxes Generated with Tax Rate Comparable to Hooper	\$325,583	\$330,467	\$335,424	\$340,455	\$345,562	\$350,746

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Difference	\$229,823	\$233,271	\$236,770	\$240,321	\$243,926	\$247,585

If the County were to increase rates to a similar level to that of the current property tax rate in Hooper, the feasibility of incorporating would be much closer.

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 Weber County's Municipal Services Fund, none of these districts or service areas will be impacted by incorporation. There are 24 separate tax districts that cover the proposed incorporation area as follows: 16, 19, 44, 53, 56, 57, 58, 108, 130, 513, 281, 302, 303, 361, 364, 377, 389, 395, 441, 442, 443, 464, 483 and 484.

Each of the above tax districts includes a variety of combinations of the following taxing entities. However, all of the tax districts include Weber County (including multi-county and county assessing & collecting levy), Weber County School District, Weber Basin Fire District (including the Bond Fund), Weber Area Dispatch 911 and the Municipal Type Service Fund (shown in the shaded area below).

TABLE 25: STUDY AREA TAX DISTRICTS

Taxing Entity	Tax Rate
Weber County	0.003051
Multi-County Assessing & Collecting Levy	0.000009
County Assessing & Collecting Levy	0.000275
Weber County School District	0.006307
Weber Basin Water Conservancy District	0.000164
Weber County Mosquito Abatement District	0.000108
Weber Fire District	0.001515
Weber Area Dispatch 911	0.000234
Weber Fire District - Bond	0.000070
Municipal Type Service Fund	0.000135
Bona Vista Water Improvement District	0.000237
Plain City Cemetery Maintenance District	0.000063
West Weber-Taylor Cemetery Maintenance District	0.000063
Warren-West Warren Cemetery Maintenance District	0.000123
Western Weber Park District	0.000254
West Warren - Warren Water Improvement District	0.000304
Central Weber Sewer Improvement District	0.000649
West Warren Park Service Area	0.000171

With the exception of Weber County's Municipal Services Fund, none of these taxing entities will be impacted by the proposed incorporation. The Municipal Services Fund will see a reduction in tax revenues of about \$1.9 million in the first year, with a reduction in expenses of roughly \$1.9 million.

The Taylor West Weber Water Improvement District provides water services to the West Weber and Taylor communities but is not a taxing entity. These services are provided through monthly rates and will not be impacted by the proposed incorporation.

Municipal Service Fund Revenue Reduction

If incorporation occurs, the municipal services fund will see a reduction in revenues from property taxes, sales taxes, intergovernmental revenues and other fees/licenses/charges for services.

Property Taxes. The Municipal Services Fund will see a revenue reduction of \$95,760 in its first year, based on the current taxable value of \$709,331,590 and the current tax rate of 0.000135.

Sales Tax Revenues. The Municipal Services Fund will see a revenue reduction of approximately \$550,000 per year in sales tax revenues, based on the same amount that Weber County has allocated to the West Weber area.

Intergovernmental. This category is mainly comprised of road funds are distributed based on weighted road miles and population. The proposed city has 65.53 asphalt and 8.55 gravel road miles. This results in a total of 344.75 weighted road miles.⁴ As discussed previously in this report, the average distribution for the past year was \$718.72 per weighted road mile and \$28.29 per capita. This results in a total reduction of \$379,694 in the first year. Additional road fund revenues come from Proposition 1, bringing the total reduction in road fund revenues to \$572,000.

License and Fees/Charges for Services. These revenue categories have been reduced based on a per capita amount. Total revenues in the municipal services fund have been reduced by 30 percent, which is the ratio of population in the proposed incorporation area as compared to the remainder of unincorporated Weber County (Upper and Lower Valley).

Summary of Revenue Reduction.

TABLE 26: FISCAL IMPACTS TO COUNTY MUNICIPAL SERVICE FUND - REVENUES

Year	Current	1	2	3	4	5
Revenue Reductions						
Property Tax Revenues	\$95,760	\$97,196	\$98,654	\$100,134	\$101,636	\$103,160
Sales Tax Revenues	\$550,000	\$561,000	\$572,220	\$583,664	\$595,338	\$607,244
Class B/C Road Funds	\$572,000	\$589,160	\$606,835	\$625,040	\$643,791	\$663,105
Charges for Services	\$419,424	\$432,007	\$444,967	\$458,316	\$472,065	\$486,227
License and Fees	\$275,173	\$283,428	\$291,931	\$300,689	\$309,709	\$319,001
Total Revenue Reduction	\$1,912,357	\$1,962,791	\$2,014,607	\$2,067,843	\$2,122,540	\$2,178,738

Municipal Services Fund Expense Reduction

If incorporation occurs, the municipal services fund will see a reduction of expenditures for the municipal services it now provides to the unincorporated area. The new City may choose to contract with the County for some of these services. If this occurs, then the County will not experience a reduction in costs and should charge a sufficient fee to cover its costs.

Expenses are both fixed and variable in nature. For example, while some police costs can be reduced (such as for police patrol or performing building inspections), many costs are fixed in nature. An example of a fixed cost would be the police chief whose costs remain the same whether his department serves the proposed incorporation area or not.

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.

TABLE 27: FISCAL IMPACTS TO COUNTY MUNICIPAL SERVICE FUND – EXPENSES

	Percent Variable	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Building Inspector	90%	\$167,067	\$172,079	\$177,241	\$182,558	\$188,035	\$193,676
Engineering	75%	\$179,377	\$184,758	\$190,301	\$196,010	\$201,890	\$207,947
Municipal Service Area (includes police)	75%	\$385,754	\$397,327	\$409,247	\$421,524	\$434,170	\$447,195
Planning	70%	\$200,133	\$206,137	\$212,321	\$218,691	\$225,252	\$232,009
Animal Control	75%	\$58,804	\$60,569	\$62,386	\$64,257	\$66,185	\$68,171
Road & Highways		\$900,000	\$927,000	\$954,810	\$983,454	\$1,012,958	\$1,043,347
Weed Department	90%	\$31,969	\$32,928	\$33,915	\$34,933	\$35,981	\$37,060
Total Expense Reduction		\$1,923,104	\$1,980,797	\$2,040,221	\$2,101,427	\$2,164,470	\$2,229,404

As the analysis shows, if incorporation occurs, it is basically a breakeven situation for the County.

TABLE 28: NET FISCAL IMPACTS TO COUNTY MUNICIPAL SERVICE FUND

Year	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue Reduction	\$1,912,357	\$1,962,791	\$2,014,607	\$2,067,843	\$2,122,540	\$2,178,738
Total Expense Reduction	\$1,923,104	\$1,980,797	\$2,040,221	\$2,101,427	\$2,164,470	\$2,229,404
Net Savings (Loss)	\$10,747	\$18,006	\$25,614	\$33,584	\$41,931	\$50,667

The small shortfall could result in the following negligible impacts to a \$250,000 primary residence.⁵

TABLE 29: NET FISCAL IMPACTS TO COUNTY MUNICIPAL SERVICE FUND

Year	Current	1	2	3	4	5
Net Savings (Loss)	(\$717,439)	(\$746,919)	(\$777,693)	(\$809,818)	(\$843,357)	(\$878,371)
Taxable Value of Remaining Unincorporated County	\$3,282,144,927	\$3,331,377,101	\$3,381,347,757	\$3,432,067,974	\$3,483,548,993	\$3,535,802,228
Additional Tax Rate Needed	(0.000003)	(0.000005)	(0.000008)	(0.000010)	(0.000012)	(0.000014)
Annual Impact on a \$250,000 Primary Residence	(\$0.45)	(\$0.74)	(\$1.04)	(\$1.35)	(\$1.66)	(\$1.97)

⁵ The taxable value would be \$137,500 since primary residential units are only assessed at 55 percent of market value for tax purposes.

Map Changes Due to Exclusion of Properties

10

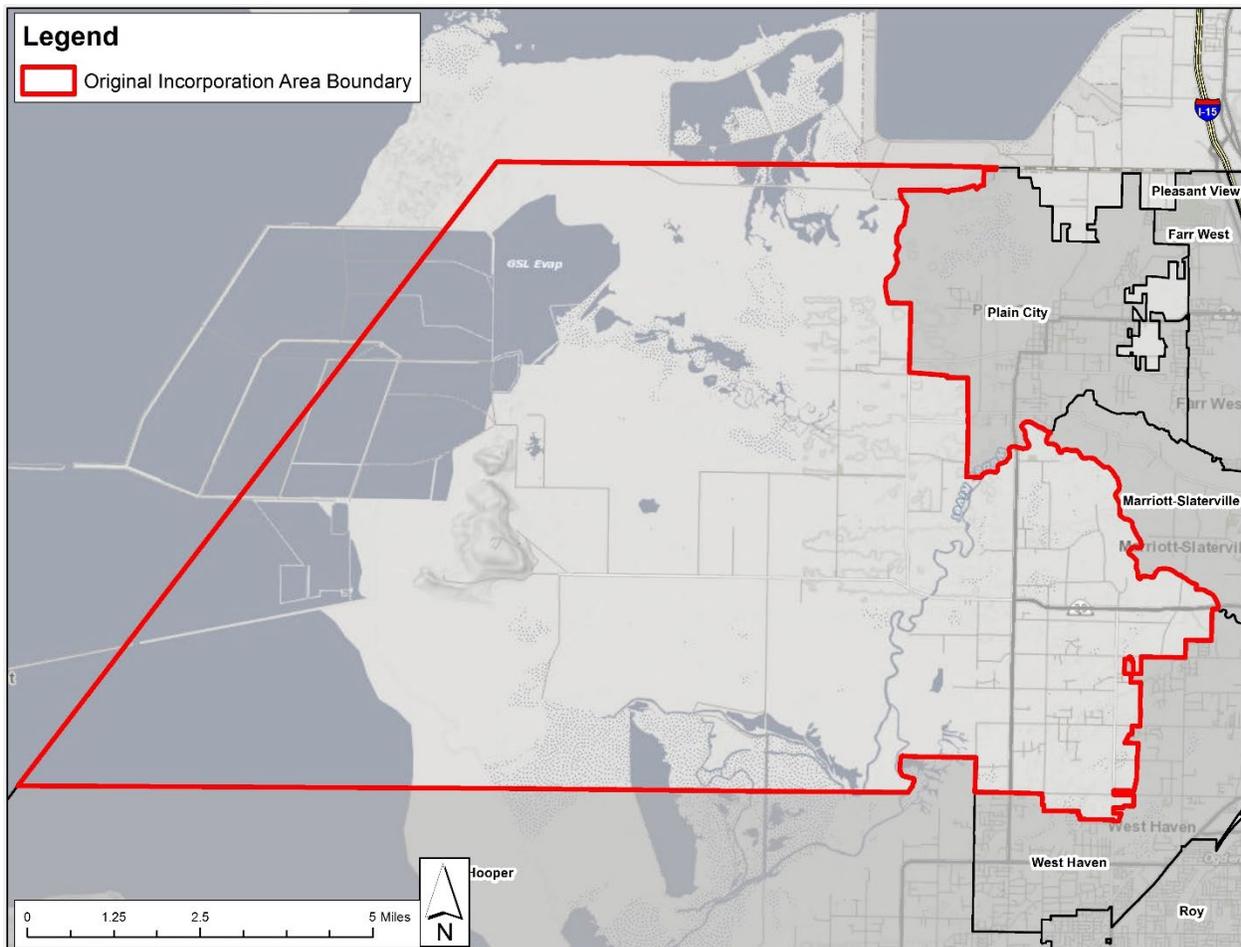
Utah Code 10-2a-205(4)(a)(ix): if the lieutenant governor excludes property from the proposed municipality under Section 10-2a-203, an update to the map and legal description described in Subsection 10-2a-202(1)(e).

Per Utah Code 10-2a-203, a written notice was sent by the lieutenant governor to each record owner of real property which owned more than 1 percent of the assessed value of all property in the proposed incorporation boundaries, or 10 percent of the total private land area within the proposed incorporation boundary. The owners of these properties may file a Notice of Exclusion with the Office of the Lieutenant Governor within 15 calendar days of receiving the written notice.

Notice of Exclusions were received by the Office of the Lieutenant Governor, reviewed for possible exemptions from the exclusion parameters as outlined in Utah Code 10-2a-203(4) (a, b), and excluded from the proposed incorporation boundary by the lieutenant governor. This section will explain the changes to the incorporation boundary as a result of this process.

Original Incorporation Boundary

The map below shows the proposed incorporation area as it was originally established and presented at the time the written notice of proposed incorporation was sent to each record owner of real property.

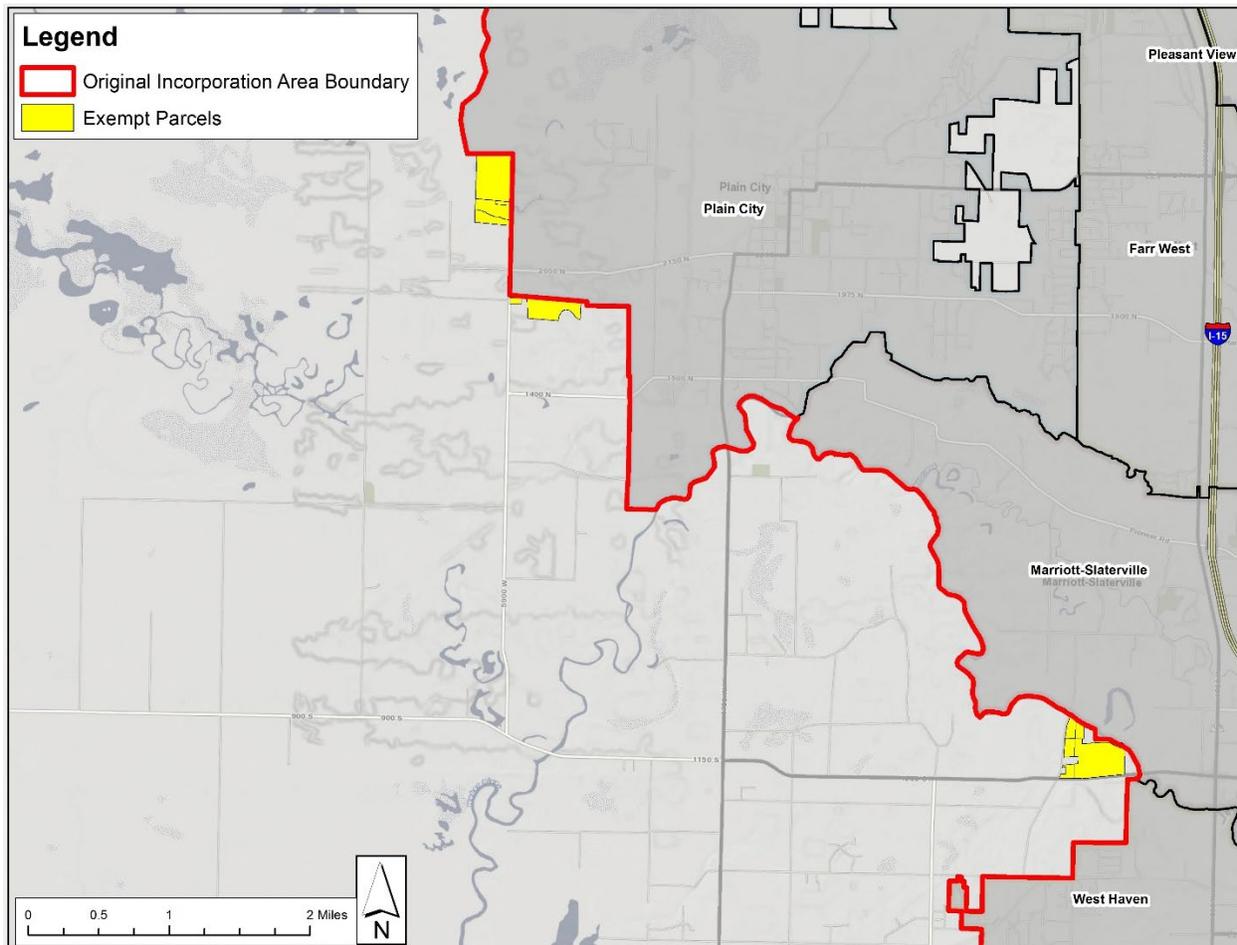


Exempt Parcels

Under Utah Code 10-2a-203(3), the lieutenant governor received requests to exempt the following parcels:

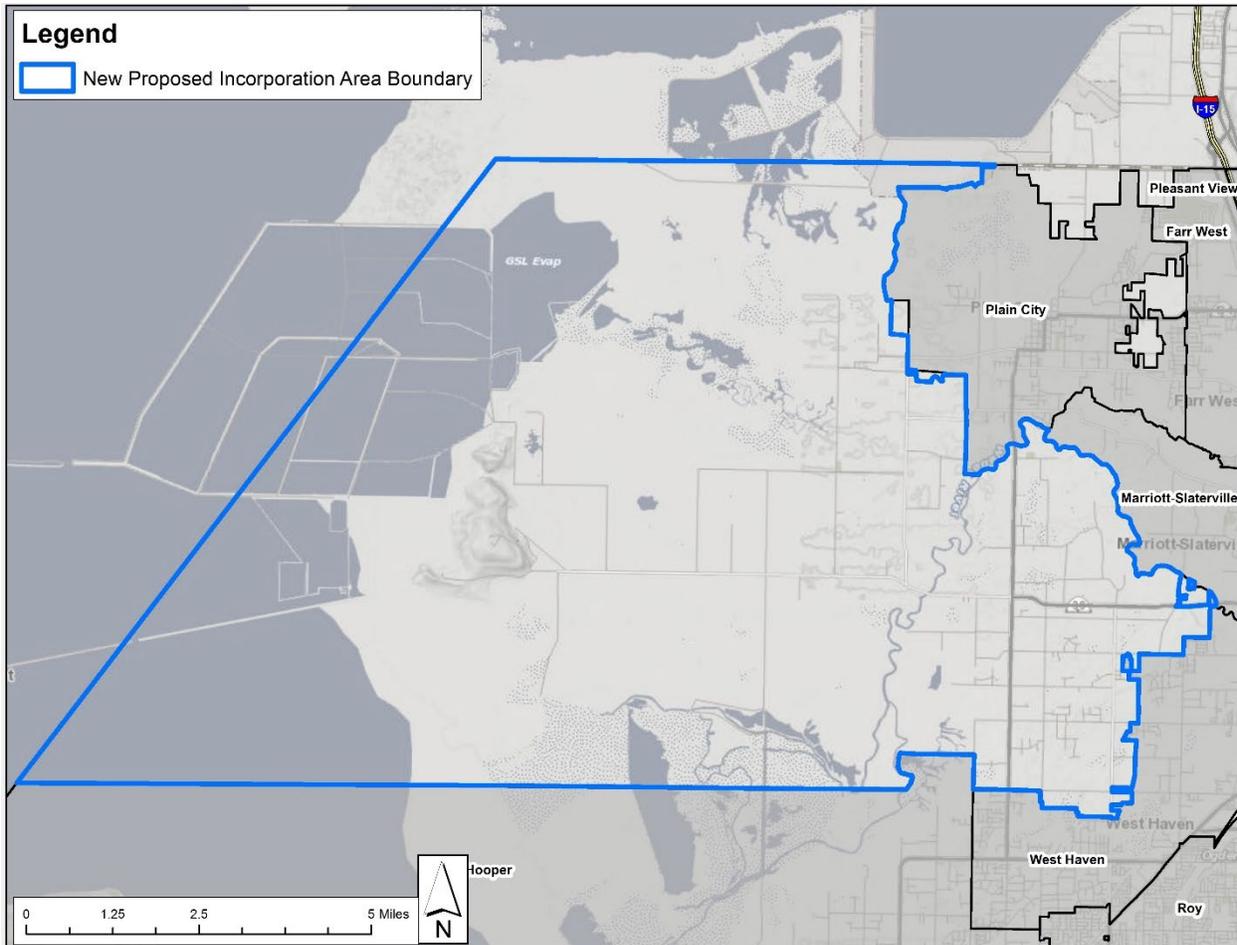
- 150410026
- 150610085
- 150600124
- 150610046
- 150600125
- 150610084
- 150610049
- 150610049
- 190570002
- 150610049
- 150610049
- 150220026
- 150220029
- 150190006
- 190570039
- 190570043
- 190570001

The lieutenant governor has not identified that the exclusion of these parcels should be denied based on the exceptions provided under Utah Code 10-2a-203 (4)(a, b) and has agreed to modify the proposed boundaries as to exclude the parcels listed above. A map of the excluded parcels is shown below with the exempt parcels highlighted in yellow.



New Proposed Incorporation Boundaries

The exemption of the parcels listed in this section resulted in an alteration to the proposed incorporation boundaries. A map showing the new proposed incorporation boundary has been included below to show how the original boundaries are affected.



A part of Township 5 North, Range 2 West, Township 6 North Range 2 West, Township 6 North Range 3 West, Township 7 North, Range 2 West, Township 7 North Range 3 West, Township 6 North, Range 3 West, Township 7 North, Range 3 West and Township 6 North, Range 4 West Salt Lake Base and Meridian U.S. Survey:

Beginning at the East Quarter corner of Section 31, T6N, R2W, which point is on the Northern boundary of the Corporate Limits of Hooper City, (Entry No. 1747442 Bk 53 Pg 040) and running thence the following four (4) courses and distances along said Northern Boundary of Hooper City as follows: (1) West 5,800 feet more or less along the East-West Quarter Section Line of said Section 31 and a westerly extension to the South Fork of the Weber River, said South Fork of the Weber River also described as the East Branch outlet of Weber River as shown in the Warren & West Warren Cemetery District Boundary, (Bk 534 Pg 460); (2) Southeasterly 4,000 feet more or less along said South Fork of the Weber River to the South line of Section 31; (3) West 10,000 feet, more or less along said South Line and the South Line of Section 36 and Section 35, T6N, R3W, to the East Shore of the Great Salt Lake; (4) West 58,000 feet, more or less to the County Line common to Box Elder County and Weber County; thence Northeasterly 60,020 feet, more

or less along said common County line to the common County Line extended as shown in Record of Survey No. 001366 (Entry No. 1169416 Bk 33 Pg 091); thence East 38,375 feet, more or less to and along said common County line extended to the West line of the Corporate Limits of Plain City (Plain City Northwest Annexation Plat 2008 Entry No. 2356164 Bk 68 Pg 78); thence the following twenty-eight (28) courses and distances along the western boundary of said Corporate Limits as follows: (1) South 20°35'00" West 307.38 feet, more or less along the centerline of First Salt Creek to the North line of Section 20, T7N, R2W; (2) West 890.00 feet to the Northwest corner of said Section 20; (3) South 1,095 feet, more or less along the West line of said Section 20 to the centerline of First Salt Creek; thence the following courses and distances along First Salt Creek: (4) South 75°40'00" West 300 feet; thence (5) South 41°40'00" West 347 feet; (6) North 37°50'00" West 364.5 feet; (7) South 72°05'00" West 972.00 feet; and (8) South 84°05'00" West 1,035 feet, more or less to the North-South Quarter Section Line of Section 19, T7N, R2W; (9) South 103.66 feet, more or less along said Quarter Section line; (10) North 77°37'00" West 613.00 feet to a fence corner and along the North line of Parcel 12-007-0003; (11) West 2,234.80 feet along said North line to the West line of said Section 19; (12) continuing westerly along said line, 878.4 feet, more or less to the centerline of Second Salt Creek; thence the following courses and distances along Second Salt Creek (13) South 09°27' East 576 feet; (14) South 33°18' East 812 feet; (15) South 08°41' West 765 feet; (16) South 10°38' West 640 feet; (17) South 50°26' West 392 feet; (18) South 20°27' West 730 feet; (19) South 05°46' East 495 feet; (20) South 26°44' East 338 feet; (21) South 22°33' West 660 feet; (22) South 13°18' East 640 feet; (23) South 21°48' West 840 feet; (24) South 50°45' West 700 feet; (25) South 06°17' West 600 feet; (26) South 08°20' East 470 feet; (27) South 12°45' East 810 feet, more or less to the South line of Section 25, T7N, R3W; (28) East 386 feet, more or less along said South line to the West line of the East half of the Northeast Quarter of Section 36 T7N, R3W; thence South 2640 feet more or less along said West line to the South Line of said Northeast Quarter of Section 36; thence East 1320 feet along said South Line to the Southeast corner of said Northeast Quarter, said point also being on the West Corporate Limits Line of Plain City (Plain City Annexation Plat Entry No. 2232078 Bk 65 Pg 11); thence South 01°00'30" West 2,647.98 feet along said West Corporate Limits Line and the West line of Section 31, T7N, R2W to the Northwest corner of Section 6, T6N, R2W; Thence South 00°43'09" West 304 feet along the West line of said Section 6, to a Westerly extension of the South line of Tax parcel 15-022-0029 as recorded in Entry No. 2739992 in the Weber County Recorder's Office; Thence three (3) courses and distances along said parcel and its Westerly extension; (1) South 89°16'51" East 351 feet; (2) North 00°43'09" East 259 feet; (3) North 89°16'51" West 311 feet; Thence North 00°43'09" East 45 feet more or less to the North Line of said Section 6, said point also being on the said West Corporate Limits Line of Plain City; Thence South 85°43'36" East 535 feet along said West Corporate Limits Line of Plain City and the North Line of said Section 6 to the West Line of parcel 15-022-0026 as recorded in Entry No. 2437587 in the Weber County Recorder's Office; Thence the following eight (8) courses and distances along said parcel; (1) South 770 feet; (2) South 85°55' East 1276.96 feet to Salt Creek; Thence Northeasterly along said Creek; (3) North 21°35' West 43 feet; (4) North 10°37'50" East 294.61 feet; (5) North 50°42' East 192 feet; (6) South 73°50' East 174.55 feet; (7) South 35°38' East 296.73 feet; (8) South 70°28' East 200.73 feet to the East line of the Northwest Quarter of said Section 6, said point also being on the south corner of parcel 15-019-0006 as recorded in Entry No. 2507347 in the Weber County Recorder's Office; Continuing thence along said creek and said parcel the following three (3) courses and distances; (1) North 48°16' East 149.30 feet; (2) North 07° 00' East 435.15 feet; (3) North 63°50' East 144.30 feet to the said West Corporate Limits Line of Plain City (Plain City Annexation Plat Entry No. 2232078 Bk 65 Pg 11); thence forty (40) courses and distances along the westerly and southerly boundary of said Corporate Limits as follows; (1) South 160.57 feet; (2) South 89°23'15" East 1,571.50 feet to the centerline of the North Branch of the Warren Canal; (3) South 00°14'41" East 2,621.91 feet along said Centerline; (4) South 88°29'15" East 43.93 feet to the Extension of East Right of Way line of the North Branch of said Warren Canal; (5) South 00°12'55" West 812.00 feet along said extension to the Centerline of 1400 North Street; (6) South 88°21'29" East 8.60 feet

to the centerline of 5200 West Street; thence the following courses and distances along said centerline; (7) South 00°16'19" West 930.89 feet; (8) South 00°54'50" West 2,132.67 feet to the intersection with 900 North Street which intersection is previously referenced as 950 North Street on the Weber County ownership maps and said Plain City Annexation; (9) South 09°57'02" West 153.17 feet to the Northeast corner of that remainder parcel as shown on Heiner Subdivision Phase 1 as shown in (Bk 45 Pg 099); (10) South 02°01'26" West 950.25 feet along the East line of said remainder parcel; (11) South 89°19'51" East 1,099.68 feet, more or less to the centerline of the Weber River; thence the following course and distances along said centerline of the Weber River; (12) North 29°00'39" East 99.88 feet; (13) North 27°26'57" East 151.85 feet; (14) North 54°06'54" East 136.03 feet; (15) North 64°24'19" East 197.68 feet; (16) North 74°27'55" East 201.40 feet; (17) North 88°45'55" East 167.28 feet; (18) South 81°48'11" East 146.01 feet; (19) North 76°22'12" East 152.57 feet; (20) North 78°15'17" East 79.05 feet; (21) North 50°27'04" East 127.08 feet; (22) North 11°26'44" East 163.06 feet; (23) North 00°20'58" West 104.62 feet; (24) North 06°33'38" East 178.98 feet; (25) North 50°47'46" East 194.61 feet; (26) North 71°19'09" East 468.17 feet; (27) North 36°37'51" East 499.28 feet; (28) North 00°11'27" West 209.28 feet; (29) North 11°04'31" West 331.32 feet; (30) North 14°27'57" East 95.90 feet; (31) North 56°58'07" East 193.14 feet; (32) North 79°09'04" East 267.52 feet; (33) South 74°11'05" East 638.22 feet; (34) North 85°51'58" East 237.00 feet; (35) North 61°58'58" East 235.81 feet; (36) North 14°13'24" East 158.38 feet; (37) North 25°21'25" West 175.56 feet; (38) North 29°28'57" West 412.74 feet; (39) North 05°27'06" West 427.78 feet; (40) North 06°53'00" West 245.26 feet to a point on the southerly line of the Plain City Corporate Limits as shown in the (Plat Addition to the Corporate Limits of Plain City Parcel "A" Bk 24 Pg 091); thence continuing along said centerline of the Weber River Northwesterly, Easterly, and Southeasterly 1,100 feet, more or less along said center line and said Corporate Limits to the Southwest corner of the Plain City Corporate Limits Line (Annexation to the Corporate Boundary of Plain City Entry No. 2251385 Bk 65 Pg 081); Continuing the following five (5) courses and distances along said centerline of the Weber River and said Corporate Limits Line; (1) South 63°41'39" East 513.83 feet; (2) South 50°18'06" East 319.86 feet; (3) South 63°24'35" East 205.99 feet; (4) South 81°03'02" East 379.11 feet; (5) South 59°26'14" East 223.36 feet to the northwesterly line of the Corporate Limits of Marriott-Slaterville City (Entry No. 1652953 Bk 50 Pg 10); Thence meandering southeasterly 21,450 feet, more or less along the western boundary of said Corporate limits of Marriott-Slaterville City, also being the main channel of the Weber River through Sections 4, 5, 9, 10, 14, and 15 to the East Line of 2700 West Street; Thence South 25°54'10" West 70 feet along said East Line to the North corner of parcel 15-061-0049 as recorded in Entry No. 1129872 in the Weber County Recorder's Office; Thence the following Nineteen (19) courses and distances along said parcel and parcels 15-060-0124 and 15-060-0125 as described in said Entry No. 1129872, and continuing along said East Line; (1) South 15°33'30" West 164.09 feet; (2) South 20°12' West 199.90 feet to a point of non-tangency with a 2,831.90 foot radius curve to the left; (3) 197.70 feet along the arc of said curve through a central angle of 04°00' (chord bears South 12°11'30" West 197.66 feet), to a point of tangency; (4) South 10°11'30" West 113.49 feet to the East fence line of 2700 West Street, continuing thence along said East fence line; (5) South 07°52'28" West 148.83 feet; (6) South 04°21'12" West 741.69 feet to the North Line of the Hammer Property as it is staked on the ground; (7) North 85°07'44" East 587.62 feet along said North Line to the East Line of said Hammer Property; (8) South 04°11'30" West 304.15 feet along said East Line to the South Line of the Pehrson Property; (9) South 85°02'30" West 589.66 feet to said East fence line of 2700 West Street; (10) South 07°17'06" West 68.66 feet along said East fence line to the North Line of the Larsen Property and continuing along said Larsen property; (11) North 80°48'09" East 134.13 feet; (12) South 00°15'17" West 257.30 feet; (13) South 89°09'43" West 143.00 feet to the East line of 2700 West Street; (14) South 35°57'37" West 167.02 feet along said East Line to the North Line of 1200 South Street, continuing thence along said North Line; (15) South 89°38' East 574.19 feet; (16) South 5.05 feet; (17) North 89°40'21" East 323.74 feet; (18) North 84°09' East 1596.43 feet to a boundary line fence; (19) North 00°09'17" West 955 feet more or less along said boundary line fence to the said Corporate Limits of

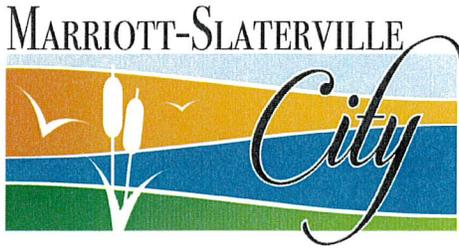
Marriott-Slaterville City (Entry No. 1652953 Bk 50 Pg 10); Thence meandering southerly 1,350 feet, more or less along the western boundary of said Corporate limits of Marriott-Slaterville City, also being the main channel of the Weber River through Section 23, to the northern boundary of the Corporate limits of West Haven City, as shown in the Article of Incorporation of City of West Haven and first recorded as (Entry No. 1144934 Bk 1603 Pg 0344) and recorded again with the Certificate from the Lieutenant Governor as (Entry No. 1146338 Bk 1604 Pg 0136), said point also being common to the centerline of the Weber River and the South line of Southern Pacific Railroad Property; thence the following six (6) courses and distances along the northerly and westerly boundary of said Corporate Limits of West Haven City; (1) Southwesterly 438 feet, more or less along said South line of Southern Pacific Railroad Property to the Northeast corner of the Wendell Petterson Property (Parcel 15-061-0042), said point also called as the centerline of the Weber River as described in the Articles of Incorporation of City of West Haven; (2) South 2,200 feet, more or less along the East line of said property to the North line of the South Half of the Southwest Quarter of Section 23, T6N, R2W; (3) South 89°29'06" West (West) 1,980 feet along said North line to the West line of said Section 23; (4) South 00°41'36" West (South) 1,320 feet, more or less to the North line of Section 27, T6N, R2W; (5) North 89°10'05" West (West) 3,380 feet along said North line to the westerly line of Utah Power & Light Power and Light Company easement of the Power line designated as Camp Williams to Ben Lomond #345; (6) South 00°25'04" West (Southerly) 1,359.59 feet, more or less to the North line of the Annexation Plat to the Corporate Limits of West Haven City Ordinance No. 02-2014 (Entry NO. 2704967 Bk 76 Pg 049); thence North 89°11'08" West (N 89°07'04" W) 563.22 feet to the East Line of Plat of Annexation to the Corporate Limits of West Haven City Ordinance No. 19-2014 (Entry No. 2720911 Bk 76 Pg 091); thence the following ten (10) courses and distances along said Corporate Limits; (1) North 00°43'03" East 894.63 feet (890.24 feet); (2) North 89°05'23" West 103.00 feet; (3) North 00°54'05" East 234.93 feet; (4) North 89°05'23" West 101.30 feet; (5) North 00°54'37" East 165.00 feet; (6) North 89°05'23" West 140.00 feet; (7) South 00°54'37" West 162.00 feet; (8) North 89°05'23" West 318.88 feet; (9) thence South 00°34'44" West 1,128.86 feet; (10) South 89°08'54" East 498.17 feet (494.84 feet) to the West line of said Corporate Limits as shown in (Entry No. 2704967 Bk 76 Pg 049); thence the following two (2) courses and distances along said Corporate Limits; (1) South 00°15'55" West 668.19 feet (663.89 feet); (2) South 89°07'55" East 722.94 feet to said westerly line of Utah Power & Light Power and Light Company easement of the Power line designated as Camp Williams to Ben Lomond #345 and the Corporate Limits as shown in the Articles of Incorporation of City of West Haven; thence South 00°25'32" West (Southerly) 3,353.48 feet, more or less along said westerly line and said Corporate Limits to the Northeast corner of Plat of Addition to the Corporate Limits of West Haven City (Entry No. 2117220 Bk 62 Pg 009); thence the following two (2) courses and distances along said Corporate Limits; (1) North 89°09'33" West 612.92 feet; (2) South 00°54'31" West 633.02 feet to the Northeast corner of Annexation to West Haven City Ordinance No. 22-2014 (Entry No. 2754391 Bk 78 Pg 002); thence the following three (3) courses and distances along said Corporate Limits as follows: (1) North 89°03'16" West 211.25 feet; (2) South 28°08'23" West 746.61 feet; (3) South 89°11'13" East 1,063.96 feet along the South line of said Corporate Limits and its Easterly extension along the West Haven Corporate Limits Line as shown in said (Entry No. 2117220 Bk 62 Pg 009); to said westerly line of Utah Power & Light Power and Light Company easement of the Power line designated as Camp Williams to Ben Lomond #345 and the Corporate Limits as shown in the Articles of Incorporation of City of West Haven; thence South 03°55'06" West (Southerly) 3,660 feet, more or less along said westerly line and said Corporate Limits to the Northeast corner of the Plat of Annexation to the Corporate Limits of West Haven City Ordinance No. 11-2017 (Entry NO. 2867223 Bk 81 Pg 054) said point is also the Northeast corner of Hylands Ranch Subdivision (Entry No. 2901455 Bk 82 Pg 073); thence the following five (5) courses and distances along said Corporate Limits and said Subdivision; (1) North 89°10'40" West 1536.76 feet (1536.58 feet); (2) South 00°55'26" West 333.64 feet (319.84 feet); (3) South 89°13'24" East 1139.75 feet (1139.50 feet); (4) South 00°55'26" West 17.53 feet; (5) South 89°13'24" East 397.01 feet (397.87 feet), to said westerly line of Utah Power & Light Power and

Light Company easement of the Power line designated as Camp Williams to Ben Lomond #345 and the Corporate Limits as shown in the Articles of Incorporation of City of West Haven; thence along said Corporate Limits Line the following (3) three courses and distances; (1) Southerly 799.75 feet more or less to the Northerly line of the Westwood Property (Parcel #08-029-0071); (2) North 89°13'53" West 728.82 feet; (3) South 20°07'58" West 158.88 feet, more or less to the Northeast corner of an Annexation to West Haven City Ordinance No. 10-2017 (Entry No. 2867219 Bk 81 Pg 053); thence the following three (3) courses and distances along said Corporate Limits; (1) North 89°14'22" West 774.24 feet to the West line of Section 3, T5N, R2W; (2) South 00°53'10" West 423.30 feet; (3) South 89°14'22" East 627.09 feet to the West line of said Westwood Property and the said Corporate Limits as shown in the Articles of Incorporation of City of West Haven; thence the following eight (8) courses and distances along said Corporate Limits; (1) South 20°07'58" West 665.88 feet more or less to the Northeast corner of Berry Subdivision which is also the South line of the Prevedel Property, (Parcel 08-029-0077); (2) North 89°06'50" West 388.98 feet along the North line of said Subdivision to the Southeast Corner of the said Prevedel Property; (3) North 00°53'10" East 96.14 feet along the a West line of said Prevedel Property to an Easterly extension of the North line of Kanessville Farm Phase No. 3; (4) North 89°06'04" West 2,541.00 feet along the said North line and a westerly extension along the North lines of Kanessville Farm Phase No. 4, Phase No. 5 and Country Haven Subdivision No. 1A to a point of intersection in the North line of said Country Haven Subdivision No. 1A, said line is also along the South line of the Prevedel Property, (Parcel 08-035-0043) [Previous three calls are described as West 2960 feet, more or less from the West line of the Westwood property in said Articles of Incorporation of City of West Haven]; (5) North 297 feet, along said Subdivision and a northerly extension to the South line of Prevedel Property, (Parcel 08-035-0042); (6) West 132 feet, more or less along said South line to the North-South Quarter Section line of Section 4, T5N, R2W; (7) North 297 feet, more or less to the North line of the South Half of the Northwest Quarter of said Section 4; (8) West 2,693 feet along said North line and the North line of the South Half of the Northeast Quarter of Section 5, T5N, R2W, to the Plat of Addition to the Corporate Limits of West Haven City Ordinance NO. 19-2017 (Entry No. 2897050 Bk 82 Pg 057); thence the following four (4) courses and distances along said Corporate Limits; (1) North 01°25'58" East 461.75 feet; (2) North 88°34'02" West 103.5 feet; (3) North 01°25'58" East 834.75 feet to the South Right of Way line of 3300 South Street (40.00 foot Half Width); (4) North 88°34'02" West 1160.43 feet along said South Right of Way line and a westerly extension along the North line of the Corporate Limits of West Have City Ordinance No. 01-2014 (Entry No. 2725653 Bk 77 Pg 004), to the West line of the East Half of the Northeast Quarter of said Section 5, said point also being on the Corporate Limits of said Articles of Incorporation on City of West Haven; thence the following two (2) courses and distances along said Corporate Limits; (1) North 01°33'37" East 7.00 feet to a point on the old South Right of Way line of 3300 South Street (33.00 foot half width); (2) North 89°00'24" West (West) 3,960 feet, more or less along said old South Right of Way line and the extended existing South right of way line to the Eastern Boundary of said Corporate Limits of Hooper City, also being the West line of said Section 5; thence North 2,616 feet, more or less along said Eastern Boundary of Hooper City, and the West Line of Section 32, T6N, R2W, to the Point of Beginning.



Appendix

Marriott-Slaterville Response to Provision of Administrative Services



MARRIOTT-SLATERVILLE CITY

1570 WEST 400 NORTH

MARRIOTT-SLATERVILLE, UTAH 84404

Telephone (801) 627-1919 Facsimile (801) 627-1880

Utah's Model Open Space City

G. Scott Van Leeuwen, Mayor
Erin Holley, Council President

William M. Morris, City Administrator
Dana Spencer, City Recorder

July 8, 2019

Susie Becker, Vice President
Zions Public Finance
Municipal Consulting Group
One S. Main Street 18th Floor
Salt Lake City UT 84133-1109

Re: West Weber County Incorporation Feasibility Study

Dear Susie;

This letter is in response to your recent phone call with my staff regarding the feasibility study for the proposed incorporation West Weber County unincorporated area. At your request, I am providing this letter to outline certain contractual municipal services that Marriott-Slaterville City can provide as part of your feasibility study along with the estimated costs.

For basic administrative services and community development, Marriott-Slaterville can provide the following at the cost of \$100,000, per year:

1. Building. The above amount includes use of the Marriott-Slaterville City Offices.
2. City Administrator/Attorney. A licensed attorney will provide basic legal services and administration such as ordinances, resolutions, contracts, justice court coordination, budget oversight, staff management, and advise elected officials.
3. Building Official. A certified building official will accept and review building permits, calculate building and impact fees, conduct plan checks, and perform inspections along with enforcement of the applicable building codes.
4. Storm Water and Sewer Official. A certified storm water and sewer official will enforce the federal storm water mandates of Phase II of the Clean Water Act, and enforce the state mandates for sewer services.
5. Code Enforcement. A staff member will provide code enforcement for code violations via written letter.
6. Licensing/Permits. A staff member will assist with business licensing and permits.
7. City Planner Services will be an additional \$55.00 per hour.

The future city will need to have its own full-time City Recorder to manage records and a City Treasurer to handle finances. The above is subject to a final agreement approved both parties.

Sincerely,

Scott Van Leeuwen,
Mayor