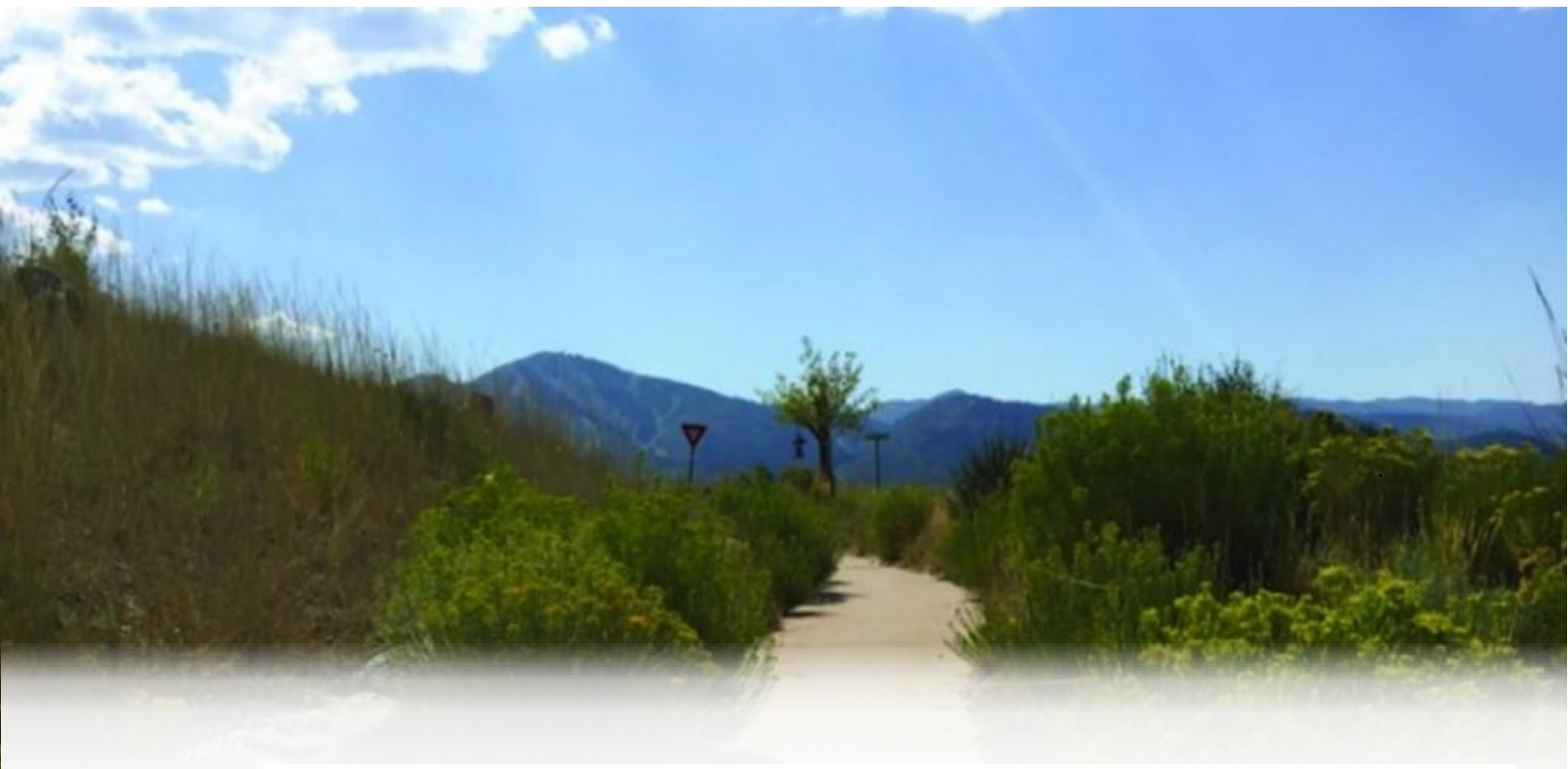


# ECONOMIC IMPACT ANALYSIS AND SALES ANALYSIS OF RICHARDSON FLAT ANNEXATION INTO HIDEOUT, UTAH

HIDEOUT, UTAH



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**LEWIS YOUNG**  
**ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - [WWW.LEWISYOUNG.COM](http://WWW.LEWISYOUNG.COM)

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## EXECUTIVE SUMMARY

Lewis Young Robertson and Burningham, Inc. (“LYRB”) was retained by the Town of Hideout (the “Town”) to complete an Economic Impact and Sales Analysis related to the proposed Richardson Flat Annexation (the “Development”). LYRB, working on behalf of the Town, has prepared an analysis of the fiscal benefits to be derived from the Development, as well as the corresponding costs associated with the Town providing municipal services. The assumptions used in this analysis are based on data presented by the Developer, comparable community data, Town data, current economic and market demand factors, and public infrastructure needs.

### ASSESSED VALUATION OF THE RICHARDSON FLAT DEVELOPMENT

The Development encompasses 348 acres and is intended for residential and commercial development. The Developer anticipates the construction of 100 apartments, 125 condominiums, 40 twinhomes, 95 cottages, and 240 single family homes over the next 7-8 years. The total assessed value of the Development at buildout is estimated at **\$511.4 million**. This value includes consideration of a 45 percent residential exemption on 75 percent of the residential units, with the exception of the apartments where the primary residential exemption was applied to 100 percent of the units. All “for sale” residential units, with the exception of the single family homes have a portion of the units which are considered affordable. Affordable unit values were valued at approximately 60 percent of the market rate value.

TABLE E.1: DEVELOPMENT OVERVIEW AND ASSESSED VALUE

PRODUCT	ESTIMATED ASSESSED VALUE AT BUILDOUT	# OF UNITS
Apartments	5,245,320	100 units
Town Center Condos	55,780,423	125 units
Twinhomes	34,746,667	40 units
SF Cottage Lots	38,253,130	95 units
Single Family Lots	354,153,995	240 units
Assisted Living	7,417,702	72,800 SF
Retail/Commercial (NET)	15,821,416	95,000 SF
<b>Total</b>	<b>\$511,418,655</b>	

### HIDEOUT GENERAL FUND REVENUE PROJECTIONS

The revenues calculated in this analysis include property tax, sales tax, franchise taxes, and Class C road funds. A cumulative total of **\$15.15 million** is projected over the 20-year planning horizon. TABLE E.2 details the total annual revenue in years 2027, 2032, 2037, and 2042, as well as the 20-year cumulative total. Additional revenues and expenses associated with the proposed mountain lift are not included in this analysis.

TABLE E.2: HIDEOUT PROJECTED GENERAL FUND REVENUE

TOWN REVENUES	2027	2032	2037	2042	20-YEAR TOTAL
Property Tax	258,065	442,889	442,889	442,889	7,171,148
Sales Tax	193,055	289,277	308,241	328,448	5,053,863
Telecommunications Franchise Tax	1,568	2,791	3,082	3,403	47,898
Electric Franchise Tax	39,309	62,897	69,443	76,671	1,098,476
Natural Gas Franchise Tax	11,407	19,272	21,278	23,492	335,923
Class C Road Funds	39,038	82,687	97,986	116,190	1,445,707
<b>Total Revenue</b>	<b>\$542,443</b>	<b>\$899,812</b>	<b>\$942,919</b>	<b>\$991,093</b>	<b>\$15,153,016</b>

### HIDEOUT GENERAL FUND EXPENSE PROJECTIONS

The Development creates a burden on the Town’s general government, parks, streets, and public safety services. In evaluating the benefits of the Development, it is critical to ensure the costs of providing municipal services does not outweigh the benefits (revenues) that are anticipated to be derived by the Town. TABLE E.3 summarizes the total



general fund expenditures related to the provision of municipal services projected in 2027, 2032, 2037, and 2042, as well as the 20-year cumulative total.

**E.3: HIDEOUT PROJECTED EXPENSE**

TOWN EXPENSES	2027	2032	2037	2042	20-YEAR TOTAL
Class C Road Expenditures	55,098	89,096	98,369	108,607	1,555,427
General Government (Admin & Prof. Services)	187,762	303,617	335,218	370,107	5,300,535
Public Works	52,459	99,400	109,745	121,168	1,691,152
Parks	3,726	7,060	7,794	8,606	120,110
Public Safety (Fire & Police)	114,009	216,025	238,509	263,333	3,675,374
<b>Total Expenses</b>	<b>\$413,054</b>	<b>\$715,197</b>	<b>\$789,635</b>	<b>\$871,821</b>	<b>\$12,342,598</b>

**PROPOSED INFRASTRUCTURE AND AMENITIES**

The Developer will finance and construct a police and fire station, a town hall and community center, a mountain lift, trails, and 206 acres of open space that will provide benefit to the Development and the Town of Hideout. Property will also be provided for a future school. As part of the annexation, the public buildings proposed by the Developer are anticipated to bring access to local services closer to the area and offer public meeting spaces to residents of Hideout.

The trail system will provide pedestrian connections from the proposed retail to the neighborhood sections and Richardson Peak. The open space and trails are intended to be sized and programmed for general public use, and it is anticipated that they will be maintained by an HOA.

The mountain lift located in the town center and extending to Richardson Peak will provide access and viewing opportunities to guests and residents. The Town is currently reviewing whether this is an amenity they wish to own or have turned over to the HOA. Details on the expenses and revenues associated with the lift are not included in this analysis.

The total proposed Developer funded capital infrastructure and amenities have a significant value. Additional detail on associated acreage and building sizes are required to estimate their value.

**TOWN'S GENERAL FUND COST-BENEFIT SUMMARY**

Based on the development assumptions utilized in this analysis, the Richardson Flat Development produces a net benefit to Hideout annually with **\$2.8 million** of cumulative net revenue projected over 20 years as illustrated in **TABLE E.6**. The absorption and timing of the Development will impact the current projections. The Development may provide additional benefit to the Town through the public infrastructure and amenities considered in this analysis.

**TABLE E. 6: HIDEOUT COST-BENEFIT**

	2027	2032	2037	2042	20-YEAR TOTAL
<b>Revenue</b>					
Property Tax	258,065	442,889	442,889	442,889	7,171,148
Sales Tax	193,055	289,277	308,241	328,448	5,053,863
Telecommunications Franchise Tax	1,568	2,791	3,082	3,403	47,898
Electric Franchise Tax	39,309	62,897	69,443	76,671	1,098,476
Natural Gas Franchise Tax	11,407	19,272	21,278	23,492	335,923
Class C Road Funds	39,038	82,687	97,986	116,190	1,445,707
<b>Total Revenue</b>	<b>\$542,443</b>	<b>\$899,812</b>	<b>\$942,919</b>	<b>\$991,093</b>	<b>\$15,153,016</b>
<b>Expense</b>					
Class C Road Expenditures	55,098	89,096	98,369	108,607	1,555,427
General Government (Admin & Prof. Services)	187,762	303,617	335,218	370,107	5,300,535
Public Works	52,459	99,400	109,745	121,168	1,691,152



Parks	3,726	7,060	7,794	8,606	120,110
Public Safety (Fire & Police)	114,009	216,025	238,509	263,333	3,675,374
<b>Total Expense</b>	<b>\$413,054</b>	<b>\$715,197</b>	<b>\$789,635</b>	<b>\$871,821</b>	<b>\$12,342,598</b>
<b>Net Operating Revenue</b>	<b>\$129,389</b>	<b>\$184,615</b>	<b>\$153,283</b>	<b>\$119,271</b>	<b>\$2,810,417</b>

### ANNEXATION OF PROPOSED DEVELOPMENT OF BENEFIT TO HIDEOUT

Based on the proposed Development, including the types of development, densities, amenities and public infrastructure dedications that are envisioned to occur as part of the annexation, this Economic Impact and Sales Analysis concludes the Town's general fund will be enhanced by **\$2.8 million** over the 20-year planning horizon. The Developer funded public infrastructure and amenities are of substantial benefit. Based on these calculations, LYRB is of the opinion the proposed Development, and its associated annexation, provides an overall net benefit to the Town. LYRB recommends and encourages the Town to assess the facts, circumstances and calculations presented herein throughout the proposed annexation process to ensure the Town receives the anticipated net benefits of the Development.

DRAFT



## SECTION I: DEVELOPMENT SUMMARY

### OVERVIEW OF DEVELOPMENT

The proposed Richardson Flat Development encompasses 348 acres and includes 600 residential units, 95,000 SF of retail, a 72,800 SF assisted living center, and 2016 acres of green space.

The Developer anticipates the construction of 100 apartments, 125 condominiums, 40 twinhomes, 95 cottages, and 240 single family homes over the next 7-8 years. The apartments and condominiums will be constructed within a town center retail area at the base of the mountain lift. 95,000 SF of street level commercial will provide the Town its first retail area. The 72,800 SF assisted living center will be located adjacent to the open space and trail system directly across the street from the town center. The assisted living center will provide a maximum of 520 assisted living units. The twinhomes, cottage homes, and single family homes will be clustered and connected via roadways and a trail system to the town center.

The total assessed value of the Development at buildout is estimated at **\$511.42 million**. This value includes consideration of a 45 percent primary residential exemption on property taxes for 75 percent of the “for sale” residential units. With feedback from the Town, the property tax exemption was set at this level to recognize that likely 25 percent of the for sale residential units will be secondary homes and will not qualify for the exemption. The primary residential property tax exemption was applied to all 100 apartments units.

All “for sale” residential units, with the exception of the single family homes, have a portion of the units which are considered affordable. Affordable unit values were valued at approximately 60 percent of the market rate value. Per the recommendation of the Town, the number of affordable units was set to the quantities provided by the Developer in their third-party fiscal impact report. **TABLE 1.1** displays the types of units, the percent affordable, the estimated market value per unit based on comparable housing units, the estimated affordable unit value, and total number of units for each type of home.

The Developer anticipates preserving 206 acres of green space, a mountain lift, and adding a trail system to connect the neighborhoods with the town center and Richardson Peak. The mountain lift platforms will be at plazas with sitting areas.

**TABLE 1.1: PROPOSED RICHARDSON FLAT DEVELOPMENT**

PRODUCT	BUILDOUT ASSESSED VALUE	# OF UNITS	AFFORDABLE HOUSING (%)	MARKET UNIT VALUE OR 100K SF	AFFORDABLE UNIT VALUE
Apartments	5,245,320	100 units	50%	113,038	67,823
Town Center Condos	55,780,423	125 units	24%	714,967	428,980
Twinhomes	34,746,667	40 units	0%	1,274,228	764,537
SF Cottage Lots	38,253,130	95 units	42%	683,125	409,875
Single Family Lots	354,153,995	240 units	0%	2,166,000	
Assisted Living	7,417,702	72,800 SF		86,725	
Retail/Commercial (NET)	15,821,416	95,000 SF		148,597	
<b>Total</b>	<b>\$511,418,655</b>				

The Developer estimates full absorption of the housing units in 7-8 years. Full absorption estimates are included in **Appendix D**. **TABLE 1.2** displays the total number of residential units in the Development and the proposed absorption.

**TABLE 1.2: ABSORPTION**

TOTAL UNITS	ABSORPTION TIMING
600	7-8 Years



### TAXABLE (ASSESSED) VALUATION OF RESIDENTIAL DEVELOPMENT

Comparable home values from the Hideout and surrounding community were used to estimate the future assessed value of the Development. These comparables include condominiums, townhomes, twinhomes, and single family homes ranging from \$589,900 to \$3,200,000. **TABLE 1.3** displays the estimated assessed value at build-out of each housing unit based on the number of lots. This analysis includes consideration of a 45 percent primary residential exemption on property taxes for 75 percent of the “for sale” residential units. With feedback from the Town, the property tax exemption was set at this level to recognize that likely 25 percent of the for sale residential units will be secondary homes and will not qualify for the exemption. The primary residential property tax exemption was applied to all 100 apartments units.

**TABLE 1.3: DEVELOPMENT OVERVIEW AND ASSESSED VALUE**

PRODUCT	ESTIMATED ASSESSED VALUE AT BUILDOUT	# OF UNITS
Apartments	5,245,320	100 units
Town Center Condos	55,780,423	125 units
Twinhomes	34,746,667	40 units
SF Cottage Lots	38,253,130	95 units
Single Family Lots	354,153,995	240 units
Assisted Living	7,417,702	72,800 SF
Retail/Commercial (NET)	15,821,416	95,000 SF
<b>Total</b>	<b>\$511,418,655</b>	

### POPULATION PROJECTION

The current population of Hideout is 1,196. Based on the Hideout average household size of 2.40, the Development is anticipated to add 1,440 new residents at buildout. **TABLE 1.4** illustrates the current population and anticipated new growth at buildout.

**TABLE 1.4: POPULATION ESTIMATES**

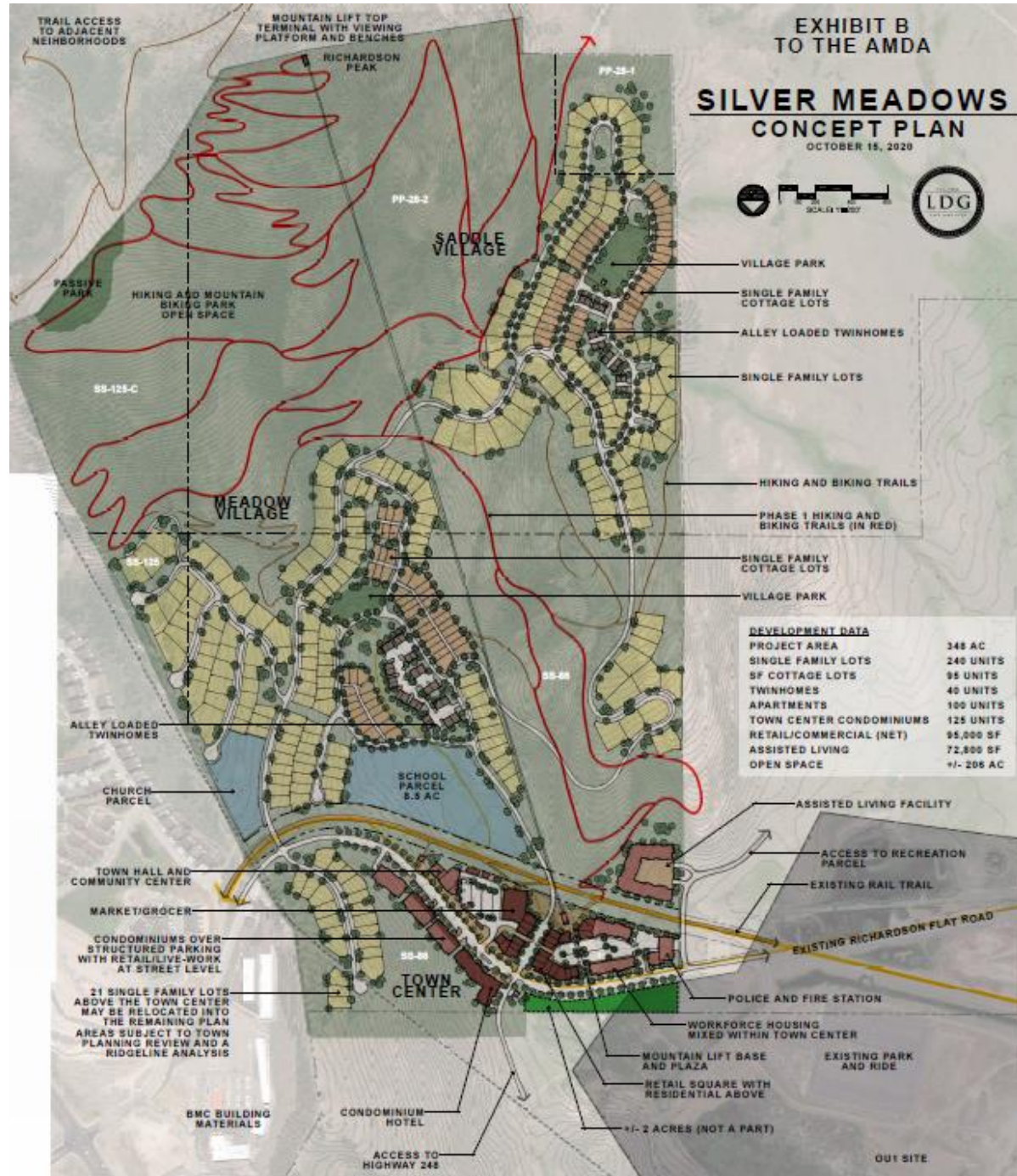
HIDEOUT POPULATION	HIDEOUT AVG HOUSEHOLD SIZE	PROPOSED RESIDENTIAL UNITS	ANTICIPATED POPULATION OF RICHARDSON FLAT ANNEXATION
1,196	2.40	600	1,440



## SITE PLAN

IMAGE 1.1 illustrates the site plan of the proposed Development.

IMAGE 1.1: SITE PLAN





## SECTION II: HIDEOUT GENERAL FUND REVENUE

Based on the development data outlined in **Section I**, LYRB developed a comprehensive financial model to forecast revenues the Development would generate for the Town. This analysis utilizes comparables from similar developments within the region and County and applies the appropriate tax rates to project property tax, sales tax, and franchise tax. Additional consideration is given for Class C road funds based on lane miles within the Development. A cumulative total of \$15.15 million of general fund revenue is projected over the 20-year planning horizon. **TABLE 2.1** details the total annual revenue in years 2027, 2032, 2037, and 2042, as well as the 20-year cumulative total.

**TABLE 2.1: HIDEOUT PROJECTED GENERAL FUND REVENUE**

TOWN REVENUES	2027	2032	2037	2042	20-YEAR TOTAL
Property Tax	258,065	442,889	442,889	442,889	7,171,148
Sales Tax	193,055	289,277	308,241	328,448	5,053,863
Telecommunications Franchise Tax	1,568	2,791	3,082	3,403	47,898
Electric Franchise Tax	39,309	62,897	69,443	76,671	1,098,476
Natural Gas Franchise Tax	11,407	19,272	21,278	23,492	335,923
Class C Road Funds	39,038	82,687	97,986	116,190	1,445,707
<b>Total Revenue</b>	<b>\$542,443</b>	<b>\$899,812</b>	<b>\$942,919</b>	<b>\$991,093</b>	<b>\$15,153,016</b>

### PROPERTY TAX REVENUE

Property tax was calculated based on product type and absorption assumptions provided by the Developer, as well as comparable assessed values of similar developments. The tax rate used in this calculation is the Town’s 2020 certified tax rate. LYRB assumed a constant tax rate and no appreciation based on the adjustments of the certified tax rate which was established to maintain budget neutrality. In the event the Town held a Truth-in-Taxation hearing, the projected property tax revenue would increase. This analysis assumes 75 percent of the “for sale” homes and all apartments are primary residences, and therefore, this percentage of units receives a 45 percent residential exemption. This calculation was estimated over the next 20 years to show the long-term property tax revenues the Development will bring to the Town. The assessed values have been calculated according to estimated absorption of the development. See the Technical Appendix for further detail related to the property tax calculations.

### SALES TAX REVENUE

The sales tax distribution is calculated using historic sales tax per capita data and estimated brick and mortar sales for the retail component. The Richardson Flat annexation will include the only retail center within the town. As no historic values exist within the town to estimate sales per square foot, other communities within the region were used as comparables to develop a commercial sales per square foot value of \$222 in 2023. Communities used to develop this estimate include: Salt Lake City, Morgan City, Morgan County, Kaysville, Highland, and South Jordan. As the Development includes a large commercial component, this analysis assumes a point of sales estimate which is based on the square footage of commercial space multiplied by the Time Indexed Sales per Square Foot. The sales tax revenue is conservative, and the type of retail provided may significantly increase the sales tax revenues.

Historic Hideout sales tax revenue was used to estimate the Development’s per capita sales tax revenue from residents. These sales are mainly derived from online purchases. The 2015-2019 average annual growth rate (AAGR) in sales tax per capita in Hideout was 1.3% which increased sales tax revenue from \$95.59 to \$100.58. By applying the 1.3% AAGR to the per capita sales tax revenues, a 2023 per capita sales tax revenue of \$105.82 was estimated and applied to the annexation area population. The per capita amount was grown by 1.3% each of the 20 years in the planning horizon multiplied by the estimated Development population according to the absorption schedule. The total sales tax revenue amount is the combination of the brick and mortar sales tax and the per capita component.



## FRANCHISE TAX REVENUE

Cable and Telecommunication franchise taxes were calculated using an estimated usage based upon SF per year. The value was multiplied by the absorption schedule and the tax rate was then applied to determine the revenues per year. A two percent inflation factor is applied to these rates.

Electric energy tax revenues were calculated using residential energy usage per unit, per year. This value was multiplied by the number of units projected to develop each year. The total revenue is then multiplied by the local franchise tax rate of six percent to reach the total tax revenue generated by the Development annually. A two percent inflation factor is applied to these rates.

Natural gas tax revenues were calculated using residential gas usage estimates in the area per unit, per year. This value was multiplied by the number of units projected to develop each year. The total revenue is then multiplied by the local franchise tax rate of six percent to reach the total tax revenue generated by the Development annually. A two percent inflation factor is applied to these rates.





## CLASS C ROAD FUND REVENUES

The Class C road funds are distributed by the Utah Department of Transportation based on a formula wherein 50 percent is distributed based on lane miles and 50 percent is distributed based on population. Lane miles are weighted depending on the road material. A weighting of five is applied to paved roads. The developer anticipates adding 4.31 mile of paved road to the Town. The resulting weighted lane mile equivalent is 21.55. The addition of paved miles is calculated incrementally following the absorption timing of the Development. The population component is estimated based on a per capita distribution applied to the new residents the development will bring. The Town's estimated people per household is 2.40. The development could produce a total of 1,440 new residents at buildout. The population component of the Class C road funds is calculated based on the incremental increase in population as the development occurs.



## SECTION III: GENERAL FUND EXPENDITURES REQUIRED OF HIDEOUT

The Development will create a burden on the Town’s general government, public works, parks, streets, and public safety services. In evaluating the benefits of development, it is important to ensure the costs do not outweigh the benefit. LYRB evaluated the costs associated with providing the aforementioned services through a variety of methodologies and calculations. Specifically, this section addresses the costs to provide the following services for the development:

-  Public Works and Class C Roads
-  General Government
-  Parks
-  Public Safety

The general fund expenditures of the Town related to the proposed Development are based on the current level of service provided to other developments within the Town. LYRB applied the current level of service to the proposed Development based on the number of new homes, commercial area, and the projected population of the Development to estimate the cost of servicing the Development over 20 years.

### GENERAL FUND EXPENDITURES RELATED TO THE DEVELOPMENT

TABLE 3.1 below displays the annual expenditures at buildout for streets, Class C road expenditures, general government, parks, fire protection and law enforcement.

TABLE 3.1: TOWN GENERAL FUND EXPENDITURES RELATED TO MUNICIPAL SERVICES

TOWN EXPENSES	2027	2032	2037	2042	20-YEAR TOTAL
Class C Road Expenditures	55,098	89,096	98,369	108,607	1,555,427
General Government (Admin & Prof. Services)	187,762	303,617	335,218	370,107	5,300,535
Public Works	52,459	99,400	109,745	121,168	1,691,152
Parks	3,726	7,060	7,794	8,606	120,110
Public Safety (Fire & Police)	114,009	216,025	238,509	263,333	3,675,374
<b>Total Expenses</b>	<b>\$413,054</b>	<b>\$715,197</b>	<b>\$789,635</b>	<b>\$871,821</b>	<b>\$12,342,598</b>

### GENERAL GOVERNMENT (ADMINISTRATIVE & PROFESSIONAL SERVICES)

General Government costs are based on the Administrative and Professional Services costs associated with operating the Town. Professional Services which could be tied to building permit revenues were removed. These include: Building Inspection, Plan Prints, Building Plan Review, and Engineering DRC Review. The costs related to the annexation were estimated over 20 years using a per capita cost for services. The per capita amount was applied to the project Development absorption to determine the annual General Government expenses. An inflation factor of two percent is applied to the future years.

### PUBLIC WORKS & CLASS C ROAD FUND EXPENDITURES

Public Works expenses were estimated over 20 years based on a historic cost per assessed value estimate. As new value is added through development absorption, the cost to provide services increases proportionally. An assumption that the new infrastructure will require less maintenance was used to apply a variable cost ratio of 30% to this amount. This assumes that increases in the Public Works budget due to the annexation will be based on \$0.30 compared to the existing dollar ratio. The Class C road expenditures were left out of this calculation and were calculated separately as shown below. An inflation factor of two percent is applied to account for future year costs.



Class C road expenditures related to the Development were estimated over 20 years using incremental value and absorption from the proposed Development and applying the Class C road expenditure budget values from the previous year. The budget value, total weighted miles, and paved weighting within the Town were applied to provide an annual value for the roadway expenditures. LYRB used the existing cost per lane mile in the Town and multiplied this value by the additional weighted lane miles to be added by the Development to determine the annual Class C road expense. An inflation factor of two percent is applied to account for future year costs.

## PARKS

Parks and Recreation costs related to the development were estimated over 20 years using incremental value and absorption from the proposed development and applied budget values from the previous year. A comparison between assessed value of the Town and its Parks was used to develop a cost per assessed value quantity. A variable to fixed costs ratio of 30% was applied to account for existing equipment and personnel that would not need to be duplicated for the annexation. Using the variable cost adjusted cost per assessed value, the Development's assessed value and absorption were used to estimate the Parks costs to the City. This accounts for the size of the Development in comparison with the Town. An inflation value of two percent is applied to account for future year costs.

## PUBLIC SAFETY SERVICES

Public Safety services were associated with the assessed value at the recommendation of the fire chief. Per the fire chief, he anticipates that tying service costs to the assessed value will allow for level of service to be maintained for the Town and its annexation. The proposed police and fire station within the Development will be constructed by the Developer and will allow for quick response times within the entire town. An inflation value of two percent is applied to account for future year costs.



## SECTION IV: PUBLIC INFRASTRUCTURE AND AMENITIES

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### PROPOSED INFRASTRUCTURE AND AMENITIES

The Developer will finance and construct a police and fire station, a town hall and community center, a mountain lift, trails, and 206 acres of open space that will provide benefit to the Development and the Town of Hideout. Property will also be provided for a future school. As part of the annexation, the public buildings proposed by the Developer are anticipated to bring access to local services closer to the area and offer public meeting spaces to residents of Hideout.

The trail system will provide pedestrian connections from the proposed retail to the neighborhood sections and Richardson Peak. The open space and trails are intended to be sized and programmed for general public use, and it is anticipated that they will be maintained by an HOA.

The mountain lift located in the town center and extending to Richardson Peak will provide access and viewing opportunities to guests and residents. The Town is currently reviewing whether this is an amenity they wish to own or have turned over to the HOA. Details on the expenses and revenues associated with the lift are not included in this report. The total proposed Developer funded capital infrastructure and amenities have a significant value. Additional detail on associated acreage and building sizes are required to estimate their value.



## SECTION V: HIDEOUT COST BENEFIT

### TOWN'S GENERAL FUND COST-BENEFIT SUMMARY

Based on the development assumptions utilized in this analysis, the Richardson Flat Development produces a net benefit to Hideout annually with **\$3.89 million** of cumulative net revenue projected over 20 years as illustrated in **TABLE 5.1**. The absorption and timing of the development will impact the current projections. The development may provide additional benefit to the Town through the public infrastructure and amenities considered in this analysis.

TABLE 5.1: HIDEOUT COST-BENEFIT

	2027	2032	2037	2042	20-YEAR TOTAL
<b>Revenue</b>					
Property Tax	261,191	448,465	448,465	448,465	7,262,087
Sales Tax	190,619	285,626	304,351	324,303	4,990,087
Electric Franchise Tax	38,538	61,664	68,082	75,168	1,076,937
Natural Gas Franchise Tax	11,407	19,272	21,278	23,492	335,923
Class C Road Funds	39,038	82,687	97,986	116,190	1,445,707
<b>Total Revenue</b>	<b>\$540,793</b>	<b>\$897,713</b>	<b>\$940,162</b>	<b>\$987,618</b>	<b>\$15,110,741</b>
<b>Expense</b>					
Class C Road Expenditures	54,018	87,349	96,440	106,477	1,524,929
General Government (Admin & Prof. Services)	208,624	337,352	372,464	411,231	5,889,483
Parks	4,929	9,344	10,317	11,391	158,996
Public Safety (Fire & Police)	113,127	214,456	236,777	261,421	3,648,960
<b>Total Expense</b>	<b>\$380,699</b>	<b>\$648,501</b>	<b>\$715,998</b>	<b>\$790,519</b>	<b>\$11,222,368</b>
<b>Net Operating Revenue</b>	<b>\$160,095</b>	<b>\$249,212</b>	<b>\$224,164</b>	<b>\$197,099</b>	<b>\$3,888,373</b>

### OTHER TAXING ENTITY BENEFITS

The annexation and development of Richardson Flat is anticipated to bring additional property tax revenue to all affiliated taxing entities over the 20 year planning horizon. **Table 5.2** provides details on the anticipated property taxes for each taxing entity based on 2020 property tax rates. The amounts shown in the table assume no inflation or changes in property tax rates. If tax rates remain constant, the Development will produce a combined cumulative \$107 million in property tax for all taxing entities.

TABLE 5.2: PROPERTY TAX REVENUES FOR ALL TAXING ENTITIES

TOWN EXPENSES	2027	2032	2037	2042	20-YEAR TOTAL
Wasatch County	493,956	1,105,176	1,105,176	1,105,176	1,105,176
Wasatch County School District	1,947,937	4,358,310	4,358,310	4,358,310	4,358,310
Town of Hideout	197,948	442,889	442,889	442,889	442,889
Wasatch County Fire Protection SSD	162,290	363,107	363,107	363,107	363,107
Wasatch County SSD No 21	62,630	140,129	140,129	140,129	140,129
Central Utah Water Conservancy District	91,431	204,567	204,567	204,567	204,567
<b>Total Expenses</b>	<b>2,956,192</b>	<b>6,614,177</b>	<b>\$6,614,177</b>	<b>\$6,614,177</b>	<b>107,095,217</b>

### ANNEXATION OF PROPOSED DEVELOPMENT OF BENEFIT TO HIDEOUT

Based on the proposed Development, including the type of development, densities, amenities and public infrastructure dedications that are envisioned to occur as part of the annexation, this Economic Impact and Sales Analysis concludes the Town's general fund will be enhanced by **\$2.8 million** over the 20-year planning horizon. The Developer funded public infrastructure and amenities are of substantial benefit. Based on these calculations, LYRB is of the opinion the



proposed Development, and its associated annexation, provides an overall net benefit to the Town. LYRB recommends and encourages the Town to assess the facts, circumstances and calculations presented herein throughout the proposed annexation process to ensure the Town receives the anticipated net benefits of the Development.

Often cities and local governments only evaluate the potential for new revenue to be derived by development or annexation. In this analysis, special attention to the costs of municipal services, demand on existing services, and personnel costs that are increased due to the Development were carefully analyzed and reviewed. Notwithstanding the additional municipal service costs, the Development does “pay for itself” and adds a “net” benefit to the Town.

In addition to the “net” fiscal benefit of the Development, the proposed annexation would provide additional benefits including: public infrastructure elements that enhance overall utilities, a retail center, trails, community buildings, and services and roof-tops that have disposable income to drive demand for goods and services.

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## APPENDIX A: GENERAL FUND REVENUE PROJECTIONS

### A.1 PROPERTY TAX PROJECTIONS

#### Property Tax

Property Taxes	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total Apartment Property Values	-	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320	5,245,320
Total Town Center Condo Property Values	-	-	14,007,585	27,709,400	27,709,400	42,129,758	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423	55,780,423
Total Twinhome Property Values	-	20,459,088	20,459,088	20,459,088	20,459,088	24,004,857	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667	34,746,667
Total SF Cottage Lot Property Values	-	6,696,042	16,223,164	21,024,038	21,024,038	27,119,815	28,758,170	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130	38,253,130
Total Single Family Property Values	17,219,700	72,134,864	95,421,239	142,325,672	204,327,430	240,010,769	307,397,594	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995	354,153,995
Total Assisted Living Property Values	-	-	-	-	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702	7,417,702
Total Commercial Property Values	-	7,827,258	9,845,192	11,813,917	11,813,917	13,875,176	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416	15,821,416
<b>Total Net Assessed</b>	<b>17,219,700</b>	<b>112,362,572</b>	<b>161,201,588</b>	<b>228,577,436</b>	<b>297,996,896</b>	<b>359,803,398</b>	<b>455,167,294</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>	<b>511,418,655</b>

INCREMENTAL TAX ANALYSIS:	Payment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Tax Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Assessed Taxable Value of Project Area		17,219,700	112,362,572	161,201,588	228,577,436	297,996,896	359,803,398	455,167,294	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655	511,418,655
Total Assessed Taxable Value of Project Area		\$17,219,700	\$112,362,572	\$161,201,588	\$228,577,436	\$297,996,896	\$359,803,398	\$455,167,294	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655

TAX RATE & INCREMENT ANALYSIS:	2020 Rate																				
No Inflation	0.000866	14,912	97,306	139,601	197,948	258,065	311,590	394,175	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889

Note: Property tax rates are constant, no inflation included.

Annual Property Taxes for all Taxing Entities Taxes		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Wasatch County	0.002161	37,212	242,816	348,357	493,956	643,971	777,535	983,617	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176	1,105,176
Wasatch County School District	0.008522	146,746	957,554	1,373,760	1,947,937	2,539,530	3,066,245	3,878,936	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310	4,358,310
Town of Hideout	0.000866	14,912	97,306	139,601	197,948	258,065	311,590	394,175	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889
Wasatch County Fire Protection Special Service District	0.000710	12,226	79,777	114,453	162,290	211,578	255,460	323,169	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107	363,107
Wasatch County Special Service District No 21	0.000274	4,718	30,787	44,169	62,630	81,651	98,586	124,716	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129	140,129
Central Utah Water Conservancy District	0.000400	6,888	44,945	64,481	91,431	119,199	143,921	182,067	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567	204,567

Note: Property tax rates are constant, no inflation included.





## A.2 SALES TAX PROJECTIONS

### Sales Tax

ASSUMPTIONS:	Retail
Commercial Sales per SF	\$ 209
Commercial	95,000
<b>Total Commercial Square Feet</b>	<b>95,000</b>
<b>Additional Assumptions</b>	
Sales Tax Growth	1.28%
Commercial Vacancy	0.00%
Discount Rate	4.00%
New Sales to City	100.00%
<b>HOUSING ASSUMPTIONS:</b>	
Household Size:	2.4
Housing Units	600
Current Population	1,196
Municipal Sales Tax Rate	0.50%

	2019 Sales Tax Received	2019 Total Commercial SF	Taxable Commercial Sales CY2019	2019 Commercial Sales per SF
Salt Lake City		19,423,384	\$3,893,081,124	\$ 200.43
Morgan City		334,188	62,581,156	\$ 187.26
Morgan County		600,954	81,011,362	\$ 134.80
Kaysville		980,026	261,748,105	\$ 267.08
Highland				\$ 200.00
South Jordan		5,192,257	1,365,074,988	\$ 262.91

Source (SF): LYRB  
Source (Commercial Sales): Table 8 <https://tax.utah.gov/econstats/sales>

### Sales Tax Growth Rate

Long Term AAGR	9.6%	11.0%	1.3%
Sales Tax Revenues	Population	Hideout Sales Tax Revenue	Per Capita
2019	996	100,174	100.58
2018	1,123	100,994	89.93
2017	833	80,234	96.32
2016	847	68,061	80.36
2015	691	66,056	95.59
2014	536	61,391	114.54
2013	401	59,562	148.53
2012	288	55,117	191.38
2011	190	60,745	319.71
2010	247	55,848	226.11

### SALES TAX GENERATED BY BRICK & MORTAR HIDEOUT ANNEXATION SALES

Time Indexed Sales (\$)/SF	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Commercial Sales per SF	222	225	228	231	234	237	240	243	246	249	253	256	259	262	266	269	273	276	280	283
<b>Brick &amp; Mortar Taxable Sales Generated</b>																				
Commercial	-	10,700,611	13,611,738	16,507,722	16,718,700	19,814,481	22,804,229	23,095,680	23,390,856	23,689,804	23,992,574	24,299,213	24,609,771	24,924,298	25,242,844	25,565,463	25,892,204	26,223,121	26,558,268	26,897,698
<b>Brick &amp; Mortar Commercial Taxable Sales</b>	-	<b>10,700,611</b>	<b>13,611,738</b>	<b>16,507,722</b>	<b>16,718,700</b>	<b>19,814,481</b>	<b>22,804,229</b>	<b>23,095,680</b>	<b>23,390,856</b>	<b>23,689,804</b>	<b>23,992,574</b>	<b>24,299,213</b>	<b>24,609,771</b>	<b>24,924,298</b>	<b>25,242,844</b>	<b>25,565,463</b>	<b>25,892,204</b>	<b>26,223,121</b>	<b>26,558,268</b>	<b>26,897,698</b>

### SALES TAX GENERATED BY HIDEOUT ANNEXATION RESIDENTS (ONLINE & UTILITIES)

Growth Assumptions	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Sales Tax Growth	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
Sales Tax per Capita	105.82	107.17	108.54	109.93	111.33	112.75	114.20	115.66	117.13	118.63	120.15	121.68	123.24	124.81	126.41	128.02	129.66	131.32	132.99	134.69
<b>Sales Tax Summary</b>																				
Hideout Annexation (Estimated) Population	23	447	605	768	983	1,147	1,339	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
Online & Utility Sales Tax from Annexation Residents	2,382	47,937	65,682	84,413	109,462	129,293	152,876	166,543	168,672	170,828	173,011	175,222	177,461	179,729	182,027	184,353	186,709	189,095	191,512	193,960
<b>Total Sales Tax Generated by Residents</b>	<b>2,382</b>	<b>47,937</b>	<b>65,682</b>	<b>84,413</b>	<b>109,462</b>	<b>129,293</b>	<b>152,876</b>	<b>166,543</b>	<b>168,672</b>	<b>170,828</b>	<b>173,011</b>	<b>175,222</b>	<b>177,461</b>	<b>179,729</b>	<b>182,027</b>	<b>184,353</b>	<b>186,709</b>	<b>189,095</b>	<b>191,512</b>	<b>193,960</b>
<b>Sales Tax Summary</b>																				
Brick & Mortar Town Sales Tax Generated	-	53,503	68,059	82,539	83,593	99,072	114,021	115,478	116,954	118,449	119,963	121,496	123,049	124,621	126,214	127,827	129,461	131,116	132,791	134,488
Online & Utility Sales Tax Generated	2,382	47,937	65,682	84,413	109,462	129,293	152,876	166,543	168,672	170,828	173,011	175,222	177,461	179,729	182,027	184,353	186,709	189,095	191,512	193,960
<b>Total Sales Tax Generation</b>	<b>2,382</b>	<b>101,441</b>	<b>133,741</b>	<b>166,951</b>	<b>193,055</b>	<b>228,365</b>	<b>266,897</b>	<b>282,022</b>	<b>285,626</b>	<b>289,277</b>	<b>292,974</b>	<b>296,718</b>	<b>300,510</b>	<b>304,351</b>	<b>308,241</b>	<b>312,180</b>	<b>316,170</b>	<b>320,211</b>	<b>324,303</b>	<b>328,448</b>





### A.4 CLASS C ROAD REVENUE

**Class B & C Roads**

Total Weighted Lane Miles 21.55

	Based on Statewide Distribution						AAGR	Projected																			
	2015	2016	2017	2018	2019	2020		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total Distribution Pool	131,136,765	146,685,044	171,689,820	169,543,658	179,188,729	177,562,815	6.25%	188,659,002	200,448,608	212,974,965	226,284,115	240,424,974	255,449,519	271,412,972	288,374,008	306,394,965	325,542,081	345,885,732	367,500,690	390,466,401	414,867,278	440,793,004	468,338,871	497,606,123	528,702,333	561,741,796	596,845,948
Lane Miles Pool	65,568,382	73,342,522	85,844,910	84,771,829	89,594,365	88,781,407	6.25%	94,329,501	100,224,304	106,487,483	113,142,057	120,212,487	127,724,760	135,706,486	144,187,004	153,197,483	162,771,041	172,942,866	183,750,345	195,233,201	207,433,639	220,396,502	234,169,435	248,803,062	264,351,167	280,870,898	298,422,974
Statewide Weighted Miles	111,760	121,109	121,540	122,540	121,813	122,842	1.91%	125,187	127,576	130,012	132,494	135,023	137,600	140,227	142,904	145,632	148,412	151,245	154,132	157,074	160,072	163,128	166,242	169,415	172,649	175,945	179,304
Distribution Per Weighted Mile	587	606	706	692	736	723		754	786	819	854	890	928	968	1,009	1,052	1,097	1,143	1,192	1,243	1,296	1,351	1,409	1,469	1,531	1,596	1,664
Estimated Annexed Area Weighted Miles								0	7	9	11	15	17	20	22	22	22	22	22	22	22	22	22	22	22	22	22
Lane Mile Distribution	-	-	-	-	-	-		254	5,259	7,418	9,813	13,100	15,929	19,389	21,744	22,670	23,635	24,642	25,691	26,785	27,926	29,115	30,355	31,648	32,996	34,401	35,867
Lane Miles Pool	65,568,382	73,342,522	85,844,910	84,771,829	89,594,365	88,781,407		94,329,501	100,224,304	106,487,483	113,142,057	120,212,487	127,724,760	135,706,486	144,187,004	153,197,483	162,771,041	172,942,866	183,750,345	195,233,201	207,433,639	220,396,502	234,169,435	248,803,062	264,351,167	280,870,898	298,422,974
State Population	2,817,222					3,270,729	3.03%	3,326,920	3,384,056	3,441,769	3,500,064	3,558,948	3,618,426	3,678,506	3,739,193	3,852,499	3,969,239	4,089,517	4,213,439	4,341,116	4,472,662	4,608,194	4,747,833	4,891,704	5,039,934	5,192,656	5,350,006
Distribution Per Capita	23					27		28	30	31	32	34	35	37	39	40	41	42	44	45	46	48	49	51	52	54	56
Hideout Annexation (Estimated) Population								-	23	447	605	768	983	1,147	1,339	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	
Land * per Capita	-					-		-	667	13,839	19,562	25,938	34,706	42,303	51,623	57,263	59,052	60,897	62,799	64,761	66,784	68,871	71,023	73,242	75,530	77,890	80,323
Total Distribution	-	-	-	-	-	-		254	5,925	21,257	29,375	39,038	50,634	61,691	73,366	79,932	82,687	85,538	88,490	91,547	94,711	97,986	101,378	104,890	108,526	112,291	116,190



## APPENDIX B: GENERAL FUND EXPENDITURES

### B.1: GENERAL GOVERNMENT EXPENSE PROJECTIONS

Hideout Annexation  
Increment and Budget Analysis  
Appendix: Town Expenditures

General Government		Total Assessed Value	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Method 2	Annexation Population		23	447	605	768	983	1,147	1,339	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
	Per Capita Cost	\$170	\$176	\$180	\$184	\$187	\$191	\$195	\$199	\$203	\$207	\$211	\$215	\$219	\$224	\$228	\$233	\$237	\$242	\$247	\$252	\$257	\$262
per capita	<b>Total</b>		<b>\$3,971</b>	<b>\$80,494</b>	<b>\$111,076</b>	<b>\$143,770</b>	<b>\$187,762</b>	<b>\$223,359</b>	<b>\$265,983</b>	<b>\$291,827</b>	<b>\$297,664</b>	<b>\$303,617</b>	<b>\$309,689</b>	<b>\$315,883</b>	<b>\$322,201</b>	<b>\$328,645</b>	<b>\$335,218</b>	<b>\$341,922</b>	<b>\$348,761</b>	<b>\$355,736</b>	<b>\$362,850</b>	<b>\$370,107</b>	<b>\$377,510</b>

ASSUMPTIONS:	2021	Population	Gen. Gov't	Per Capita
Cost per \$ Assessed (2020)	\$ 0.00200	Hideout	1,196	270,365.00
Inflation (CCI)	2.0%	Annexation Area Fixed to Variable Adjusted per Cap		169.57
Assessed Value (2020) <sup>1</sup>	135,109,852			
General Government Budget Expenditures (2020) <sup>2</sup>	270,365			
Variable to Fixed Cost Ratio	75%			
Discount Rate	4.00%			

<Removed development/building permit categories (Plan Prints & Building Review, Building Inspections)

Note 1: Source, Utah State Tax Commission, 2020 Certified Tax Rate, (https://taxrates.utah.gov/RateDetail2017.aspx)  
Note 2: Source, Utah State Auditors Office - Town of Hideout 2021 Budget

### B.2 PUBLIC SAFETY EXPENSE PROJECTIONS

Public Safety		Total Assessed Value	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Per Assessed Value	Total New Taxable Value		\$17,219,700	\$112,362,572	\$161,201,588	\$228,577,436	\$297,896,896	\$359,803,398	\$455,167,294	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655
	Fire		1,312.73	8,737.16	12,785.51	18,491.94	24,590.14	30,284.10	39,076.94	44,784.35	45,680.04	46,593.64	47,525.51	48,476.02	49,445.54	50,434.45	51,443.14	52,472.01	53,521.45	54,591.87	55,683.71	56,797.39	57,933.33
	Police		4,773.55	31,771.50	46,492.78	67,243.41	89,416.68	110,123.99	142,097.98	162,852.19	166,109	169,431	172,820	176,276	179,802	183,398	187,066	190,807	194,623	198,516	202,486	206,536	210,667
	<b>Total</b>		<b>\$6,086</b>	<b>\$40,509</b>	<b>\$59,278</b>	<b>\$85,735</b>	<b>\$114,009</b>	<b>\$140,408</b>	<b>\$181,175</b>	<b>\$207,637</b>	<b>\$211,789</b>	<b>\$216,025</b>	<b>\$220,346</b>	<b>\$224,752</b>	<b>\$229,248</b>	<b>\$233,832</b>	<b>\$238,509</b>	<b>\$243,279</b>	<b>\$248,145</b>	<b>\$253,108</b>	<b>\$258,170</b>	<b>\$263,333</b>	<b>\$268,600</b>

ASSUMPTIONS:	2021
Police Cost per \$ Assessed (2021)	\$ 0.00030
Fire Cost per \$ Assessed (2021)	\$ 0.00008
Inflation (CCI)	2.0%
Assessed Value (2020) <sup>1</sup>	135,109,852
Fire Budget Expenditures (2021) <sup>2</sup>	11,000
Police Budget Expenditures	40,000
Total Public Safety Expenditures	11,000
Variable to Fixed Cost Ratio	90%
Discount Rate	4.00%

Note 1: Source, Utah State Tax Commission, 2020 Certified Tax Rate, (https://taxrates.utah.gov/RateDetail2017.aspx)  
Note 2: Source, Utah State Auditors Office - Town of Hideout 2021 Budget  
Note 3: Method recommendation from Chief Giles, Fire Department

### B.3 FIRE PROTECTION EXPENSE SERVICES

Streets/Public Works		Total Assessed Value	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Method 1	Annexation Area		\$2,800	\$18,639	\$27,276	\$39,449	\$52,459	\$64,606	\$83,364	\$95,540	\$97,451	\$99,400	\$101,388	\$103,416	\$105,484	\$107,594	\$109,745	\$111,940	\$114,179	\$116,463	\$118,792	\$121,168	\$123,591
Assessed Value Method	<b>Total</b>		<b>\$2,800</b>	<b>\$18,639</b>	<b>\$27,276</b>	<b>\$39,449</b>	<b>\$52,459</b>	<b>\$64,606</b>	<b>\$83,364</b>	<b>\$95,540</b>	<b>\$97,451</b>	<b>\$99,400</b>	<b>\$101,388</b>	<b>\$103,416</b>	<b>\$105,484</b>	<b>\$107,594</b>	<b>\$109,745</b>	<b>\$111,940</b>	<b>\$114,179</b>	<b>\$116,463</b>	<b>\$118,792</b>	<b>\$121,168</b>	<b>\$123,591</b>

ASSUMPTIONS:	2021	Buildout	Difference
Cost per \$ Assessed (2021)	\$ 0.00052		
Inflation (CCI)	2.0%		
Assessed Value (2020) <sup>1</sup>	135,109,852		
Streets Budget Expenditures (2021) <sup>2</sup>	70,400		
Variable to Fixed Cost Ratio	30%		
Discount Rate	4.00%		

Streets less C Revenue	Public Works Portion
148400	78,000
70,400	70,400

2021	Buildout	Difference
Hideout Population:	1,196	5,520
Buildout Annexation Pop.		1,440
Public Works \$ per capita	17.66	
Annexation PpC		25,434

Note 1: Source, Utah State Tax Commission, 2020 Certified Tax Rate, (https://taxrates.utah.gov/RateDetail2017.aspx)  
Note 2: Source, Utah State Auditors Office - Town of Hideout 2021 Budget



### B.4 PARKS EXPENSES

Method 1	Parks	Total Assessed Value	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Annexation Area		\$17,219,700	\$112,362,572	\$161,201,588	\$228,577,436	\$297,996,896	\$359,803,398	\$455,167,294	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655	\$511,418,655
	Total		\$199	\$1,324	\$1,937	\$2,802	\$3,726	\$4,588	\$5,921	\$6,786	\$6,921	\$7,060	\$7,201	\$7,345	\$7,492	\$7,642	\$7,794	\$7,950	\$8,109	\$8,271	\$8,437	\$8,606	\$8,778
Assessed Value Method	Total		\$199	\$1,324	\$1,937	\$2,802	\$3,726	\$4,588	\$5,921	\$6,786	\$6,921	\$7,060	\$7,201	\$7,345	\$7,492	\$7,642	\$7,794	\$7,950	\$8,109	\$8,271	\$8,437	\$8,606	\$8,778

ASSUMPTIONS:		2021
Cost per \$ Assessed (2021)		\$ 0.00004
Inflation (CCI)		2.0%
Assessed Value (2020) 1		135,109,852
Parks & Rec Expenditure		5,000
Variable to Fixed Cost Ratio		30%
Discount Rate		4.00%

	2021	Buildout	Difference
Hideout Population:	1,196	5,520	4,324
Buildout Annexation Pop.		1,440	
Park \$ per capita	1.25		
Annexation PpC		1,806	

Note 2: Source, Utah State Auditors Office - Town of Hideout 2021 Budget

### B.5 CLASS C ROAD EXPENSES

#### Hideout Road Expense

Annual	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
		1,165	23,621	32,595	42,189	55,098	65,544	78,052	85,636	87,349	89,096	90,877	92,695	94,549	96,440	98,369	100,336	102,343	104,390	106,477	108,607

Year	2021
Streets Expenditure in budget	148,400
Total Weighted Miles	44.63
Cost per Existing Lane Mile	3,325
Additional Weighted Lane Miles	21.55
Road Expense	71,656
Inflation	2.00%
Hideout Total Acres	2,230
Total Weighted Miles per A	0.02
Annexed Area Weighted Miles	21.55
TRUE	

County	City/Town	Last Update	Paved Surface	Gravel Surface	Dirt Surface	Total Actual Miles	Total Weighted Miles	
Wasatch	Hideout	Mar-21	8.31	1.33	0.21	9.85	44.63	EXISTING
Wasatch	Hideout		4.31	0.00	0.00	4.31	21.55	ANNEXATION

USPS	GEOID	ANSICODE	NAME	LSAD	FUNCSTAT	ALAND	AWATER	ALAND_SQM	AWATER_SQM	INTPTLAT	INTPTLONG	Land Acres
UT	4935120	2519168	Hideout Town	43 A		9022907	1497777	3.484	0.578	40.643904	-111.401396	2,230

Source: 2020 Hideout Acres: [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2020\\_Gazetteer/](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2020_Gazetteer/)



APPENDIX C: SUMMARY OF NET FISCAL BENEFIT/COST ANALYSIS

C.1 SUMMARY OF NET FISCAL BENEFIT/COST ANALYSIS

Hideout Annexation

Net Benefit

Key Assumptions																					
Sales Tax Growth	1.3%																				
Inflation	2.0%																				
Discount Rate	4.0%																				
2021 Hideout Population	1,196																				
Average Household Size	2.40																				

City Services																							
TY	Projected																						
General Fund Revenue	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Totals	NPV	
Property Tax (Hideout)	14,912	97,306	139,601	197,948	258,065	311,590	394,175	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	442,889	7,171,148	4,516,279
Sales & Use	2,382	101,441	133,741	166,951	193,055	228,365	266,897	282,022	285,626	289,277	292,974	296,718	300,510	304,351	308,241	312,180	316,170	320,211	324,303	328,448	328,448	5,053,863	3,195,743
Telecommunications & Cable (Franchise)	72	604	841	1,162	1,568	1,890	2,373	2,683	2,737	2,791	2,847	2,904	2,962	3,022	3,082	3,144	3,207	3,271	3,336	3,403	3,403	47,898	29,698
Electric (Franchise)	789	16,615	22,865	29,537	39,309	46,594	55,272	60,455	61,664	62,897	64,155	65,438	66,747	68,082	69,443	70,832	72,249	73,694	75,168	76,671	76,671	1,098,476	685,283
Natural Gas (Franchise)	294	5,184	7,230	9,430	11,407	13,777	16,671	18,523	18,894	19,272	19,657	20,050	20,451	20,860	21,278	21,703	22,137	22,580	23,031	23,492	23,492	335,923	209,513
Class C Road Revenues	254	5,925	21,257	29,375	39,038	50,634	61,691	73,366	79,932	82,687	85,538	88,490	91,547	94,711	97,986	101,378	104,890	108,526	112,291	116,190	116,190	1,445,707	877,129
<b>Total Revenue</b>	<b>18,702</b>	<b>227,075</b>	<b>325,535</b>	<b>434,404</b>	<b>542,443</b>	<b>652,850</b>	<b>797,080</b>	<b>879,937</b>	<b>891,741</b>	<b>899,812</b>	<b>908,060</b>	<b>916,490</b>	<b>925,106</b>	<b>933,914</b>	<b>942,919</b>	<b>952,126</b>	<b>961,541</b>	<b>971,170</b>	<b>981,018</b>	<b>991,093</b>	<b>15,153,016</b>	<b>9,513,644</b>	
<b>General Fund Expense</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>Totals</b>	<b>NPV</b>	
Class C Road Expenditures	1,165	23,621	32,595	42,189	55,098	65,544	78,052	85,636	87,349	89,096	90,877	92,695	94,549	96,440	98,369	100,336	102,343	104,390	106,477	108,607	1,555,427	970,303	
General Government (Admin & Prof. Services)	3,971	80,494	111,076	143,770	187,762	223,359	265,983	291,827	297,664	303,617	309,689	315,883	322,201	328,645	335,218	341,922	348,761	355,736	362,850	370,107	5,300,535	3,306,568	
Public Works	2,800	18,639	27,276	39,449	52,459	64,606	83,364	95,540	97,451	99,400	101,388	103,416	105,484	107,594	109,745	111,940	114,179	116,463	118,792	121,168	1,691,152	1,045,279	
Parks	199	1,324	1,937	2,802	3,726	4,588	5,921	6,786	6,921	7,060	7,201	7,345	7,492	7,642	7,794	7,950	8,109	8,271	8,437	8,606	120,110	74,239	
Public Safety (Fire & Police)	6,086	40,509	59,278	85,735	114,009	140,408	181,175	207,637	211,789	216,025	220,346	224,752	229,248	233,832	238,509	243,279	248,145	253,108	258,170	263,333	3,675,374	2,271,700	
<b>Total Expense</b>	<b>14,221</b>	<b>164,587</b>	<b>232,163</b>	<b>313,945</b>	<b>413,054</b>	<b>498,505</b>	<b>614,495</b>	<b>687,425</b>	<b>701,174</b>	<b>715,197</b>	<b>729,501</b>	<b>744,091</b>	<b>758,973</b>	<b>774,152</b>	<b>789,635</b>	<b>805,428</b>	<b>821,537</b>	<b>837,967</b>	<b>854,727</b>	<b>871,821</b>	<b>12,342,598</b>	<b>7,668,089</b>	
<b>Revenues minus Expenditures</b>	<b>4,481</b>	<b>62,488</b>	<b>93,372</b>	<b>120,459</b>	<b>129,389</b>	<b>154,345</b>	<b>182,585</b>	<b>192,512</b>	<b>190,568</b>	<b>184,615</b>	<b>178,559</b>	<b>172,399</b>	<b>166,133</b>	<b>159,762</b>	<b>153,283</b>	<b>146,698</b>	<b>140,005</b>	<b>133,203</b>	<b>126,292</b>	<b>119,271</b>	<b>2,810,417</b>	<b>1,845,556</b>	
Net Benefit	4,481	62,488	93,372	120,459	129,389	154,345	182,585	192,512	190,568	184,615	178,559	172,399	166,133	159,762	153,283	146,698	140,005	133,203	126,292	119,271	2,810,417	1,845,556	



APPENDIX D: ESTIMATED ABSORPTION OF DEVELOPMENT

D.1 ANNUAL PERCENTAGE, CUMULATIVE, AND ANNUAL SF ABSORPTION

Absorption																				
TY	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Annual Absorption %	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Apartments	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Town Center Condos	0%	0%	26%	25%	0%	26%	24%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Twinhomes	0%	60%	0%	0%	0%	10%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
SF Cottage Lots	0%	18%	25%	13%	0%	16%	4%	24%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Single Family Lots	5%	16%	7%	13%	18%	10%	19%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Assisted Living	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Retail/Commercial (NET)	0%	50%	13%	12%	0%	13%	12%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Absorption																				
TY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Cumulative Absorption %	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Apartments	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Town Center Condos	0%	0%	26%	50%	50%	76%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Twinhomes	0%	60%	60%	60%	60%	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SF Cottage Lots	0%	18%	43%	56%	56%	72%	76%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Single Family Lots	5%	21%	28%	41%	58%	68%	87%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Assisted Living	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Retail/Commercial (NET)	0%	50%	63%	75%	75%	88%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Absorption																				
TY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Annual Absorption SF	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Apartments	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Center Condos	-	-	32	31	-	32	30	-	-	-	-	-	-	-	-	-	-	-	-	-
Twinhomes	-	24	-	-	-	4	12	-	-	-	-	-	-	-	-	-	-	-	-	-
SF Cottage Lots	-	17	24	12	-	15	4	23	-	-	-	-	-	-	-	-	-	-	-	-
Single Family Lots	12	38	16	32	42	24	45	31	-	-	-	-	-	-	-	-	-	-	-	-
Assisted Living	-	-	-	-	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail/Commercial (NET)	-	48	12	12	-	12	11	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Total	12	227	84	87	115	87	102	54	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Total	12	239	323	409	524	611	714	768	768	768	768	768	768	768	768	768	768	768	768	768
Percentage Total	2%	31%	42%	53%	68%	80%	93%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

