

## **NOTICE OF PUBLIC HEARINGS OF THE BOARD OF COUNTY COMMISSIONERS UTAH COUNTY, UTAH**

PUBLIC NOTICE IS HEREBY GIVEN that the Board of County Commissioners, Utah County, Utah will hold two separate public hearings for the purpose of allowing a feasibility consultant to present the results of the study regarding the proposed incorporation of the West Mountain area of Utah County, Utah and to allow the public to become informed about the feasibility study results and to ask questions about those results of the feasibility consultant. A summary of the results of the feasibility study is included below and a full copy of the study is available for inspection and copying at the office of the Utah County Clerk. The public hearings will be held on Tuesday, December 3, 2013, at 6:00 p.m., at the Payson Fruit Growers Building "B" at 5912 West 11600 South, Utah County, Utah and also on Tuesday, December 17, 2013 at 6:00 p.m., at an outbuilding at 8958 South 6000 West, Utah County, Utah. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the hearing should notify Renee Huggins-Caron at 100 East Center Street, Suite 3600, Provo, Utah 84606, (801)851-8111, at least three days prior to the hearings.

DATED this 5<sup>th</sup> day of November, 2013.

BOARD OF COUNTY COMMISSIONERS, UTAH COUNTY, UTAH

By:/s/Doug Witney, Chairman

### Executive Summary

The results of this study indicate that incorporation is feasible for West Mountain, based on the requirements of Utah Code 10-2-106. The proposed city would have an initial population of 1,258 persons and 19 current businesses located on the 10.77 square miles that would make up the City. Future population growth is based on historic trends which approximate 8-9 new residential building permits per year.

Not including startup costs and revenue lags, the ratio of revenues to expenditures in West Mountain's budget in 2015 is 100 percent if the community contracts for essential services including police, fire and roads. Succeeding year ratios are at 100 and 99 percent. From the results of the Feasibility Study, it appears that the average amount of revenue does not exceed the average amount of expenditures by more than five percent pursuant to Utah Code 10-2-109-(3).

If incorporation occurs, West Mountain will no longer be in Service Areas #6, #7, #8 and #9. The tax rates paid for these areas can be "transferred" to the new City. In order to generate the \$167,475 currently being generated in these service areas in West Mountain, with a taxable value of \$63,508,476, the equalized tax rate in West Mountain would need to be .002637042. This would mean a decrease in the existing tax rate for Districts 120 and 160, but a tax increase for District 125. However, the new City is close to breakeven and, in the first year (2015) could potentially see a small decrease in cost for Tax Districts 120 and 160 to maintain current service levels. Startup costs are in addition to those shown in Table 1.

Table 1: Tax Rates and Impacts by Tax District in 2015

Replaced Tax Rate for:	Equalization of Existing Taxes		Additional Tax Impacts		Total Tax Impacts	
	Tax Rate	Change in Current Rate	Impacts per \$100,000 of Primary Residential Market Value	Additional Tax Rate	Impacts per \$100,000 of Primary Residential Market Value	Impacts per \$100,000 of Primary Residential Market Value
120	0.002678	(0.000041)	(\$2.25)	(0.000049)	(\$2.68)	(\$4.93)
125	0.001949	0.000688	\$37.84	(0.000049)	(\$2.68)	\$35.16
160	0.002678	(0.000041)	(\$2.25)	(0.000049)	(\$2.68)	(\$4.93)

Impacts to existing service providers would be limited and not significant, with the largest impacts coming to the Service Areas #6 and #7 (police and fire) if no contracts are entered into.

Table 2: Impacts on Special Service Areas

Impacts per \$100,000 of Primary Residential Market Value	With Contract	Without Contract
Service Area #6 – Police	\$2.78	\$4.33
Service Area #7 – Fire	NA	\$5.13
Service Area #8 – Planning	\$0.28	\$0.87
Service Area #9 – Wildland Fire	NA	\$0.05
Utah County	-\$0.20	\$0.14
Payson City	\$2.87	\$8.49

To be published in The Deseret News on November 8, 2013; November 15, 2013; November 22, 2013.