

FEASIBILITY STUDY FOR THE PROPOSED INCORPORATION OF STANSBURY PARK

TOOELE COUNTY, UT

DECEMBER 2014



**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



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SECTION 1: EXECUTIVE SUMMARY

The results of this study indicate that incorporation is feasible for the Study Area, based on the requirements of Utah Code 10-2-106. An analysis of the fiscal, demographic and economic issues suggests that the Study Area could become a viable and sustainable city. However, the County's Municipal Services Fund will likely experience negative fiscal impacts as a result of the incorporation and property taxes would need to increase in the remainder of the unincorporated County in order to maintain current service and surplus budget levels. The County also has the option to keep taxes constant and reduce levels of service.

The heart of this incorporation analysis is comparing the cost of the County providing municipal services through the Municipal Service Fund (MSF) and a newly incorporated City providing those services assuming a similar quality and level of service. Table 1.1 summarizes the estimated tax impact to the MSF based upon the findings of the recent MSF study as updated with new budget numbers. If the County continues to provide municipal services to the Study Area, a median home (\$170,000) will see a cumulative tax increase of \$53.79 by 2019.

TABLE 1.1: COUNTY PROVIDED MUNICIPAL SERVICES - SUMMARY OF FISCAL IMPACTS TO MUNICIPAL SERVICES FUND

SUMMARY OF NEW TAX IMPACT	BUDGET	PROJECTED			
MSF Revenues	2015	2016	2017	2018	2019
Scenario 1 – Baseline	-	\$27.05	\$46.28	\$51.32	\$53.79

If a newly incorporated City provides municipal services to the Study Area, Table 1.2 provides a summary of the impact to a median home (\$170,000) in the Study Area if incorporation occurs. The amounts shown represent the new tax needed above the County's Municipal Service Fund (MSF) Tax in order to balance the proposed City's General Fund. In both scenarios, the incorporation of the Study Area will result in higher taxes in the initial years which then blend to the MSF tax levy at the end of the study period. In other words, if the County continues to provide municipal services to the residents of the Study Area through the MSF, the impact on a median home will be \$53.79 by 2019. If the City incorporates, the tax rate will be the same in 2019.

TABLE 1.2: SUMMARY OF ANNUAL FISCAL IMPACTS TO STUDY AREA

DIFFERENCE FROM COUNTY	2015	2016	2017	2018	2019
Scenario 1: Baseline	\$61.36	\$34.64	\$21.19	\$8.75	-
Scenario 2: Lake Point Incorporation	\$130.89	\$6.45	-	-	-

Utah Code 10-2-109 Subsection 3 states that a petition for incorporation may not be filed unless the results of the feasibility study show that the average annual amount of revenue does not exceed the average annual amount of cost by more than five percent. Table 1.2 above shows that average annual revenues do not exceed average annual costs by more than five percent as new taxes will be needed to support the new City.

This analysis assumes that many municipal services provided by Special Service Districts, Improvement Districts, and private companies will continue to be provided regardless of the incorporation. Thus, if the Study Area incorporates, the only entity directly impacted would be the County Municipal Services Fund. Each scenario assumes a median home value of \$170,000 when determining annual tax impacts.

In summary, the new tax impacts on the Municipal Services fund are shown below. If no incorporation occurs, the Municipal Service Fund is projected to need a cumulative tax increase of \$53.79 through 2019 accounting for the Grantsville annexation. If Lake Point incorporates, the tax increase could increase to \$81.94. If the incorporation of the Study Area is also applied, the tax increase would be between \$52.38 and \$184.60 depending upon the fixed and variable components in the MSF and County policy regarding reductions and funding within the MSF.

TABLE 1.3: SUMMARY OF FISCAL IMPACTS TO MUNICIPAL SERVICES FUND

SUMMARY OF NEW TAX IMPACT	BUDGET	PROJECTED			
MSF Revenues	2015	2016	2017	2018	2019
Scenario 1 - Baseline	-	\$27.05	\$46.28	\$51.32	\$53.79
Scenario 2 - Lake Point Incorporation (Fixed)	\$2.69	\$55.24	\$74.85	\$79.73	\$81.94
Scenario 3 - Study Area Incorporation (Fixed)	\$16.00	\$146.88	\$172.10	\$179.91	\$184.60
Scenario 4 - Study Area Incorporation (Variable)	\$16.00	\$21.64	\$44.40	\$48.39	\$52.38

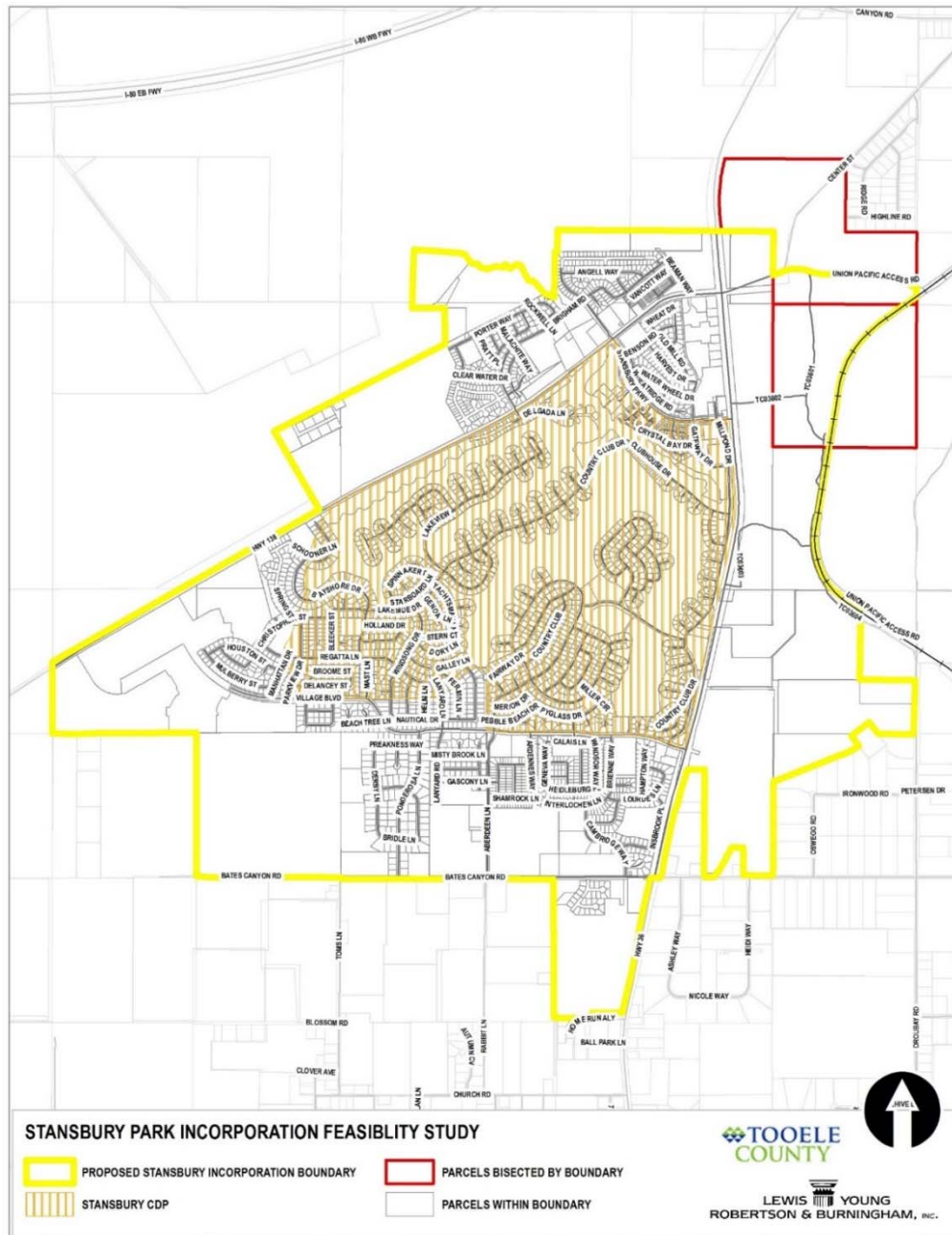
SECTION 2: POPULATION & POPULATION DENSITY

The feasibility study shall consider the population and population density within the area proposed for incorporation and the surrounding area. [UCA 10-2-106 (4)(a)(i)]

POPULATION

The existing population estimate in the Study Area utilizes the 2010 Census data as well as building permit activity from January 2010 through October 14, 2014. For the purposes of this analysis, all new homes constructed during this period are considered occupied. The US Census Bureau also collects data for Census Designated Places (CDP), including the Stansbury CDP. However, as shown in **Figure 2.1**, the Stansbury CDP does not encompass all of the Study Area. Therefore, LYRB utilized Census Block data to evaluate and determine the current population.

FIGURE 2.1: ILLUSTRATION OF CDP BOUNDARIES



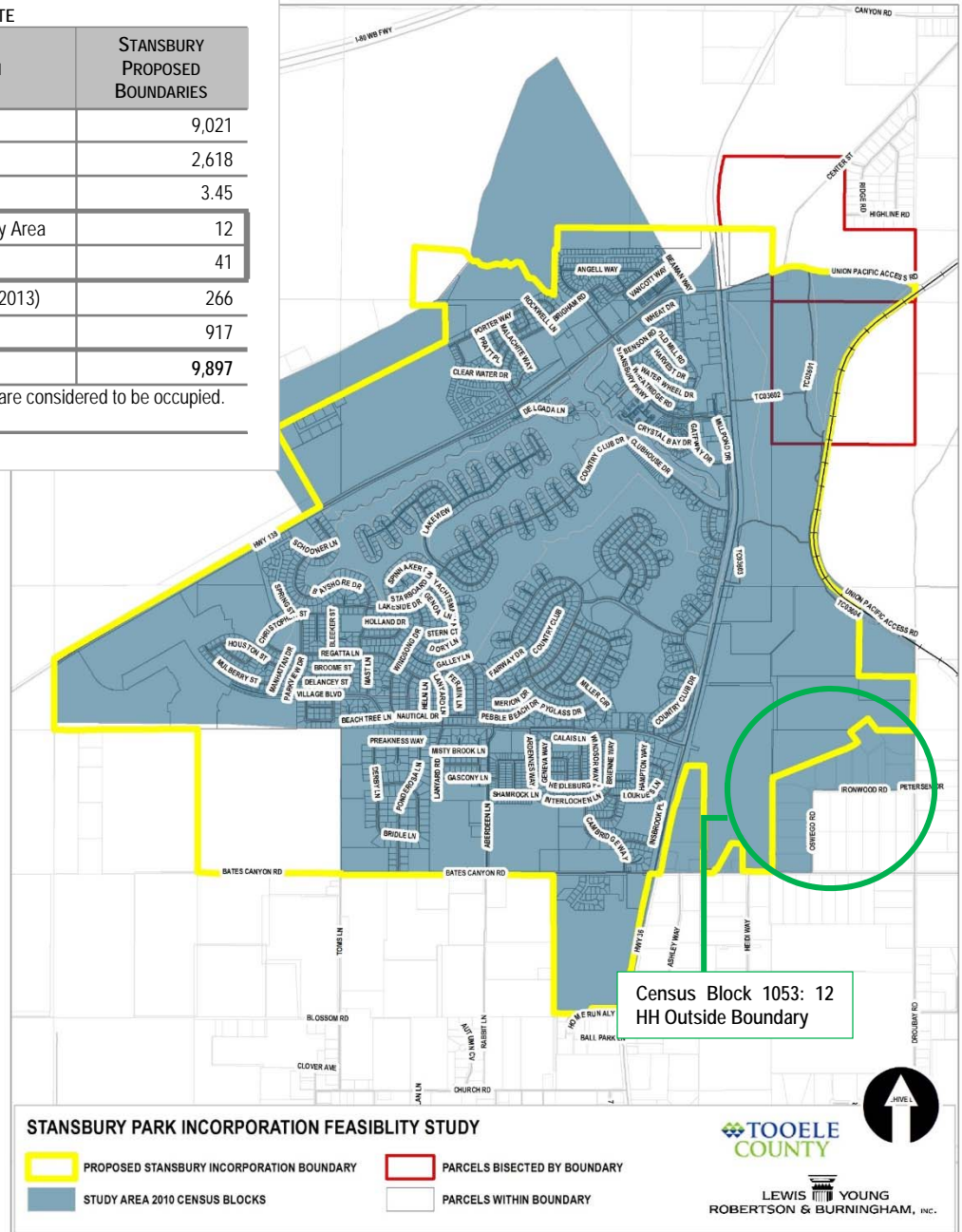
To determine the most appropriate population estimate, LYRB analyzed the individual blocks within the Study Area and compared this estimate with the CDP boundaries. As shown in the figure below, while not coterminous with the Study Area boundaries, the Census block data provides a closer approximation than does the CDP data. There are small areas of Unincorporated County that fall within block data that has been excluded from the analysis since the majority of the block boundary is outside the Study Area. However, based on a review of 2011 aerial imagery, these areas do not have households (HH). In addition, a small section of block 1053 located on the southeast corner of the Study Area falls outside the proposed boundaries. Based on a visual inspection of this area, there are a total of 12 housing units in this area that should be excluded from the population estimates. Based on the available datasets, the existing population is estimated at 9,897 persons, as shown in Table 2.1.

TABLE 2.1: 2014 POPULATION ESTIMATE

ESTIMATE OF 2014 POPULATION	STANSBURY PROPOSED BOUNDARIES
2010 Census Block Population	9,021
2010 Census Block Households (HH)	2,618
Average HH Size	3.45
HH in Census Blocks but Outside Study Area	12
Population Outside Study Area	41
New Building Permits (1.1.2010-12.31.2013)	266
New Population	917
2014 Estimated Population	9,897

*Assumes new residential households are considered to be occupied.
 **HH = Households

FIGURE 2.2: ILLUSTRATION OF CENSUS BLOCK DATA

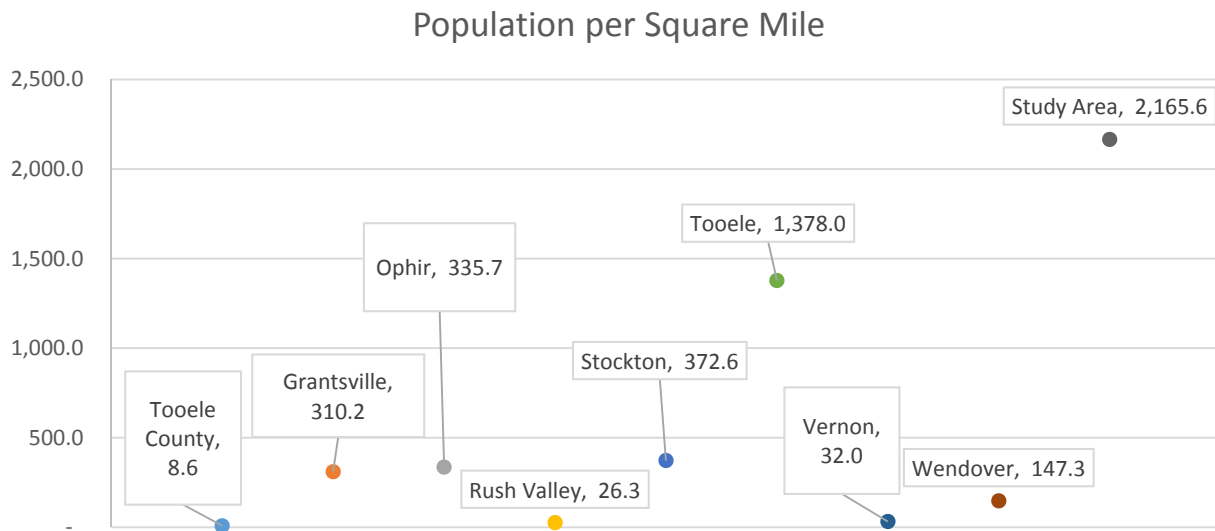


POPULATION DENSITY

The population of the surrounding communities is identified below, ranging from a low of 40 persons in Ophir to 33,099 in Tooele City. The Study Area's population is the second highest when compared to surrounding areas. These communities are shown for illustrative purposes. However, when determining five-year growth estimates and tax impacts in later sections, this analysis compares the Study Area to the remaining County service area.

TABLE 2.2: SURROUNDING AREA 2010 POPULATION AND HOUSEHOLD ESTIMATES

	TOOELE COUNTY	GRANTSVILLE	OPHIR	RUSH VALLEY	STOCKTON	TOOELE	VERNON	WENDOVER	STUDY AREA
2014 Population	62,310	9,892	40	475	630	33,099	258	1,314	9,897
Land Area	7,286.50	31.89	0.12	18.09	1.69	24.02	8.06	8.92	4.57
Population per Square Mile	8.55	310.19	335.67	26.27	372.64	1,377.98	32.04	147.29	2,165.65



Population density in the Study Area is the largest within the surrounding area at 2,165.6 persons per square mile.



SECTION 3: FIVE-YEAR PROJECTIONS OF DEMOGRAPHICS & ECONOMIC BASE

The feasibility study shall consider the current and five-year projections of demographics and economic base in the proposed city and surrounding area, including household size and income, commercial and industrial development, and public facilities. [UCA 10-2-106 (4)(a)(ii)]

The feasibility study shall consider the projected growth in the proposed city and in adjacent areas during the next five years. [UCA 10-2-106 (4)(a)(iii)]

DEMOGRAPHICS

To determine five-year demographic projections, LYRB utilized information from the US Census, the Governor's Office of Planning and Budget (GOPB), the Utah Department of Workforce Services (DWS), the Utah State Tax Commission and Tooele County. **Table 3.1** below shows current and ten-year projections of population from these sources.

TABLE 3.1: CURRENT AND TEN YEAR POPULATION FIGURES

GEOGRAPHY	2000 CENSUS	2010 CENSUS	2013 ¹	2014 ESTIMATE POPULATION ²	2020	2030	AAGR ³ 2000-2010	AAGR 2010-2013	AAGR 2010-2020
Tooele County	40,735	58,218	60,762	62,310	74,877	99,664	3.64%	1.44%	2.55%
Grantsville	6,015	8,893	9,617	9,892	11,789	15,940	3.99%	2.64%	2.86%
Ophir	23	38	40	40	41	45	5.15%	1.72%	0.70%
Rush Valley	453	447	474	475	458	480	-0.13%	1.97%	0.25%
Stockton	443	616	616	630	768	978	3.35%	0.00%	2.23%
Tooele	22,502	31,605	32,342	33,099	39,833	51,246	3.46%	0.77%	2.34%
Vernon	236	243	257	258	255	254	0.29%	1.88%	0.47%
Wendover	1,537	1,400	1,394	1,314	774	978	-0.93%	-0.14%	-5.75%
Balance of Tooele County	9,526	14,976	16,022	16,570	20,959	29,742	4.63%	2.28%	3.42%
Study Area	3,293⁴	8,980⁵	NA	9,897	NA	NA	10.60%	2.46%⁶	

1. Population figures according to Department of Workforce Services

2. Estimate based on average annual growth from GOPB for 2010-2020

3. AAGR = Average Annual Growth Rate

4. Based on 2000 Census block data

5. Calculated from 2010 Census Block data, less population outside Study Area (See **Table 2.1**)

6. AAGR for 2010-2014

Source: Governor's Office of Planning and Budget 2012 Estimates, Department of Workforce Services, LYRB

As the data shows, population growth from 2000-2010 was for the most part higher than what is being forecasted for 2010 through 2020 by the GOPB. DWS data suggests a much slower pace of growth from 2010 through 2013, which reflects the sluggish economy following the recession. For the purposes of this analysis, we have assumed growth will reflect the GOPB growth rates from 2010-2020, using the 2014 estimated population as a starting point. While the rate of growth reflects GOPB estimates, the forecasted population in 2019 is less than what was forecasted by GOPB in the 2012 baseline estimates.

TABLE 3.2: PROJECTED ANNUAL FIVE-YEAR POPULATION FIGURES

	2010 CENSUS	2013	2014 ESTIMATE	PROPOSED GROWTH RATE	2015	2016	2017	2018	2019
Tooele County	58,218	60,762	62,310	2.5%	63,898	65,526	67,196	68,908	70,664
Grantsville	8,893	9,617	9,892	2.9%	10,175	10,466	10,765	11,073	11,390
Ophir	38	40	40	0.7%	41	41	41	41	41
Rush Valley	447	474	475	0.3%	476	477	478	479	480
Stockton	616	616	630	2.2%	644	658	673	688	703
Tooele	31,605	32,342	33,099	2.3%	33,874	34,667	35,479	36,310	37,160
Vernon	243	257	258	0.5%	259	260	261	262	263
Wendover	1,400	1,394	1,314	-5.8%	1,238	1,167	1,100	1,037	977
Balance of Tooele County	14,976	16,022	16,570		17,191	17,790	18,399	19,018	19,650
Proposed Study Area	8,980		9,897	2.5%	10,141	10,391	10,647	10,909	11,177
Study Area as % of County	15.4%		15.9%		15.9%	15.9%	15.8%	15.8%	15.8%



For the proposed Study Area, the information found in Table 2.1 was used to determine the 2014 population estimate (based on Census block data coupled with building permit information). An AAGR of 2.5 percent was used to forecast future population, reflective of historic growth from 2010 through 2014.

The average persons per household (PPH) in the County increased slightly from 2000 to 2010. A similar increase was calculated in the Study Area. The information below was collected for entities with available building permit data found in the Utah Construction Information Database maintained by the University of Utah's Bureau of Economic and Business Research (BEBR). The Bureau of Economic and Business Research at the University of Utah has been collecting building permit data from nearly all cities and counties in Utah since 1958.

TABLE 3.3: CALCULATED PERSONS PER HOUSEHOLD (PPH)

	2000 HH	2000 PPH	2010 HH	2010 PPH	NEW PERMITS (2010-2013)	2014 HH ESTIMATE	2014 EST. POPULATION	2014 PPH
Tooele County	12,677	3.21	17,971	3.24	1,026	18,997	62,310	3.28
Grantsville	1,856	3.24	2,751	3.23	288	3,039	9,892	3.25
Tooele	7,459	3.02	9,959	3.17	300	10,259	33,099	3.23
Wendover	432	3.56	486	2.88	5	491	1,314	2.68
Study Area	962	3.42	2,606	3.45	266	2,872	9,897	3.45

Persons per HH figures calculated based on total population and occupied housing units which differs from Census reported average household size based on household population

The GOPB has forecasted a decline in household sizes for the County in general. While this may be the case, this analysis assumes household sizes will remain constant through 2019. It is important to note that the figures below are based on household population, whereas the calculated persons per household is based on total population.

TABLE 3.4: GOPB HOUSEHOLDS AND HOUSEHOLD SIZE FORECAST

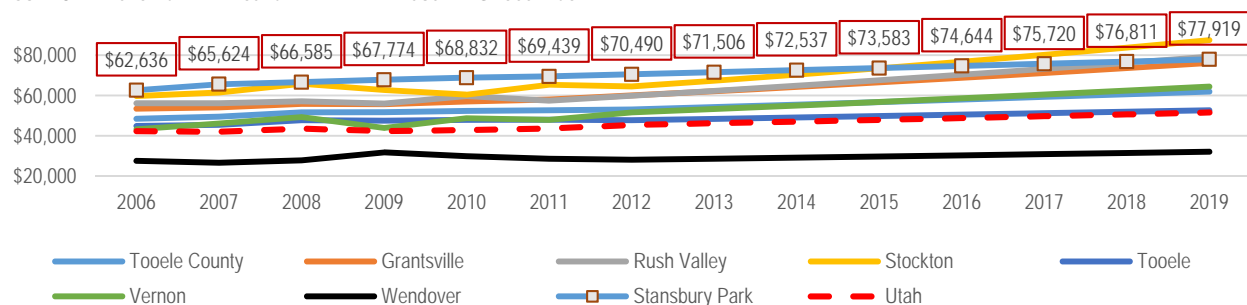
	1990	2000	2010	2020	2030	2040	2050	2060
Tooele County HH Population	26,276	40,198	58,062	74,394	98,956	127,340	156,459	187,349
Households	8,600	12,934	18,032	23,905	34,203	44,498	54,956	65,470
Average Household Size	3.06	3.11	3.22	3.11	2.89	2.86	2.85	2.86

TABLE 3.5: PROJECTED HOUSEHOLDS

	2010 CENSUS	2014 ESTIMATE	2014 HH SIZE	PROJECTED HOUSEHOLDS				
				2015	2016	2017	2018	2019
Tooele County	17,971	18,997	3.28	19,481	19,977	20,486	21,008	21,544
Grantsville	2,751	3,039	3.25	3,126	3,215	3,307	3,402	3,499
Tooele	9,959	10,259	3.23	10,499	10,745	10,997	11,254	11,518
Wendover	486	491	2.68	463	436	411	388	365
Proposed Study Area	2,606	2,872	3.45	2,943	3,015	3,090	3,166	3,243
Study Area as % of County				15.1%	15.1%	15.1%	15.1%	15.1%

Median Adjusted Gross Income (MAGI) figures from the Utah State Tax Commission show Stansbury Park is the highest in the County as of the 2012 reported figures.

FIGURE 3.1: HISTORIC AND PROJECTED MEDIAN ADJUSTED GROSS INCOME



Using 2001 through 2012 historic growth rates, MAGI is projected through 2019, as shown in **Figure 3.1**. Based on these growth rates, Stockton's MAGI is projected to surpass Stansbury Park in 2016. However, historic data shows much more fluctuation in reported income for these smaller communities. Thus, the income growth could be overstated.

TABLE 3.6: HISTORIC MEDIAN ADJUSTED GROSS INCOME (MAGI)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Tooele County	\$41,543	\$41,193	\$41,220	\$42,792	\$44,236	\$48,479	\$49,448	\$51,587	\$51,684	\$52,347	\$52,646	\$53,048
Grantsville	\$41,355	\$40,521	\$41,517	\$42,721	\$46,555	\$53,430	\$54,076	\$55,805	\$55,686	\$57,054	\$57,967	\$60,046
Rush Valley	\$38,532	\$37,839	\$36,988	\$42,556	\$45,066	\$56,160	\$56,128	\$57,120	\$56,009	\$59,723	\$57,403	\$59,891
Stockton	\$39,913	\$39,784	\$39,444	\$44,145	\$51,696	\$59,756	\$61,423	\$65,842	\$62,727	\$60,466	\$65,346	\$64,481
Tooele	\$40,851	\$40,406	\$39,770	\$41,408	\$42,163	\$44,902	\$45,456	\$47,722	\$47,492	\$47,907	\$47,944	\$47,714
Vernon	\$36,379	\$34,906	\$31,401	\$31,779	\$38,081	\$43,300	\$46,174	\$49,332	\$43,958	\$48,736	\$47,923	\$51,591
Wendover	\$22,813	\$23,695	\$23,412	\$21,298	\$22,230	\$27,571	\$26,648	\$27,821	\$31,799	\$29,888	\$28,644	\$28,100
Stansbury Park	\$60,221	\$57,748	\$57,365	\$57,311	\$58,471	\$62,636	\$65,624	\$66,585	\$67,774	\$68,832	\$69,439	\$70,490
Utah	\$37,221	\$36,702	\$36,506	\$37,737	\$39,418	\$42,323	\$42,124	\$43,581	\$42,430	\$42,902	\$43,706	\$45,454

Source: Utah State Tax Commission (City, County, State)

TABLE 3.7: PROJECT MEDIAN ADJUSTED GROSS INCOME

	2013	2014	2015	2016	2017	2018	2019
Tooele County	\$54,240	\$55,459	\$56,705	\$57,980	\$59,283	\$60,615	\$61,977
Grantsville	\$62,117	\$64,259	\$66,474	\$68,767	\$71,138	\$73,591	\$76,128
Rush Valley	\$62,341	\$64,891	\$67,546	\$70,309	\$73,186	\$76,179	\$79,296
Stockton	\$67,355	\$70,357	\$73,493	\$76,769	\$80,190	\$83,764	\$87,498
Tooele	\$48,392	\$49,080	\$49,778	\$50,486	\$51,204	\$51,932	\$52,670
Vernon	\$53,256	\$54,974	\$56,748	\$58,580	\$60,470	\$62,421	\$64,435
Wendover	\$28,638	\$29,185	\$29,744	\$30,313	\$30,893	\$31,483	\$32,086
Stansbury Park	\$71,506	\$72,537	\$73,583	\$74,644	\$75,720	\$76,811	\$77,919
Utah	\$46,287	\$47,136	\$48,000	\$48,880	\$49,776	\$50,688	\$51,618

Source: LYRB

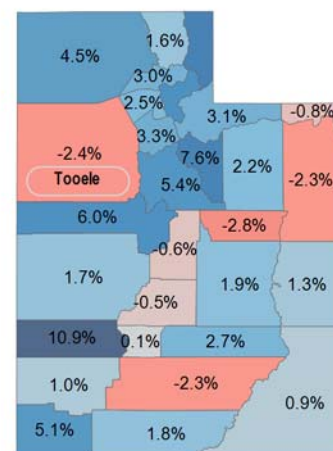
ECONOMIC BASE

Measuring the economic base of the region and community is an important step to determine the fiscal potential of the proposed incorporation area, as well as the impacts to the remaining community. Growth in property values, taxable sales and employment are key factors in determining future revenue potential. The following paragraphs discuss the Tooele County regional economy as well as local economic conditions that will influence the Study Area.

REGIONAL ECONOMY

Tooele County is part of the greater Salt Lake City Metropolitan area, with many residents working in the wider labor market. Between 40 to 50 percent of Tooele County residents with payroll jobs commute to the Salt Lake area for employment.¹ The unemployment rate for the County averaged 5.2 percent in 2013, down from 5.9 percent in 2012. Unemployment peaked in 2009 at an average of 8.4 percent (see **Figure 3.3**). A comparison of 2013 unemployment figures shows the County is higher than other Counties across the Wasatch Front. This is partially due to the ongoing closure of the Deseret Chemical Depot (DCD) that finished the destruction of the large stockpile of U.S. chemical weapons in January 2012. According to a 2011 study² evaluating the impacts of the DCD closure, the local and regional economy was projected to experience losses in sales tax revenue and mitigation payments. Property taxes were not directly affected as all of the property at the DCD is considered tax exempt. In addition, housing delinquency

FIGURE 3.2: UTAH 2013 UNEMPLOYMENT RATES



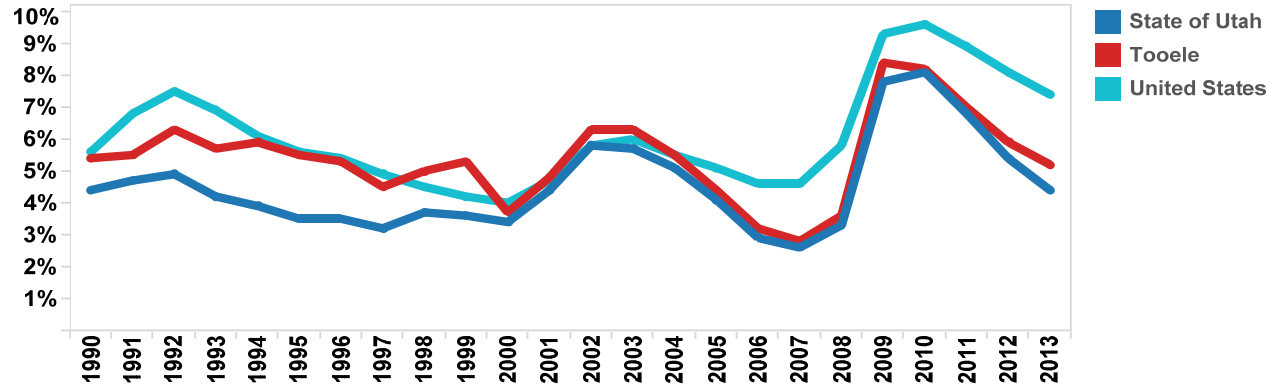
¹ 2013 Utah Counties in Review, Utah Department of Workforce Services, Workforce Research and Analysis Division, <http://jobs.utah.gov/wi/pub/countriesinreview.pdf>

² Tooele Regional Economic Impact of TOCD Closure, 2011

rates, as well as an increase in housing inventory within the region, were projected to increase, stifling the real estate market.

Overall, waste management, professional/scientific/ technical services and federal defense industries have experienced a direct reduction in jobs resulting in declines in incomes and expenditures. The bulk of the DCD closing was completed in June of 2014, with the final phase to demolish remaining structures completed by mid-August. It is likely the County will continue to feel the effects of the job losses and economic impacts for the next several years.

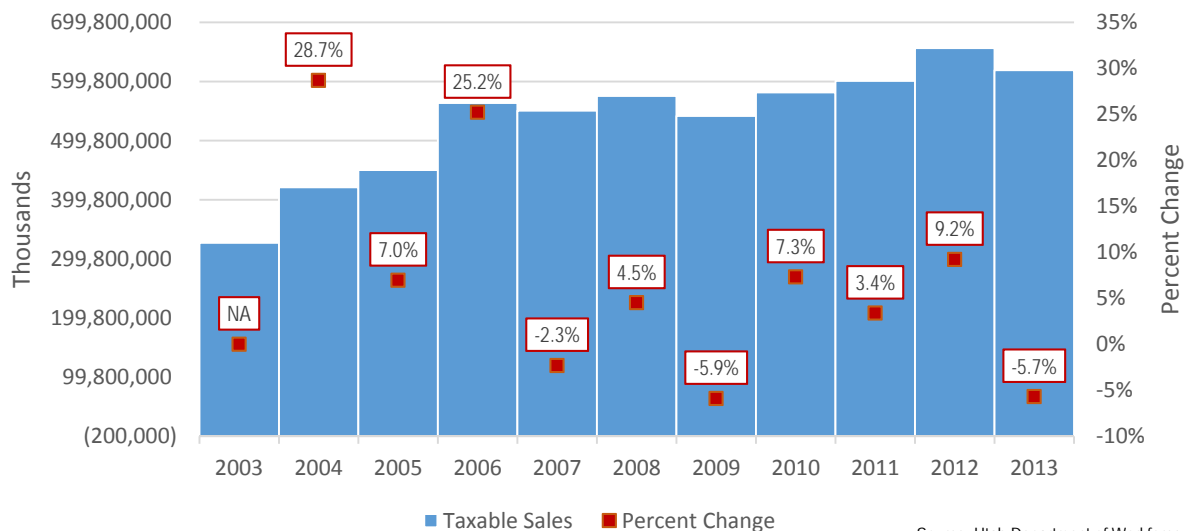
FIGURE 3.3: HISTORIC UNEMPLOYMENT RATES



Source: Utah Department of Workforce Services

A comparison of taxable sales trends for the County illustrates a decline in taxable sales for 2013 which may be explained by the closure of the DCD (see Figure 3.4). Forecasted taxable sales will likely show moderate growth over the next five years.

FIGURE 3.4: COMPARISON OF TAXABLE SALES TRENDS FOR TOOELE COUNTY



Source: Utah Department of Workforce Services

However, the current relative strength in the Salt Lake County labor market continues to provide support to Tooele County job-seekers during this period, suggesting Tooele County will continue to experience a high level of inter-county commute-to-work residents. Moderate growth in taxable value is also expected as people continue to look for less expensive residential building options.

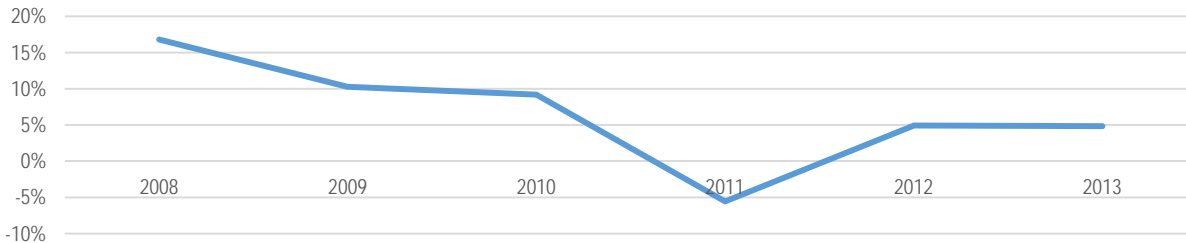
Historic taxable value figures for Tooele County show an average annual growth rate (AAGR) of 6.5 percent from 2007 through 2013. Year to year increase in taxable value shows a slowing trend, declining from 16.8 percent change in 2008 to 4.8 percent in 2013, with a low of -5.5 percent in 2011. It is important to note that the values below include redevelopment agency values, which will be excluded in the projection of future taxable values.

TABLE 3.8: TOOELE COUNTY HISTORIC TAXABLE VALUE

TOOELE COUNTY	2007	2008	2009	2010	2011	2012	2013	AAGR
Real: Land	549,143,771	671,513,490	725,740,983	731,264,055	701,937,819	703,735,533	682,258,974	3.7%
Real: Buildings	1,502,908,576	1,727,438,736	1,843,980,400	1,976,491,367	1,859,540,859	1,763,823,830	1,868,066,642	3.7%
Personal	251,906,793	251,830,070	398,608,448	521,540,334	438,720,780	539,053,337	540,760,934	13.6%
Centrally Assessed	254,791,427	262,388,714	326,858,638	368,252,632	397,729,410	558,381,156	646,148,505	16.8%
Total	2,558,750,567	2,913,171,010	3,295,188,469	3,597,548,388	3,397,928,868	3,564,993,856	3,737,235,055	6.5%
Motor Vehicle	25,908,933	25,416,267	24,419,733	23,055,467	23,636,133	21,670,800	34,621,017	4.9%

Source: Utah State Tax Commission. Figures include Redevelopment Area Values.

FIGURE 3.5: TOOELE COUNTY YEAR TO YEAR CHANGE IN TAXABLE VALUE



STUDY AREA ECONOMY

As stated above, median adjusted gross income figures from the Utah State Tax Commission show Stansbury Park is the highest in the County as of the 2012 reported figures. A comparison of the estimated taxable value of the area shows that overall, as a percent of the County's taxable value, the Study area has declined relative to County. To determine the existing taxable value for the Study Area, this analysis used the Stansbury Park Special Improvement District boundaries and tax information, as the boundaries of the improvement district encompass the majority of the taxable value in the area.

Based on a review of current property information within the study area, there is a large amount of developable property that will increase the tax base of the community over time.

FIGURE 3.6: COMPARISON OF SPSID AREA VS. STUDY AREA

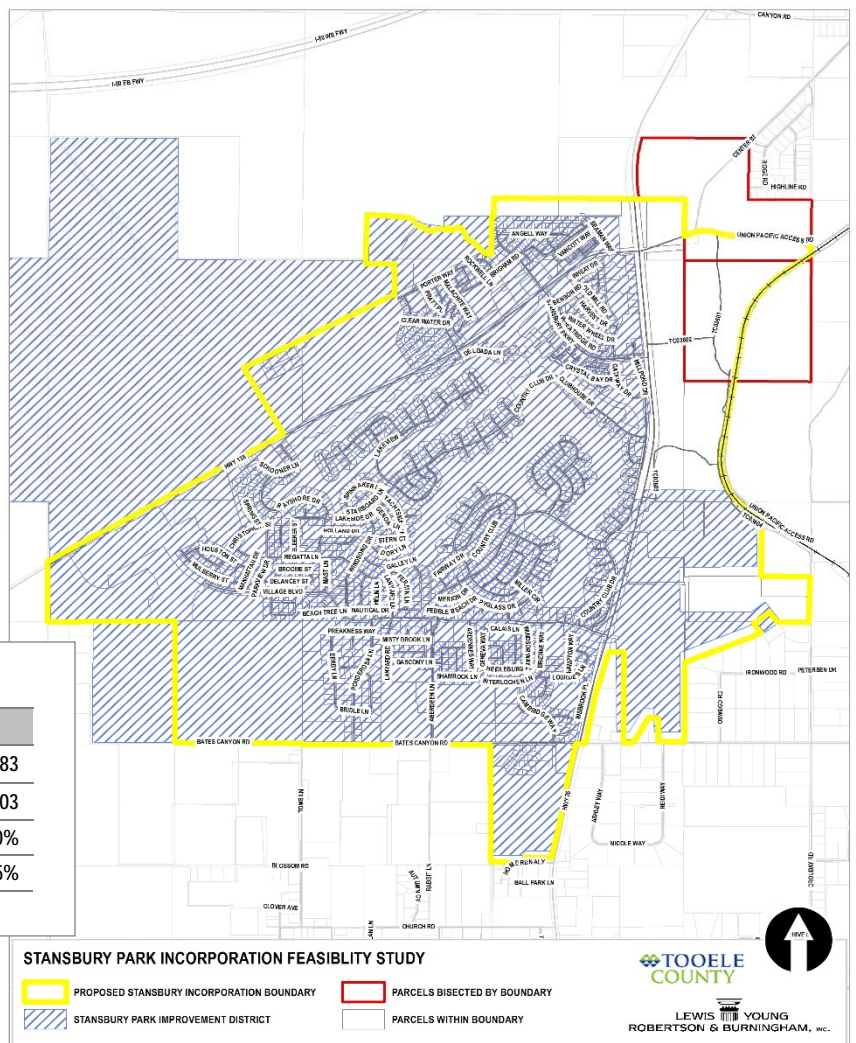
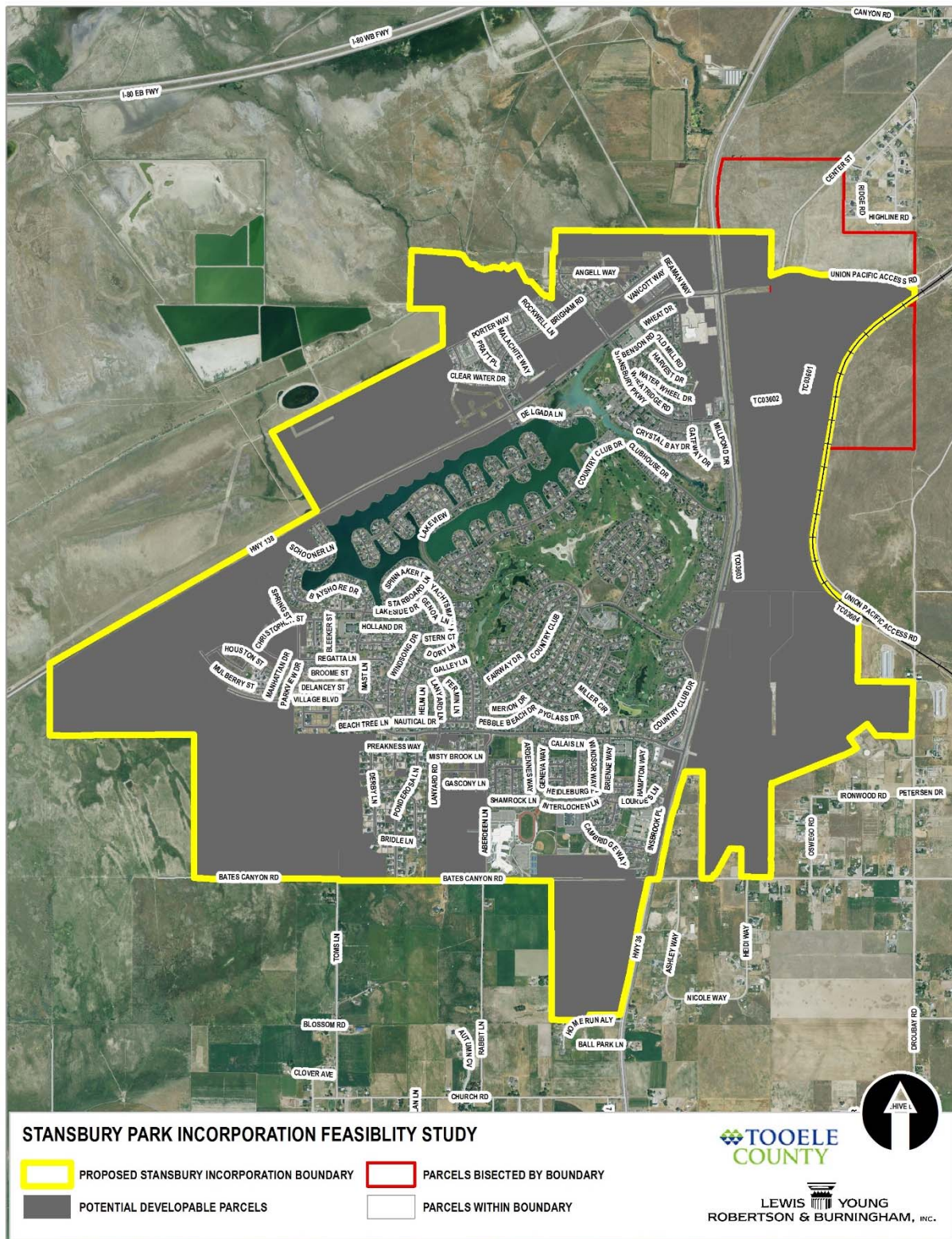


TABLE 3.9: ESTIMATE OF STUDY AREA TAXABLE VALUE

STANSBURY PARK SID	2007	2013
Total Taxable Value	\$280,406,571	\$337,161,283
Total Market Value	\$481,388,430	\$569,951,003
SPSID TV as % of County	11.0%	9.0%
SPSID MV as % of County	13.2%	11.5%

Figure 3.7 illustrates potential areas for future development or increased development. The total acreage of the shaded areas equals 1,454 acres, or approximately 60 percent of the study area parcel acreage. These figures represent a rough proportion of developable property, based on existing parcel data. Actual development patterns will vary.

FIGURE 3.7: POTENTIAL AREAS FOR FUTURE DEVELOPMENT OR INCREASED DEVELOPMENT





PROJECTIONS OF COUNTY ECONOMIC BASE

Using Utah State Tax Commission data for 2014 for the Tooele County Municipal Services Fund, projected taxable value estimates are shown below. It is important to note that the taxable value projections assume a taxable value reduction of approximately \$30 million due to Grantsville's recent annexation.

TABLE 3.10: MUNICIPAL SERVICES FUND TAXABLE VALUE PROJECTIONS

	2014	2015	2016	2017	2018	2019
Estimated Unincorporated Taxable Value within Municipal Service Fund Area	\$2,017,048,260	\$2,017,024,043	\$2,047,279,404	\$2,077,988,595	\$2,109,158,424	\$2,140,795,800

Source: Utah State Tax Commission, LYRB (assuming a 1.5% New Growth Rate)

Future sales tax growth projections are based on a general growth estimate of 2.5 percent. Historic data showed an annual growth rate of 3.55 percent.

TABLE 3.11: MUNICIPAL SERVICES FUND SALES TAX REVENUE PROJECTIONS

	2009	2010	2011	2012	2013	2014	2015	GROWTH RATE (2009 - 2015)	GROWTH RATE (2016-2019)
General Sales Tax	\$1,557,444	\$1,597,641	\$1,823,825	\$1,976,582	\$1,936,817	\$1,915,000	\$1,920,000	3.55%	2.50%

	2016	2017	2018	2019
General Sales Tax Projections	\$1,968,000	\$2,017,200	\$2,067,630	\$2,119,321

PROJECTIONS OF STUDY AREA ECONOMIC BASE

Significant factors that will influence revenues within the Study Area include taxable assessed value and taxable sales. Growth in taxable value will influence future property tax revenues and fund general government services. In addition, future sales tax revenues will supplement the general fund to support the community's needs. Taxable value growth projections are shown below for the Study Area.

TABLE 3.12: STUDY AREA TAXABLE VALUE (HISTORIC AND PROJECTED VALUES)

	ACTUAL				
	2009	2010	2011	2012	2013
Assessed Value	\$359,576,151	\$373,012,044	\$367,885,573	\$326,897,714	\$326,800,189

	ESTIMATED	PROJECTED					AVERAGE ANNUAL GROWTH RATE (NEW GROWTH)	
	2014	2015	2016	2017	2018	2019	2009-2013	2015-2019
Assessed Value	\$377,220,334	\$377,220,334	\$388,536,944	\$400,193,052	\$412,198,844	\$424,564,809	1.0%	3.0%
New Growth		\$11,316,610	\$11,656,108	\$12,005,792	\$12,365,965	\$12,736,944		3.0%

Sales tax revenues are distributed based on two methodologies: point of sale, or the location the sale; and, ratio of population. Total sales tax collections are distributed equally between these allocation strategies, with 50 percent assigned to point of sale and 50 percent to population. Population revenues are distributed to local entities based on the ratio of their population to the State's population as a whole.

TABLE 3.13: STUDY AREA TAXABLE SALES (HISTORIC)

	ESTIMATED				
	2009	2010	2011	2012	2013
Taxable Sales ¹	\$15,098,764	\$16,036,523	\$19,008,065	\$24,134,157	\$27,451,935
Historic Growth Rate	-	6.2%	18.5%	27.0%	13.7%

1. Utah State Tax Commission. Taxable Sales from Transit District Mass Transit Sales. Includes estimated increase from Tractor Supply @ \$6m annual sales.

TABLE 3.14: STUDY AREA TAXABLE SALES (PROJECTED VALUES)

	ESTIMATED	PROJECTED					AVERAGE ANNUAL GROWTH RATE	
	2014	2015	2016	2017	2018	2019	2009-2013	2014-2019
Taxable Sales ¹	\$28,426,479	\$35,435,619	\$36,693,583	\$37,996,205	\$39,345,071	\$40,741,821	16.1%	7.5%
Growth Rate ²	3.6%	24.6%	3.6%	3.6%	3.6%	3.6%		

1. Utah State Tax Commission. Taxable Sales from Transit District Mass Transit Sales. Includes estimated increase from Tractor Supply @ \$6m annual sales in 2015.

2. Projected growth rate based upon sales tax growth rate in unincorporated County to offset the micro increases for Stansbury from the addition of Soelberg development.

Taxable sales have increased by 16.1 percent from 2009 to 2013. For the purposes of this analysis, we have assumed an average annual growth of 3.6 percent but which calculates to 7.5 percent taking into account the new Tractor Supply store. As stated above, point of sale taxable sales comprise 50 percent of the allocation strategy. Additionally, the population distribution pool is shown below, including five-year projections.

TABLE 3.15: STATE TAXABLE SALES REVENUE POPULATION DISTRIBUTION POOL (HISTORIC)

	2009	2010	2011	2012	2013	2014
State Population Distribution Pool ¹	\$223,639,125	\$206,003,985	\$203,582,450	\$214,226,349	\$241,067,979	\$249,113,059
Growth Rate ²		-7.9%	-1.2%	5.2%	12.5%	3.3%

TABLE 3.16: STATE TAXABLE SALES REVENUE POPULATION DISTRIBUTION POOL (PROJECTED VALUES)

	2015	2016	2017	2018	2019	2009-2013	2014-2019
State Population Distribution Pool ¹	\$260,721,728	\$271,150,597	\$281,996,621	\$293,276,485	\$305,007,545	1.9%	4.1%
Growth Rate ²	4.66%	4.00%	4.00%	4.00%	4.00%	-	-

1. State Tax Commission Annual Report 2013 p. 33 - Total Distribution reported in Fiscal Years. LYRB averaged the two fiscal years to estimate calendar year. Multiplied by 50% to obtain population pool. CY 2013 & 2014 are Actual.

2. Growth Rate - Actual for 2010 - estimated 2014. State Consensus Committee for 2015, Internal GOMB 2016-2019

SECTION 4: PRESENT & FIVE-YEAR COST PROJECTIONS

The feasibility study shall consider the present and five-year projections of the cost, including overhead, of governmental services in the proposed city, including: culinary water; secondary water; sewer; law enforcement; fire protection; roads and public works; garbage; weeds; and government offices. [UCA 10-2-106 (4)(a)(iv)]

For purposes of Subsection (4)(a)(iv), the feasibility consultant shall assume a level and quality of governmental services to be provided to the proposed city in the future that fairly and reasonably approximate the level and quality of governmental services being provided to the proposed city at the time of the feasibility study. [UCA 10-2-106 (4)(b)(i)]






In determining the present cost of a governmental service, the feasibility consultant shall consider: the amount it would cost the proposed city to provide governmental service for the first five years after incorporation; and the county's present and five-year projected cost of providing governmental service. [UCA 10-2-106 (4)(b)(ii)]

The costs shall take into account inflation and anticipated growth. [UCA 10-2-106 (4)(b)(iii)]





GENERAL METHODOLOGY

This section compares the costs to the residents of the proposed incorporation if the County continues to provide services or if the newly incorporated City provides the services. Utah Code requires that the level and quality of governmental services be fairly and reasonably approximate between the two options.

This analysis assumes that many municipal services provided by Special Service Districts, Improvement Districts, and private companies will continue to be provided regardless of the incorporation. However, actual service provision will be governed by the newly incorporated municipal governing body. LYRB assumes the following services will be provided by the various entities without any impact from incorporation or non-incorporation:

-  Culinary Water (Stansbury Park Improvement District)
-  Secondary Water (Stansbury Park Improvement District)
-  Sewer (Stansbury Park Improvement District)
-  Fire Protection (North Tooele Fire District)
-  Garbage (Private)

The following services were assumed to be provided by the County through the Municipal Service Fund or through the City if incorporated:

-  General Governmental Services including public buildings and overhead
-  Law Enforcement
-  Roads and public works (including weeds)
-  Community and Economic Development (which for purposes of the code would be considered General Government)

In addition, several external factors which will influence the projected cost estimates for the County have been considered in this analysis, including the impact on expenditures should Lake Point incorporate and the impact of a fixed versus variable expenditure calculation strategy. It is anticipated that there will be no change to expenditures should Lake Point Incorporate. According to the 2014 Lake Point Incorporation Feasibility Study, the estimated taxable value shift out of the municipal services fund would be approximately \$75 million.

Similarly, assuming all costs are fixed results in no change to expenditures if the Study Area incorporates. However, assuming all costs are variable results in a reduction in expenditures as a result of the proposed Study Area incorporation, proportional to the population, assessed value and road miles of the Study Area. The following paragraphs summarize the cost estimates for the County and the Study Area.

COUNTY COST ESTIMATES

Expenditures related to County services were calculated using the Municipal Service Fund/Tax Analysis (June 2014) prepared for the County, updated based on current estimated Fiscal Year 2014 and Recommended Fiscal Year 2015 budget information. This analysis assumes the same allocation strategy as utilized in the 2014 Study for each department expenditure category. In addition, the analysis assumes a baseline tax increase due to Grantsville's recent annexation, resulting in an estimated \$30 million being removed from the municipal services fund base taxable value.



As stated above, several factors affect projected expenditures. The following scenarios have been provided to determine the needed revenues to maintain the existing level of service:

1. **Scenario 1 - Baseline:** Expenditure forecast needed to fund baseline expenditures assuming no incorporation from Lake Point or the Study Area.
2. **Scenario 2 - Lake Point Incorporation (Fixed):** Expenditures based on Lake Point incorporates. For this scenario, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
3. **Scenario 3 - Study Area Incorporation (Fixed):** Expenditures based on incorporation of Study Area. All cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
4. **Scenario 4 - Study Area Incorporation (Variable):** Expenditures based on incorporation of Study Area. All cost are considered variable, meaning the General Fund expenditures will be reduced if there is an incorporation.

Tables 4.1-4.4 summarizes the municipal services fund expenditures for each scenario.

TABLE 4.1: SCENARIO 1 – BASELINE

MSF EXPENDITURES	2014	2015	2016	2017	2018	2019
General Government	\$903,334	\$1,051,636	\$1,110,225	\$1,125,324	\$1,140,628	\$1,156,826
Public Safety	\$2,248,252	\$2,427,701	\$2,665,921	\$2,743,716	\$2,823,068	\$2,866,268
Roads	\$2,517,153	\$3,093,346	\$3,279,499	\$3,309,304	\$3,376,639	\$3,445,560
Community & Economic Development	\$498,131	\$568,712	\$584,348	\$685,731	\$695,057	\$704,779
TOTAL	\$6,166,869	\$7,141,395	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434

TABLE 4.2: SCENARIO 2 – LAKE POINT INCORPORATION (FIXED)

MSF EXPENDITURES	2014	2015	2016	2017	2018	2019
General Government	\$903,334	\$1,051,636	\$1,110,225	\$1,125,324	\$1,140,628	\$1,156,826
Public Safety	\$2,248,252	\$2,427,701	\$2,665,921	\$2,743,716	\$2,823,068	\$2,866,268
Roads	\$2,517,153	\$3,093,346	\$3,279,499	\$3,309,304	\$3,376,639	\$3,445,560
Community & Economic Development	\$498,131	\$568,712	\$584,348	\$685,731	\$695,057	\$704,779
TOTAL	\$6,166,869	\$7,141,395	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434

TABLE 4.3: SCENARIO 3 – STUDY AREA INCORPORATION (FIXED)

MSF EXPENDITURES	2014	2015	2016	2017	2018	2019
General Government	\$903,334	\$1,051,636	\$1,110,225	\$1,125,324	\$1,140,628	\$1,156,826
Public Safety	\$2,248,252	\$2,427,701	\$2,665,921	\$2,743,716	\$2,823,068	\$2,866,268
Roads	\$2,517,153	\$3,093,346	\$3,279,499	\$3,309,304	\$3,376,639	\$3,445,560
Community & Economic Development	\$498,131	\$568,712	\$584,348	\$685,731	\$695,057	\$704,779
TOTAL	\$6,166,869	\$7,141,395	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434

TABLE 4.4: SCENARIO 4 – STUDY AREA INCORPORATION (VARIABLE)

MSF EXPENDITURES	2014	2015	2016	2017	2018	2019
General Government	\$466,600	\$444,611	\$449,419	\$454,978	\$466,600	\$444,611
Public Safety	\$2,154,871	\$2,220,068	\$2,286,519	\$2,316,516	\$2,154,871	\$2,220,068
Roads	\$2,552,720	\$2,564,628	\$2,613,627	\$2,663,760	\$2,552,720	\$2,564,628
Community & Economic Development	\$236,284	\$327,449	\$273,859	\$277,098	\$236,284	\$327,449
TOTAL	\$5,410,475	\$5,556,756	\$5,623,425	\$5,712,352	\$5,410,475	\$5,556,756

As shown above, the projection of expenditures using a variable cost approach results in a reduced impact. This assumes that County services could be reduced proportional to the reduction in need from the incorporation of the Study Area. In other words, the subtraction of population from the County's service area has a corresponding subtraction of general expenditures.



STUDY AREA COST ESTIMATES (ASSUMING CITY INCORPORATION)

Expenditures for Study Area were calculated using several methodologies in order to determine an acceptable level of service including the following:

- a) Average total expenditures of comparable cities
- b) Per capita expenditures of comparable cities
- c) Per capita expenditures within the County Municipal Services Fund (MSF)
- d) Expenditures per assessed value of comparable cities
- e) Expenditures per center lane mile of comparable cities
- f) Expenditures per center lane mile in the MSF
- g) Average percent of Class C Road Funding per comparable cities

The consultants gathered data from 23 comparable Cities in Utah based upon population and assessed value. Of these 23 comparable cities, the list was narrowed to the following 13 communities that were most similar in population and assessed value to the Study Area (population figures shown).

Price (8,491)	Richfield (7,555)
Washington Terrace (9,164)	Hyrum (7,745)
Grantsville (9,617)	Tremonton (7,903)
Santaquin (9,843)	Hooper (7,957)
West Point (9,936)	Pleasant View (8,571)
Cedar Hills (10,179)	Mapleton (8,784)
Smithfield (10,466)	

Table 4.5 summarizes the expenditures forecasted for the proposed study area, including the allocation methodology.

TABLE 4.5: PROJECTED STUDY AREA GENERAL EXPENDITURES

EXPENDITURES	2015	2016	2017	2018	2019	AVERAGE	METHODOLOGY DESCRIPTION
General Government	\$643,625	\$680,713	\$691,209	\$701,848	\$713,045	\$686,088	Per Capita MSF Method
Public Safety (Contracted)	\$511,050	\$523,648	\$536,549	\$549,753	\$563,258	\$536,852	Per Capita Comparable Cities Method
Roads	\$726,779	\$744,675	\$763,012	\$781,800	\$801,051	\$763,463	Per Weighted Centerline Mile Comparable Cities Method
Community & Economic Development	\$348,064	\$358,282	\$421,198	\$427,681	\$434,412	\$397,927	Per Capita MSF Method
TOTAL	\$2,229,518	\$2,307,318	\$2,411,968	\$2,461,081	\$2,511,765	\$2,384,330	

SECTION 5: PRESENT & FIVE-YEAR PROJECTED REVENUE

The feasibility study shall assume the same tax categories and tax rates as currently imposed by the county and all other current service providers to determine the present and five-year projected revenue for the proposed city. [UCA 10-2-106 (4)(a)(v)]

GENERAL METHODOLOGY

The incorporation of Lake Point, as well as the impact of a fixed versus variable expenditure calculation strategy, will affect the revenue projections, specifically the tax rate need to recover the lost revenues from the reduction in assessed value as a result of incorporation. Similarly, if the incorporation of the Study Area is successful, the County will see a reduction in assessed value applicable to the Municipal Services Fund. The following paragraphs illustrate the revenue projections, considering these factors.

COUNTY REVENUES

As stated above, several factors affect projected revenues. The following scenarios have been provided to determine the needed revenues to maintain the existing level of service:

1. **Scenario 1 - Baseline:** Revenue forecast needed to fund baseline expenditures assuming Lake Point and Study Area do not incorporate.
2. **Scenario 2 - Lake Point Incorporation (Fixed):** Revenues needed if Lake Point incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
3. **Scenario 3 - Study Area Incorporation (Fixed):** Revenues needed if Study Area incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
4. **Scenario 4 - Study Area Incorporation (Variable):** Revenues needed if Study Area incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered variable, meaning the General Fund expenditures will be reduced if there is an incorporation.

The purpose of Scenario 3 and Scenario 4 is to illustrate the impacts on the remaining unincorporated areas if the Study Area incorporates. The following tables illustrates the projected revenues under each of the above scenarios.

TABLE 5.1: SCENARIO 1 – BASELINE

	CURRENT	BUDGET	PROJECTED			
Tooele County MSF Revenues	2014	2015	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	4,082,680	4,591,006	4,793,779	4,942,905
Licenses & Permits (Building Permits & Animal)	710,700	576,000	585,520	595,197	605,035	615,035
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
Charges for Service (Various)	55,500	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,433

TABLE 5.2: SCENARIO 2 – LAKE POINT INCORPORATION (FIXED)

	CURRENT	BUDGET	LAKE POINT REDUCTION	ADJUSTED BUDGET	PROJECTED			
TOOELE COUNTY MSF REVENUES	2014	2015	2015	2016	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(242,686)	3,177,314	4,355,701	4,864,027	5,066,800	5,215,926
Licenses & Permits (Building Permits & Animal)	710,700	576,000	(66,314)	509,686	519,206	528,883	538,721	548,721
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	7,420	2,207,420	2,207,420	2,207,420	2,207,420	2,207,420
Charges for Service (Various)	55,500	50,000	(214,127)	(164,127)	(164,127)	(164,127)	(164,127)	(164,127)
Misc	-	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	-	573,474	150,000	150,000	150,000	150,000

	CURRENT	BUDGET	LAKE POINT REDUCTION	ADJUSTED BUDGET	PROJECTED			
TOOELE COUNTY MSF REVENUES	2014	2015	2015	2016	2016	2017	2018	2019
TOTAL	\$6,015,113	\$7,729,474	(\$515,707)	\$7,213,767	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434

TABLE 5.3: SCENARIO 3 – STUDY AREA INCORPORATION (FIXED)

	CURRENT	BUDGET	STUDY AREA REDUCTION	ADJUSTED BUDGET	PROJECTED			
Tooele County MSF Revenues	2014	2015	2015	2016	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(1,068,832)	2,351,168	4,707,418	5,223,959	5,435,193	5,593,036
Licenses & Permits (Building Permits & Animal)	710,700	576,000	(265,000)	311,000	312,546	314,010	315,386	316,669
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	(351,765)	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
Charges for Service (Various)	55,500	50,000	-	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474		573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	(\$1,685,597)	\$6,043,877	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434

TABLE 5.4: SCENARIO 4 – STUDY AREA INCORPORATION (VARIABLE)

	CURRENT	BUDGET	STUDY AREA REDUCTION	ADJUSTED BUDGET	PROJECTED			
Tooele County MSF Revenues	2014	2015	2015	2016	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(1,068,832)	2,351,168	2,477,901	2,916,641	3,023,225	3,131,955
Licenses & Permits (Building Permits & Animal)	710,700	576,000	(265,000)	311,000	312,546	314,010	315,386	316,669
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	(351,765)	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
Charges for Service (Various)	55,500	50,000	-	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474		573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	(\$1,685,597)	\$6,043,877	\$5,410,475	\$5,556,756	\$5,623,425	\$5,712,352

As shown above, revenue projections include property tax, sales tax federal funds, road funds, charges for services and contributions.

Sales tax revenues are distributed based on two methodologies: point of sale, or the location the sale; and, ratio of population. Total sales tax collections are distributed equally between these allocation strategies, with 50 percent assigned to point of sale and 50 percent to population. Population revenues are distributed to local entities based on the ratio of their population to the State's population as a whole.

Payments in lieu of taxes (PILT) funds, road funds and contributions are based on the information found in the Municipal Service Fund/Tax Analysis (June 2014).

STUDY AREA REVENUES (ASSUMING CITY INCORPORATES)

Revenue projections for the Study Area are based on two scenarios:

1. **Scenario 1 - Baseline:** Revenue forecast needed to fund baseline expenditures. This scenario assumes the same property tax levy assessed under Scenario 1 for the County Municipal Services Fund.
2. **Scenario 2 - Lake Point Incorporation (Fixed):** Revenues needed if Lake Point incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation. This scenario assumes the same property tax levy assessed under Scenario 2 for the County Municipal Services Fund.

Again, sales tax revenues are distributed based on two methodologies: point of sale, or the location the sale; and, ratio of population. Total sales tax collections are distributed equally between these allocation strategies, with 50 percent assigned to point



of sale and 50 percent to population. Population revenues are distributed to local entities based on the ratio of their population to the State's population as a whole.

Additionally, the Study Area revenue forecast includes Class C Road Funds, allocated based upon 50/50 split between weighted lane miles and population. Licensing and permitting revenue is also included based on historic permit data and County business licenses data. The tables below summarize the revenue forecast for each scenario.

TABLE 5.5: STUDY AREA SCENARIO 1 – BASELINE

Study Area Revenues	PROJECTED					AVERAGE
	2015	2016	2017	2018	2019	
Property Tax ¹	254,978	148,283	93,438	39,714	-	107,283
Property Tax (From MSF Levy)	288,943	413,368	510,551	548,762	576,775	467,680
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	\$2,229,518	\$2,307,318	\$2,411,968	\$2,461,081	\$2,516,390	\$2,385,255

1. Property Tax Needed to Balance Budget Annually

TABLE 5.6: STUDY AREA SCENARIO 2 – LAKE POINT INCORPORATION (FIXED)

Study Area Revenues	PROJECTED					AVERAGE
	2015	2016	2017	2018	2019	
Property Tax ¹	543,921	27,618	-	-	-	114,308
Property Tax (From MSF Levy)	-	534,033	636,517	677,774	708,462	511,357
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	\$2,229,518	\$2,307,318	\$2,444,496	\$2,550,378	\$2,648,077	\$2,435,957

1. Property Tax Needed to Balance Budget Annually

SECTION 6: FISCAL IMPACTS

The feasibility study shall provide a projection of any new taxes per household that may be levied within the incorporated area within five years of incorporation; and the fiscal impact on unincorporated areas, other municipalities, local districts, special service districts, and other governmental entities in the county. [UCA 10-2-106 (4)(a)(vi-vii)]

As indicated in previous sections, this analysis has focused on several scenarios to determine the fiscal impacts of the proposed incorporation. This analysis assumes that many municipal services provided by Special Service Districts, Improvement Districts, and private companies will continue to be provided regardless of the incorporation. Thus, if Stansbury incorporates, the only entity directly impacted would be the County Municipal Services Fund. Each scenario assumes a median home value of \$170,000 when determining annual tax impacts.

FISCAL IMPACTS ON MUNICIPAL SERVICES FUND

As indicated in previous sections, this analysis has focused on several scenarios to determine the fiscal impacts of the proposed incorporation. The following address the impacts to the County, specifically the Municipal Service Fund, based on several scenarios as outlined.

1. **Scenario 1 - Baseline:** Impact on County to fund baseline expenditures assuming no incorporation of Lake Point or Study Area.
2. **Scenario 2 - Lake Point Incorporation (Fixed):** Impact on County if Lake Point incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
3. **Scenario 3 - Study Area Incorporation (Fixed):** Impact on County Revenues needed if Study Area incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation.
4. **Scenario 4 - Study Area Incorporation (Variable):** Impact on County if Study Area incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered variable, meaning the General Fund expenditures will be reduced if there is an incorporation.

TABLE 6.1: SCENARIO 1 – BASELINE (IMPACT ON MSF TO FUND BASELINE EXPENDITURES)

	CURRENT	BUDGET	PROJECTED			
MSF Revenues	2014	2015	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	4,082,680	4,591,006	4,793,779	4,942,905
Licenses & Permits (Building Permits & Animal)	710,700	576,000	585,520	595,197	605,035	615,035
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
Charges for Service (Various)	55,500	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,433
MSF Expenditures						
General Government	903,334	1,051,636	1,110,225	1,125,324	1,140,628	1,156,826
Public Safety	2,248,252	2,427,701	2,665,921	2,743,716	2,823,068	2,866,268
Roads	2,517,153	3,093,346	3,279,499	3,309,304	3,376,639	3,445,560
Community & Economic Development	498,131	568,712	584,348	685,731	695,057	704,779
Parks & Recreation	-	-	-	-	-	-
TOTAL	\$6,166,869	\$7,141,395	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434
Revenues minus Expenditures	(\$151,756)	\$588,079	-	-	-	-
Annual Property Tax Increase to Balance Budget:		0.0%	39.5%	20.2%	4.4%	2.1%
Estimated Unincorporated Taxable Value	2,017,048,260	2,017,024,043	2,047,279,404	2,077,988,595	2,109,158,424	2,140,795,800
Estimated Tax Rate	0.000743661	0.00074367	0.001032922	0.001238605	0.001292529	0.001318942
Estimated Impact on Median Home (\$170k)	\$69.53	\$69.53	\$96.58	\$115.81	\$120.85	\$123.32
New Tax Amount per Home (over current)		\$0.00	\$27.05	\$46.28	\$51.32	\$53.79



TABLE 6.2: SCENARIO 2 – LAKE POINT INCORPORATION (IMPACT ON MSF IF LAKE POINT INCORPORATES), 100 PERCENT FIXED EXPENSES

	CURRENT	BUDGET	ADJUSTED BUDGET ¹	PROJECTED			
MSF Revenues	2014	2015	2015	2016	2017	2018	2019
Taxes	3,415,000	3,420,000	3,177,314	4,355,701	4,864,027	5,066,800	5,215,926
Licenses & Permits	710,700	576,000	509,686	519,206	528,883	538,721	548,721
Federal Grants	93,000	910,000	910,000	571,793	277,871	236,578	215,493
B Road Fund	2,200,000	2,200,000	2,207,420	2,207,420	2,207,420	2,207,420	2,207,420
Charges for Service	55,500	50,000	(164,127)	(164,127)	(164,127)	(164,127)	(164,127)
Misc	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	\$7,213,767	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434
MSF Expenditures							
General Government	903,334	1,051,636	-	1,110,225	1,125,324	1,140,628	1,156,826
Public Safety	2,248,252	2,427,701	-	2,665,921	2,743,716	2,823,068	2,866,268
Roads	2,517,153	3,093,346	-	3,279,499	3,309,304	3,376,639	3,445,560
Community & ED	498,131	568,712	-	584,348	685,731	695,057	704,779
Parks & Recreation	-	-	-	-	-	-	-
TOTAL	\$6,166,869	\$7,141,395	-	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434
Revenues minus Expenditures	(151,756)	588,079	7,213,767	-	-	-	-
Annual Property Tax Increase to Balance Budget:		0.0%	0.0%	73.9%	16.0%	3.4%	1.5%
Estimated Unincorporated Taxable Value	2,017,048,260	1,942,024,043		1,971,154,404	2,000,721,720	2,030,732,545	2,061,193,534
Estimated Tax Rate	0.000743661	0.00077239		0.00133444	0.001544199	0.001596397	0.001620077
Estimated Impact on Median Home (\$170k)	\$69.53	\$72.22		\$124.77	\$144.38	\$149.26	\$151.48
New Tax Amount per Home (over current)		\$2.69		\$55.24	\$74.85	\$79.73	\$81.94

1. Budget revenue adjustment as a result of Incorporation of Lake Point.



TABLE 6.3: SCENARIO 3 – STUDY AREA INCORPORATION (IMPACT ON MSF IF STUDY AREA INCORPORATES), 100 PERCENT FIXED EXPENSES

	CURRENT	BUDGET	ADJUSTED BUDGET ¹	PROJECTED			
MSF Revenues	2014	2015	2015	2016	2017	2018	2019
Taxes	3,415,000	3,420,000	2,351,168	4,707,418	5,223,959	5,435,193	5,593,036
Licenses & Permits	710,700	576,000	311,000	312,546	314,010	315,386	316,669
Federal Grants	93,000	910,000	910,000	571,793	277,871	236,578	215,493
B Road Fund	2,200,000	2,200,000	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
Charges for Service	55,500	50,000	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	\$6,043,877	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434
MSF Expenditures							
General Government	903,334	1,051,636	-	1,110,225	1,125,324	1,140,628	1,156,826
Public Safety	2,248,252	2,427,701	-	2,665,921	2,743,716	2,823,068	2,866,268
Roads	2,517,153	3,093,346	-	3,279,499	3,309,304	3,376,639	3,445,560
Community & ED	498,131	568,712	-	584,348	685,731	695,057	704,779
Parks & Recreation	-	-	-	-	-	-	-
TOTAL	\$6,166,869	\$7,141,395	-	\$7,639,993	\$7,864,074	\$8,035,393	\$8,173,434
Revenues minus Expenditures	(151,756)	588,079	6,043,877	-	-	-	-
Annual Property Tax Increase to Balance Budget:		0.0%	0.0%	155.3%	11.8%	3.3%	1.9%
Estimated Unincorporated Taxable Value	2,017,048,260	1,639,803,709		1,664,400,765	1,689,366,776	1,714,707,278	1,740,427,887
Estimated Tax Rate	0.000743661	0.000914744		0.002314609	0.002584272	0.002667787	0.002717985
Estimated Impact on Median Home (\$170k)	\$69.53	\$85.53		\$216.42	\$241.63	\$249.44	\$254.13
New Tax Amount per Home (over current)		\$16.00		\$146.88	\$172.10	\$179.91	\$184.60

1. Budget revenue adjustment as a result of Incorporation of Study Area.



TABLE 6.4: SCENARIO 4 – STUDY AREA INCORPORATION (IMPACT ON MSF IF STUDY AREA INCORPORATES), 100 PERCENT VARIABLE EXPENSES

	CURRENT	BUDGET	ADJUSTED BUDGET ¹	PROJECTED			
MSF Revenues	2014	2015	2015	2016	2017	2018	2019
Taxes	3,415,000	3,420,000	2,351,168	2,477,901	2,916,641	3,023,225	3,131,955
Licenses & Permits	710,700	576,000	311,000	312,546	314,010	315,386	316,669
Federal Grants	93,000	910,000	910,000	571,793	277,871	236,578	215,493
B Road Fund	2,200,000	2,200,000	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
Charges for Service	55,500	50,000	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	573,474	150,000	150,000	150,000	150,000
TOTAL	\$6,015,113	\$7,729,474	\$6,043,877	\$5,410,475	\$5,556,756	\$5,623,425	\$5,712,352
MSF Expenditures							
General Government	903,334	1,051,636	-	466,600	444,611	449,419	454,978
Public Safety	2,248,252	2,427,701	-	2,154,871	2,220,068	2,286,519	2,316,516
Roads	2,517,153	3,093,346	-	2,552,720	2,564,628	2,613,627	2,663,760
Community & ED	498,131	568,712	-	236,284	327,449	273,859	277,098
Parks & Recreation	-	-	-	-	-	-	-
TOTAL	\$6,166,869	\$7,141,395	-	\$5,410,475	\$5,556,756	\$5,623,425	\$5,712,352
Revenues minus Expenditures	(151,756)	588,079	6,043,877	-	-	-	-
Annual Property Tax Increase to Balance Budget:		0.0%	0.0%	6.7%	25.3%	3.6%	3.4%
Estimated Unincorporated Taxable Value	2,017,048,260	1,639,803,709		1,664,400,765	1,689,366,776	1,714,707,278	1,740,427,887
Estimated Tax Rate	0.000743661	0.000914744		0.000975077	0.001218483	0.001261152	0.001303918
Estimated Impact on Median Home (\$170k)	\$69.53	\$85.53		\$91.17	\$113.93	\$117.92	\$121.92
New Tax Amount per Home (over current)		\$16.00		\$21.64	\$44.40	\$48.39	\$52.38

1. Budget revenue adjustment as a result of Incorporation of Study Area.

In summary, the new tax impacts on the Municipal Services fund are shown below. If no incorporation occurs, the Municipal Service Fund is project to need a cumulative tax increase of \$53.79 through 2019 to fund projected expenditures, account for the Grantsville annexation and maintain the existing LOS. If Lake Point incorporates, the tax increase could increase to \$81.94. When the incorporation of the Study Area is also applied, the tax increase jumps up to \$184.60 if all expenses are assumed fixed. However, assuming costs are variable shifts the impact downward to \$52.38 which is in line with the baseline. The actual determination of fixed versus variable will be determined by policy makers as conditions change. Likely the impact will be in the middle of these two figures.

TABLE 6.5: SUMMARY OF FISCAL IMPACTS TO MUNICIPAL SERVICES FUND

SUMMARY OF NEW TAX IMPACT	BUDGET	PROJECTED			
MSF Revenues	2015	2016	2017	2018	2019
Scenario 1 - Baseline	-	\$27.05	\$46.28	\$51.32	\$53.79
Scenario 2 - Lake Point Incorporation (Fixed)	\$2.69	\$55.24	\$74.85	\$79.73	\$81.94
Scenario 3 - Study Area Incorporation (Fixed)	\$16.00	\$146.88	\$172.10	\$179.91	\$184.60
Scenario 4 - Study Area Incorporation (Variable)	\$16.00	\$21.64	\$44.40	\$48.39	\$52.38



The impact to the MSF will depend upon the mix of fixed and variable costs in the MSF. Without knowing the exact mix of fixed and variable, LYRB provided two scenarios to provide the boundaries of rate impacts assuming all costs are fixed and all costs are variable. This effectively provides the range of potential increases since much of the model is dependent upon assumptions that will fluctuate over time.

FISCAL IMPACTS ON STUDY AREA

The fiscal impacts on the Study Area are measured based on two scenarios:

1. **Scenario 1 - Baseline:** Impacts to Study Area to fund baseline expenditures. This scenario assumes the same property tax levy assessed under Scenario 1 for the County Municipal Services Fund.
2. **Scenario 2 - Lake Point Incorporation (Fixed):** Impacts to Study Area if Lake Point incorporates and the County experiences a reduction in base taxable value (requires corresponding property tax increase). Additionally, all cost are considered fixed, meaning the General Fund expenditures will not be reduced if there is an incorporation. This scenario assumes the same property tax levy assessed under Scenario 2 for the County Municipal Services Fund.

TABLE 6.6: STUDY AREA SCENARIO 1 - BASELINE: IMPACTS TO STUDY AREA TO FUND BASELINE EXPENDITURES

	PROJECTED					
	2015	2016	2017	2018	2019	AVERAGE
Revenues						
Property Tax ¹	254,978	148,283	93,438	39,714	-	107,283
Property Tax (From MSF Levy)	288,943	413,368	510,551	548,762	576,775	467,680
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	\$2,229,518	\$2,307,318	\$2,411,968	\$2,461,081	\$2,516,390	\$2,385,255
Expenditures						
General Government	643,625	680,713	691,209	701,848	713,045	686,088
Public Safety (Contracted)	511,050	523,648	536,549	549,753	563,258	536,852
Public Safety (City Owned)	-	-	-	-	-	-
Roads	726,779	744,675	763,012	781,800	801,051	763,463
Community & Economic Development	348,064	358,282	421,198	427,681	434,412	397,927
TOTAL	\$2,229,518	\$2,307,318	\$2,411,968	\$2,461,081	\$2,511,765	\$2,384,330
Revenues minus Expenditures	-	-	-	-	4,625	925
Average Annual Revenue over Annual Average Cost (10-2-109(3))						0.0%
Estimated Stansbury Park Taxable Value	\$377,220,334	\$388,536,944	\$400,193,052	\$412,198,844	\$424,564,809	
Estimated Combined Tax Rate (MSF & City Levy)	0.001400	0.001403	0.001465	0.001386	0.001319	
City Combined Impact on Median Home (\$170k)	\$130.89	\$131.22	\$137.00	\$129.60	\$123.32	
MSF Estimated Tax Impact on Median Home (\$170k)	\$69.53	\$96.58	\$115.81	\$120.85	\$123.32	
Difference	\$61.36	\$34.64	\$21.19	\$8.75	-	
Note 1: New Property Tax to Balance the Fund						

TABLE 6.7: STUDY AREA SCENARIO 2 - LAKE POINT INCORPORATION (FIXED): IMPACTS TO STUDY AREA IF LAKE POINT INCORPORATES

	PROJECTED					
	2015	2016	2017	2018	2019	AVERAGE
Revenues						
Property Tax ¹	543,921	27,618	-	-	-	114,308
Property Tax (From MSF Levy)	-	534,033	636,517	677,774	708,462	511,357
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	\$2,229,518	\$2,307,318	\$2,444,496	\$2,550,378	\$2,648,077	\$2,435,957
Expenditures						
General Government	643,625	680,713	691,209	701,848	713,045	686,088
Public Safety (Contracted)	511,050	523,648	536,549	549,753	563,258	536,852
Public Safety (City Owned)	-	-	-	-	-	-
Roads	726,779	744,675	763,012	781,800	801,051	763,463
Community & Economic Development	348,064	358,282	421,198	427,681	434,412	397,927
TOTAL	\$2,229,518	\$2,307,318	\$2,411,968	\$2,461,081	\$2,511,765	\$2,384,330
Revenues minus Expenditures	-	-	32,528	89,297	136,312	51,627
Average Annual Revenue over Annual Average Cost (10-2-109(3))						2.1%
Estimated Stansbury Park Taxable Value	\$377,220,334	\$388,536,944	\$400,193,052	\$412,198,844	\$424,564,809	
Estimated Combined Tax Rate (MSF & City Levy)	0.001400	0.001403	0.001544	0.001596	0.001620	
City Combined Impact on Median Home (\$170k)	\$130.89	\$131.22	\$144.38	\$149.26	\$151.48	
MSF Estimated Tax Impact on Median Home (\$170k)	-	\$124.77	\$144.38	\$149.26	\$151.48	
Difference	\$130.89	\$6.45	\$0.00	\$0.00	\$0.00	

As shown in the scenarios above, the Study Area is projected to have a proportional tax increase when compared to the County if incorporation occurred. In other words, the incorporation and the associated costs would produce an annual tax increase of the same magnitude as the residents would experience if they remain with the County. The tax increase for the Study Area would occur in the initial years of incorporation and level out toward the end of the pro forma, whereas tax increases for the County are projected to escalate over time.

TABLE 6.8: SUMMARY OF ANNUAL FISCAL IMPACTS TO STUDY AREA

DIFFERENCE FROM COUNTY	2015	2016	2017	2018	2019
Scenario 1: Baseline	\$61.36	\$34.64	\$21.19	\$8.75	-
Scenario 2: Lake Point Incorporation	\$130.89	\$6.45	-	-	-

Utah Code 10-2-109 Subsection 3 states that a petition for incorporation may not be filed unless the results of the feasibility study show that the average annual amount of revenue does not exceed the average annual amount of cost by more than five percent. The tables above show that average annual revenues do not exceed average annual cost by more than five percent.

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Tooele County, Utah

Stansbury Park Incorporation Study
County Provided Services (10-2-106(4)(b)(ii)(B))

Baseline Scenario

Summary



	CURRENT	BUDGET ¹	PROJECTED			
MSF Revenues	2014	2015	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	4,082,680	4,591,006	4,793,779	4,942,905
Licenses & Permits (Building Permits & Animal)	710,700	576,000	585,520	595,197	605,035	615,035
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
Charges for Service (Various)	55,500	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	150,000	150,000	150,000	150,000
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	6,015,113	7,729,474	7,639,993	7,864,074	8,035,393	8,173,433

MSF Expenditures	2014	2015	2016	2017	2018	2019
General Government	903,334	1,051,636	1,110,225	1,125,324	1,140,628	1,156,826
Public Safety	2,248,252	2,427,701	2,665,921	2,743,716	2,823,068	2,866,268
Roads	2,517,153	3,093,346	3,279,499	3,309,304	3,376,639	3,445,560
Community & Economic Development	498,131	568,712	584,348	685,731	695,057	704,779
Parks & Recreation	-	-	-	-	-	-
TOTAL	6,166,869	7,141,395	7,639,993	7,864,074	8,035,393	8,173,434

Revenues minus Expenditures	(151,756)	588,079	-	-	0	(0)
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Annual Rate Increase to Balance the Fund:	0.0%	39.5%	20.2%	4.4%	2.1%
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Estimated Unincorporated Taxable Value	2,017,048,260	2,017,024,043	2,047,279,404	2,077,988,595	2,109,158,424	2,140,795,800
Estimated Tax Rate	0.000743661	0.00074367	0.001032922	0.001238605	0.001292529	0.001318942
Estimated Impact on Median Home (\$170k)	\$69.53	\$69.53	\$96.58	\$115.81	\$120.85	\$123.32
New Tax Amount per Home (over current)		\$0.00	\$27.05	\$46.28	\$51.32	\$53.79
Median Home Value	\$ 170,000					

Stansbury Park's Allocation of Cost ²	39.44%
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Total Expenditures Allocated to Stansbury Park	2,432,521	2,816,923	3,013,595	3,101,984	3,169,560	3,224,010
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Note 1: The Expenditures for the MSF presented here utilize the methodology presented in the County Sponsored MSF Study. The MSF Budget shows a reduction in expenditures of approximately \$100k.

Note 2: Split 50% on population and 50% on Assessed Value

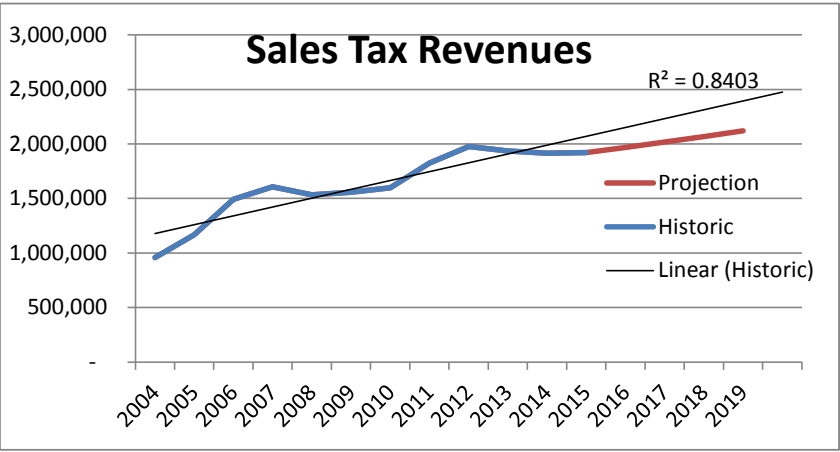
Grantsville Annexation Value Out of MSF Tax Base	30,279,941
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Revenue Estimates															MSF Tax Increase		39.5%	20.2%	4.4%	2.1%
					Actual										Estimated	Recommended	Projected			
Revenue Estimates	Revenue Code	Growth Rate (2009 - 2015)	Growth Rate (2016-2019)	Projection Method	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Municipal Service Tax	1		1.50%	New Growth	-				-	-	-	-	-	-	1,500,000	1,500,000	1,522,500	2,146,400	2,612,413	2,767,041
Municipal Service Tax (Rate Increase TRT)	1			Calculated													592,180	427,406	113,736	56,543
General Sales Tax	1	3.55%	2.50%	Growth Rate	959,740	1,167,053	1,493,698	1,608,257	1,533,053	1,557,444	1,597,641	1,823,825	1,976,582	1,936,817	1,915,000	1,920,000	1,968,000	2,017,200	2,067,630	2,119,321
Building Permits	2	1.66%	1.66%	Growth Rate	570,709	1,137,719	771,518	939,715	750,710	521,050	284,104	432,586	360,935	696,269	710,000	575,000	584,520	594,197	604,035	614,035
Animal Licenses	2	5.75%	0.00%	Flat	415	480	980	775	640	715	810	1,290	685	902	700	1,000	1,000	1,000	1,000	1,000
"B" Road Fund/Forest Reserve	3	-	0.00%	Flat	34,230	35,121	35,368	35,295	-	-	265,000	122,002	108,763	98,534	93,000	85,000	85,000	85,000	85,000	85,000
Payment in Lieu of Taxes	3	-6.05%	-	MSF Study	-	1,336,673	1,401,572	1,000,000	888,922	1,200,000	1,350,000	1,368,278	1,250,000	455,450	-	825,000	486,793	192,871	151,578	130,493
"B" Road Fund Allotment	4	-2.22%	0.00%	Flat	2,255,337	2,123,118	2,211,064	2,342,135	2,278,841	2,517,829	2,187,229	2,196,437	2,279,675	2,283,223	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
"B" Road Fund - Signs & Strip	5	31.32%	0.00%	Flat	-	16,000	8,900	14,800	1,900	1,950	(300)	750	3,050	31,799	10,000	10,000	10,000	10,000	10,000	10,000
"B" Road Fund - Excavation	5	-29.63%	0.00%	Flat	-	109,938	78,222	127,385	29,684	288,299	3,020	26,669	82,917	38,760	40,000	35,000	35,000	35,000	35,000	35,000
Animal Control Fees	5	-5.03%	0.00%	Flat	4,801	3,500	3,500	3,830	4,726	4,769	3,500	4,922	3,402	3,598	3,500	3,500	3,500	3,500	3,500	3,500
Collection Fees/Impact Fees	5	3.29%	0.00%	Flat	3,195	5,125	3,210	2,315	2,050	1,235	1,325	1,275	1,760	1,730	2,000	1,500	1,500	1,500	1,500	1,500
"B" Road Fund Transfer/Other Governments	7	5.26%	0.00%	Flat	34,410	25,074	37,740	44,178	35,386	110,279	83,116	639,705	-	68,281	-	150,000	150,000	150,000	150,000	150,000
"B" Road Fund Transfer/General Fund	7	-16.80%	-100.00%	Flat	655,000	-	425,000	500,000	800,000	1,290,000	520,000	1,691,559	26,632	-	17,331	428,000	-	-	-	-
Municipal Fund Balance Appropriation	7		-100.00%	None	-	-	-	-	-	-	-	-	-	-	(504,630)	(618,564)	-	-	-	-
Road "B" Fund Balance Appropriation	7	-	-100.00%	None	-		-		-		-	-	-	-	28,212	614,038	-	-	-	-
Interest	6	-	0.00%	None	9,858	44,927	68,916	78,329	33,887	5,132	2,412	1,966	4,469	5,433	-	-	-	-	-	-
Misc	6	-	0.00%	None		16,409	(10,000)		24,101	5,319	8,100	-	-	-	-	-	-	-	-	-
Grants	4	-	0.00%	None	37,228	37,228	42,228										-	-	-	-
																	-	-	-	-
TOTAL					4,564,923	6,058,365	6,571,916	6,697,014	6,383,900	7,504,021	6,305,957	8,311,264	6,098,870	5,620,796	6,015,113	7,729,474	7,639,993	7,864,074	8,035,393	8,173,433

- Notes:
- 1. Estimated Actuals from 2015 Recommended Budget (10/9/2014)
 - 2. Municipal Service Tax Includes increase only from New Growth
 - 3. PILT Assumptions from MSF Study

Revenue Codes:
1 - Taxes
2 - Licenses & Permits
3 - Federal Grants
4 - State Shared Revenue
5 - Charges for Services
6 - Misc
7 - Contributions and Transfers





Budget Minus Revenues and General Fund Covered Line Items

Department	General Fund	2014	% to MSF	Amount to MSF	2015	% to MSF	Amount to MSF	2016	% to MSF	Amount to MSF	2017	% to MSF	Amount to MSF	2018	% to MSF	Amount to MSF	2019	% to MSF	Amount to MSF	
Clerk/Auditor	1	576,352.00	14%	78,415.70	469,241.00	14%	63,842.69	475,622.68	14%	64,710.95	482,091.15	14%	65,591.02	488,647.58	14%	66,483.06	495,293.19	14%	67,387.23	
Commission	1	287,243.00	22%	62,728.83	370,797.00	22%	80,975.56	375,839.84	22%	82,076.83	380,951.26	22%	83,193.08	386,132.21	22%	84,324.50	391,383.60	22%	85,471.32	
Human Resources	1	511,570.00	21%	107,717.07	530,925.00	21%	111,792.49	538,145.59	21%	113,312.87	545,464.35	21%	114,853.92	552,882.68	21%	116,415.94	560,401.87	21%	117,999.19	
IT	1	943,100.00	27%	258,383.10	1,242,740.00	27%	340,476.11	1,259,641.26	27%	345,106.58	1,276,772.39	27%	349,800.03	1,294,136.49	27%	354,557.31	1,311,736.74	27%	359,379.29	
Treasurer	1	285,400.00	3%	8,562.00	280,724.00	3%	8,421.72	284,541.84	3%	8,536.26	288,411.62	3%	8,652.35	292,334.01	3%	8,770.02	296,309.76	3%	8,889.30	
Recorder	1	440,472.00	31%	136,546.32	473,854.00	31%	146,894.74	535,360.88	31%	165,961.87	542,641.79	31%	168,218.95	550,021.72	31%	170,506.73	559,375.44	31%	173,406.39	
Surveyor	1	109,288.00	33%	36,065.04	80,570.00	33%	26,588.10	91,028.09	33%	30,039.27	92,266.08	33%	30,447.80	93,520.89	33%	30,861.89	95,111.32	33%	31,386.73	
Economic Development	4	50,000.00	100%	50,000.00	68,000.00	100%	68,000.00	76,826.49	100%	76,826.49	77,871.33	100%	77,871.33	78,930.38	100%	78,930.38	80,272.68	100%	80,272.68	
Attorney	1	777,524.00	25%	194,381.00	1,001,549.00	25%	250,387.24	1,111,679.15	25%	277,919.78	1,126,797.98	25%	281,699.49	1,142,122.44	25%	285,530.60	1,157,655.31	25%	289,413.82	
Public Safety (Sheriff Line Item Only)	2	2,878,329.00	62%	1,793,198.97	3,024,082.00	62%	1,884,003.09	3,328,704.75	62%	2,073,783.06	3,373,975.14	62%	2,101,986.51	3,419,861.20	62%	2,130,573.53	3,466,371.31	62%	2,159,549.33	
Animal Control	2	67,791.00	100%	67,791.00	74,086.00	100%	74,086.00	75,093.58	100%	75,093.58	76,114.85	100%	76,114.85	77,150.01	100%	77,150.01	78,199.25	100%	78,199.25	
Dispatch (2015 forward assumed \$420k in offsetting revenue)	2	494,651.00	62%	308,167.57	620,390.00	62%	386,502.96	694,711.19	62%	432,805.06	770,834.26	62%	480,229.74	848,794.47	62%	528,798.94	868,052.61	62%	540,796.77	
Fire Suppression/Wildland Fires	2	677,846.00	12%	79,094.39	712,250.00	12%	83,108.82	721,936.61	12%	84,239.10	731,754.95	12%	85,384.75	741,706.81	12%	86,545.98	751,794.02	12%	87,723.01	
GIS	1	82,138.00	25%	20,534.50	89,030.00	25%	22,257.50	90,240.80	25%	22,560.20	91,468.08	25%	22,867.02	92,712.05	25%	23,178.01	93,972.93	25%	23,493.24	
Roads (Modified, now in MSF Budget)	3	2,385,489.00	100%	2,385,489.00	3,522,038.00	82%	2,888,071.16	3,745,649.54	82%	3,071,432.63	3,778,545.75	82%	3,098,407.52	3,857,164.28	82%	3,162,874.71	3,937,668.93	82%	3,228,888.52	
Weeds	3	165,443.00	80%	131,663.93	257,939.00	80%	205,274.70	261,446.97	80%	208,066.43	265,002.65	80%	210,896.14	268,606.67	80%	213,764.31	272,259.73	80%	216,671.51	
Engineering - Planning & Zoning and Building Inspection	4	448,131.00	100%	448,131.00	500,712.00	100%	500,712.00	507,521.68	100%	507,521.68	607,859.76	100%	607,859.76	616,126.65	100%	616,126.65	624,505.98	100%	624,505.98	
Street Lights**	4	7,200.00	0%	-	17,297.92	0%	-	17,533.17	0%	-	17,771.62	0%	-	18,013.32	0%	-	18,258.30	0%	-	
Total		#####		6,166,869.42	#####		7,141,394.89	#####		7,639,992.65	#####		7,864,074.27	#####		8,035,392.60	#####		8,173,433.54	
Increase				\$771,496.07	891,788.78		\$771,496.07	\$795,869.90		486,792.95	283,775.98		192,870.79	\$258,832.73		151,578.43	\$221,295.94		130,492.75	
Percent				13.00%	19.20%		15.80%	6.41%		6.98%	2.36%		2.93%	2.01%		2.18%	1.62%		1.72%	
Budget																				
PILT Added @			#####	771,496.07	25%	3,100,000	771,496	16%	#####	\$		6%	#####	192,871	5%	#####	151,578	4%	#####	130,493
Adjusted Increase										-			-			-			-	
Cash Balance																				
Increase				0%			0%			0%			0%			0%			0%	
No PILT + Cash Balance			771,496.07		#####			\$	-		\$	-		\$	-		\$	-		
Percent			12.96%			12.96%			7.24%			2.67%			2.05%			1.73%		

**Plus Maintenance

PILT Allocation Calculation

PILT Allocation Calculation		
\$	4,500,000	GL
\$	1,500,000	MSF
\$	6,000,000	Total
	25%	% to MSF

Expenditure Codes:
1 General Government
2 Public Safety
3 Roads
4 Community & Economic Development
5 Parks & Recreation



	MSF Study	Estimated Actuals	MSF Study	Proposed Budget	MSF Study	Updated Projection	MSF Study	Updated Projection	MSF Study	Updated Projection	MSF Study	Updated Projection
Department	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018	2019	2019
Total	11,383,005	11,187,967	12,274,793	13,336,225	13,070,663	14,191,524	13,354,439	14,526,595	13,613,272	14,818,864	13,834,568	15,058,623
Variance		-1.7%		8.6%		8.6%		8.8%		8.9%		8.8%

Tooele County, Utah

Stansbury Park Incorporation Study

County Provided Services (10-2-106(4)(b)(ii)(B))

Assuming Lake Point Incorporation

Summary



	CURRENT	BUDGET ¹	LAKEPOINT REDUCTION ²	ADJUSTED BUDGET	PROJECTED			
MSF Revenues	2014	2015	2015	2015	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(242,686)	3,177,314	4,355,701	4,864,027	5,066,800	5,215,926
Licenses & Permits (Building Permits & Animal)	710,700	576,000	(66,314)	509,686	519,206	528,883	538,721	548,721
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	7,420	2,207,420	2,207,420	2,207,420	2,207,420	2,207,420
Charges for Service (Various)	55,500	50,000	(214,127)	(164,127)	(164,127)	(164,127)	(164,127)	(164,127)
Misc	-	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	-	573,474	150,000	150,000	150,000	150,000
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,015,113	7,729,474	(515,706.75)	7,213,767	7,639,993	7,864,074	8,035,393	8,173,434
MSF Expenditures	2014	2015	2015	2015	2016	2017	2018	2019
General Government	903,334	1,051,636	-	-	1,110,225	1,125,324	1,140,628	1,156,826
Public Safety	2,248,252	2,427,701	-	-	2,665,921	2,743,716	2,823,068	2,866,268
Roads	2,517,153	3,093,346	-	-	3,279,499	3,309,304	3,376,639	3,445,560
Community & Economic Development	498,131	568,712	-	-	584,348	685,731	695,057	704,779
Parks & Recreation	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,166,869	7,141,395	-	-	7,639,993	7,864,074	8,035,393	8,173,434
Revenues minus Expenditures	(151,756)	588,079	(515,707)	7,213,767	-	-	-	-
Annual Rate Increase to Balance the Fund:		0.0%	0.0%	0.0%	73.9%	16.0%	3.4%	1.5%
Estimated Unincorporated Taxable Value	2,017,048,260	1,942,024,043			1,971,154,404	2,000,721,720	2,030,732,545	2,061,193,534
Estimated Tax Rate	0.000743661	0.00077239			0.00133444	0.001544199	0.001596397	0.001620077
Estimated Impact on Median Home (\$170k)	\$69.53	\$72.22			\$124.77	\$144.38	\$149.26	\$151.48
New Tax Amount per Home (over current)		\$2.69			\$55.24	\$74.85	\$79.73	\$81.94
Median Home Value	\$ 170,000							
Stansbury Park's Allocation of Cost ³		39.44%						
Total Expenditures Allocated to Stansbury Park	2,432,521	2,816,923	-	-	3,013,595	3,101,984	3,169,560	3,224,010

Note 1: The Expenditures for the MSF presented here utilize the methodology presented in the County Sponsored MSF Study. The MSF Budget shows a reduction in expenditures of approximately \$100k.

Note 2: Based upon the Lake Point Incorporation Study but pulling out the MSF Property Tax amount as this is accounted in the reduction in the taxable value.

Note 3: Split 50% on population and 50% on Assessed Value

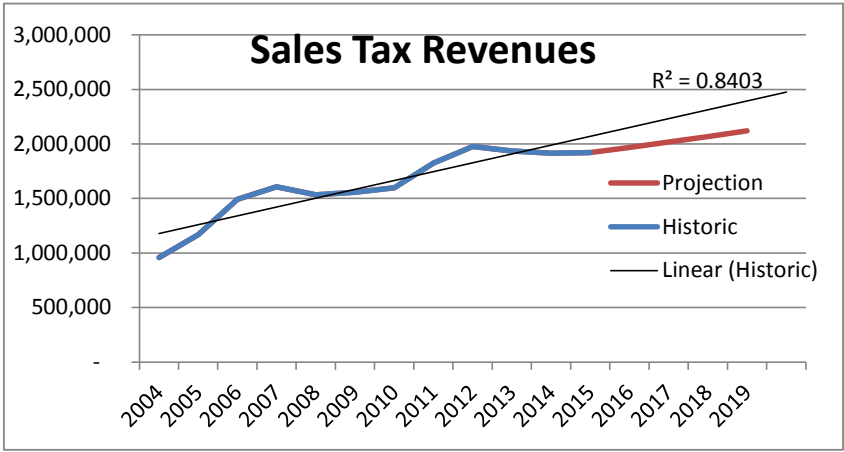
Lake Point Incorporation	75,000,000
Grantsville Annexation Value Out of MSF Tax Base	30,279,941
Total Value Out of MSF Tax Base	105,279,941



Revenue Estimates															MSF Tax Increase		73.9%	16.0%	3.4%	1.5%
					Actual										Estimated	Recommended	Projected			
Revenue Estimates	Revenue Code	Growth Rate (2009 - 2015)	Growth Rate (2016-2019)	Projection Method	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Municipal Service Tax	1		1.50%	New Growth	-				-	-	-	-	-	-	1,500,000	1,500,000	1,522,500	2,669,842	3,135,856	3,290,484
Municipal Service Tax (Rate Increase TRT)	1			Calculated													1,107,887	419,671	106,000	48,807
General Sales Tax	1	3.55%	2.50%	Growth Rate	959,740	1,167,053	1,493,698	1,608,257	1,533,053	1,557,444	1,597,641	1,823,825	1,976,582	1,936,817	1,915,000	1,920,000	1,968,000	2,017,200	2,067,630	2,119,321
Building Permits	2	1.66%	1.66%	Growth Rate	570,709	1,137,719	771,518	939,715	750,710	521,050	284,104	432,586	360,935	696,269	710,000	575,000	584,520	594,197	604,035	614,035
Animal Licenses	2	5.75%	0.00%	Flat	415	480	980	775	640	715	810	1,290	685	902	700	1,000	1,000	1,000	1,000	1,000
"B" Road Fund/Forest Reserve	3	-	0.00%	Flat	34,230	35,121	35,368	35,295	-	-	265,000	122,002	108,763	98,534	93,000	85,000	85,000	85,000	85,000	85,000
Payment in Lieu of Taxes	3	-6.05%	-	MSF Study	-	1,336,673	1,401,572	1,000,000	888,922	1,200,000	1,350,000	1,368,278	1,250,000	455,450	-	825,000	486,793	192,871	151,578	130,493
"B" Road Fund Allotment	4	-2.22%	0.00%	Flat	2,255,337	2,123,118	2,211,064	2,342,135	2,278,841	2,517,829	2,187,229	2,196,437	2,279,675	2,283,223	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
"B" Road Fund - Signs & Strip	5	31.32%	0.00%	Flat	-	16,000	8,900	14,800	1,900	1,950	(300)	750	3,050	31,799	10,000	10,000	10,000	10,000	10,000	10,000
"B" Road Fund - Excavation	5	-29.63%	0.00%	Flat	-	109,938	78,222	127,385	29,684	288,299	3,020	26,669	82,917	38,760	40,000	35,000	35,000	35,000	35,000	35,000
Animal Control Fees	5	-5.03%	0.00%	Flat	4,801	3,500	3,500	3,830	4,726	4,769	3,500	4,922	3,402	3,598	3,500	3,500	3,500	3,500	3,500	3,500
Collection Fees/Impact Fees	5	3.29%	0.00%	Flat	3,195	5,125	3,210	2,315	2,050	1,235	1,325	1,275	1,760	1,730	2,000	1,500	1,500	1,500	1,500	1,500
"B" Road Fund Transfer/Other Governments	7	5.26%	0.00%	Flat	34,410	25,074	37,740	44,178	35,386	110,279	83,116	639,705	-	68,281	-	150,000	150,000	150,000	150,000	150,000
"B" Road Fund Transfer/General Fund	7	-16.80%	-100.00%	Flat	655,000	-	425,000	500,000	800,000	1,290,000	520,000	1,691,559	26,632	-	17,331	428,000	-	-	-	-
Municipal Fund Balance Appropriation	7		-100.00%	None	-	-	-	-	-	-	-	-	-	-	(504,630)	(618,564)	-	-	-	-
Road "B" Fund Balance Appropriation	7	-	-100.00%	None	-		-		-		-	-	-	-	28,212	614,038	-	-	-	-
Interest	6	-	0.00%	None	9,858	44,927	68,916	78,329	33,887	5,132	2,412	1,966	4,469	5,433	-	-	-	-	-	-
Misc	6	-	0.00%	None		16,409	(10,000)		24,101	5,319	8,100	-	-	-	-	-	-	-	-	-
Grants	4	-	0.00%	None	37,228	37,228	42,228										-	-	-	-
																	-	-	-	-
TOTAL					4,564,923	6,058,365	6,571,916	6,697,014	6,383,900	7,504,021	6,305,957	8,311,264	6,098,870	5,620,796	6,015,113	7,729,474	8,155,699	8,379,781	8,551,099	8,689,140

- Notes:
- 1. Estimated Actuals from 2015 Recommended Budget (10/9/2014)
 - 2. Municipal Service Tax Includes increase only from New Growth
 - 3. PILT Assumptions from MSF Study

Revenue Codes:
1 - Taxes
2 - Licenses & Permits
3 - Federal Grants
4 - State Shared Revenue
5 - Charges for Services
6 - Misc
7 - Contributions and Transfers



Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Summary



	PROJECTED					
REVENUES	2015	2016	2017	2018	2019	AVERAGE
Property Tax ¹	254,978	148,283	93,438	39,714	-	107,283
Property Tax (From MSF Levy)	288,943	413,368	510,551	548,762	576,775	467,680
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	2,229,518	2,307,318	2,411,968	2,461,081	2,516,390	2,385,255

EXPENDITURES	2015	2016	2017	2018	2019	AVERAGE	OPTION	DESCRIPTION
General Government	643,625	680,713	691,209	701,848	713,045	686,088	3	Per Capita MSF Method
Public Safety (Contracted)	511,050	523,648	536,549	549,753	563,258	536,852	3	Per Capita Comparable Cities Method
Public Safety (City Owned)	-	-	-	-	-	-	1	CONTRACTED
Roads	726,779	744,675	763,012	781,800	801,051	763,463	4	Per Weighted Centerline Mile Comparable Cities Method
Community & Economic Development	348,064	358,282	421,198	427,681	434,412	397,927	3	Per Capita MSF Method
	-	-	-	-	-	-		
	-	-	-	-	-	-		
TOTAL	2,229,518	2,307,318	2,411,968	2,461,081	2,511,765	2,384,330		

Revenues minus Expenditures	-	-	-	-	4,625	925
	Average Annual Revenue over Annual Average Cost (10-2-109(3))					0.0%

TAX IMPACT (COUNTY VS. CITY OPTIONS)	2015	2016	2017	2018	2019
Estimated Stansbury Park Taxable Value	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
Estimated Combined Tax Rate (MSF & City Levy)	0.001400	0.001403	0.001465	0.001386	0.001319
City Combined Impact on Median Home (\$170k)	\$ 130.89	\$ 131.22	\$ 137.00	\$ 129.60	\$ 123.32
MSF Estimated Tax Impact on Median Home (\$170k)	\$ 69.53	\$ 96.58	\$ 115.81	\$ 120.85	\$ 123.32
Difference	\$ 61.36	\$ 34.64	\$ 21.19	\$ 8.75	-
Median Home Value	\$ 170,000				

Note 1: Property Tax estimated to balance the budget annually.

Tooele County, Utah
 Stansbury Park Incorporation Study
 City Provided Services (10-2-106(4)(b)(ii)(A))
 Property Tax Analysis



		ACTUAL					PROJECTED	PROJECTED					Average Annual Growth Rate	
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2009-2013	2015-2019
Assessed Value		359,576,151	373,012,044	367,885,573	326,897,714	326,800,189	377,220,334	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809	1.0%	3.0%
New Growth	3.0%							11,316,610	11,656,108	12,005,792	12,365,965	12,736,944		
Total Taxable Value								388,536,944	400,193,052	412,198,844	424,564,809	437,301,754		
Estimated MSF Levy								0.000744	0.001033	0.001239	0.001293	0.001319		
Property Tax Revenue from MSF Levy								288,943	413,368	510,551	548,762	576,775		
Total Revenue Need to Balance								254,978	148,283	93,438	39,714	-	-	-
Additional City Levy								0.000656	0.000371	0.000227	0.000094	-		
Total Property Tax Revenue		-	-	-	-	-	-	543,921	561,651	603,989	588,477	576,775		1.5%

Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))

Assuming Lake Point Incorporation
Summary



REVENUES	PROJECTED					
	2015	2016	2017	2018	2019	AVERAGE
Property Tax ¹	543,921	27,618	-	-	-	114,308
Property Tax (From MSF Levy)	-	534,033	636,517	677,774	708,462	511,357
Sales Tax	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	1,160,905
Class C Road Funds	351,765	359,674	367,767	376,045	384,508	367,952
Energy Sales & Use Tax	-	-	-	-	-	-
Telecommunications License Fee	-	-	-	-	-	-
Licenses & Permits	265,000	272,974	281,187	289,649	298,366	281,435
Fines & Forfeitures	-	-	-	-	-	-
TOTAL	2,229,518	2,307,318	2,444,496	2,550,378	2,648,077	2,435,957

EXPENDITURES	2015	2016	2017	2018	2019	AVERAGE	OPTION	DESCRIPTION
General Government	643,625	680,713	691,209	701,848	713,045	686,088	3	Per Capita MSF Method
Public Safety (Contracted)	511,050	523,648	536,549	549,753	563,258	536,852	3	Per Capita Comparable Cities Method
Public Safety (City Owned)	-	-	-	-	-	-	1	CONTRACTED
Roads	726,779	744,675	763,012	781,800	801,051	763,463	4	Per Weighted Centerline Mile Comparable Cities Method
Community & Economic Development	348,064	358,282	421,198	427,681	434,412	397,927	3	Per Capita MSF Method
	-	-	-	-	-	-		
	-	-	-	-	-	-		
TOTAL	2,229,518	2,307,318	2,411,968	2,461,081	2,511,765	2,384,330		

Revenues minus Expenditures	-	-	32,528	89,297	136,312	51,627
	Average Annual Revenue over Annual Average Cost (10-2-109(3))					2.1%

TAX IMPACT (COUNTY VS. CITY OPTIONS)	2015	2016	2017	2018	2019
Estimated Stansbury Park Taxable Value	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
Estimated Combined Tax Rate (MSF & City Levy)	0.001400	0.001403	0.001544	0.001596	0.001620
City Combined Impact on Median Home (\$170k)	\$ 130.89	\$ 131.22	\$ 144.38	\$ 149.26	\$ 151.48
MSF Estimated Tax Impact on Median Home (\$170k)	\$ -	\$ 124.77	\$ 144.38	\$ 149.26	\$ 151.48
Difference	\$ 130.89	\$ 6.45	\$ -	\$ -	\$ -
Median Home Value	\$ 170,000				

Note 1: Property Tax estimated to balance the budget annually.

Tooele County, Utah
 Stansbury Park Incorporation Study
 City Provided Services (10-2-106(4)(b)(ii)(A))
 Assuming Lake Point Incorporation
 Property Tax Analysis



		ACTUAL					PROJECTED	PROJECTED					Average Annual Growth Rate	
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2009-2013	2015-2019
Assessed Value		359,576,151	373,012,044	367,885,573	326,897,714	326,800,189	377,220,334	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809	1.0%	2.4%
New Growth	3.0%							11,316,610	11,656,108	12,005,792	12,365,965	12,736,944		
Total Taxable Value								388,536,944	400,193,052	412,198,844	424,564,809	437,301,754		
Estimated MSF Levy								-	0.001334	0.001544	0.001596	0.001620		
Property Tax Revenue from MSF Levy								-	534,033	636,517	677,774	708,462		
Total Revenue Need to Balance								543,921	27,618	-	-	-	-	-
Additional City Levy								0.001400	0.000069	-	-	-		
Total Property Tax Revenue		-	-	-	-	-	-	543,921	561,651	636,517	677,774	708,462		5.4%

Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Sales Tax Analysis



POINT OF SALE DISTRIBUTION	ACTUAL					PROJECTED	PROJECTED					Average Annual Growth Rate	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2009-2013	2014-2019
Taxable Sales ¹	15,098,764	16,036,523	19,008,065	24,134,157	27,451,935	28,426,479	35,435,619	36,693,583	37,996,205	39,345,071	40,741,821	16.1%	7.5%
Growth Rate ²	-	6.2%	18.5%	27.0%	13.7%	3.55%	24.66%	3.55%	3.55%	3.55%	3.55%	-	-
POS Allocation	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	-	-
POS Distribution	75,494	80,183	95,040	120,671	137,260	142,132	177,178	183,468	189,981	196,725	203,709	16.1%	7.5%

POPULATION DISTRIBUTION												2009-2013	2014-2019
State Population Distribution Pool ³	\$ 223,639,125	\$ 206,003,985	\$ 203,582,450	\$ 214,226,349	\$ 241,067,979	\$ 249,113,059	260,721,728	271,150,597	281,996,621	293,276,485	305,007,545	1.9%	4.1%
Growth Rate ⁴		-7.9%	-1.2%	5.2%	12.5%	3.3%	4.66%	4.00%	4.00%	4.00%	4.00%	-	-
State Population ⁵	2,731,560	2,774,662	2,813,923	2,852,589	2,855,287	2,900,872	2,965,253	3,031,062	3,098,333	3,167,096	3,237,385	1.1%	2.2%
Sales Tax Distributed per Capita	\$ 81.87	\$ 74.24	\$ 72.35	\$ 75.10	\$ 84.43	\$ 85.88	\$ 87.93	\$ 89.46	\$ 91.02	\$ 92.60	\$ 94.21	0.8%	1.9%
Stansbury Estimated Population ⁶	8,759	8,980	9,201	9,427	9,659	9,897	10,141	10,391	10,647	10,909	11,177	2.5%	2.5%
Population Distribution	717,123	666,718	665,674	707,984	815,524	849,907	891,654	929,551	969,043	1,010,185	1,053,032	3.3%	4.4%

Total Distribution	792,617	746,900	760,714	828,655	952,783	992,040	1,068,832	1,113,018	1,159,024	1,206,910	1,256,741	4.7%	4.8%
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Note 1: Source: Utah State Tax Commission -Eric Cropper - Taxable Sales from Transit District Mass Transit Sales. Includes estimated increase from Tractor Supply @ \$6m annual sales.

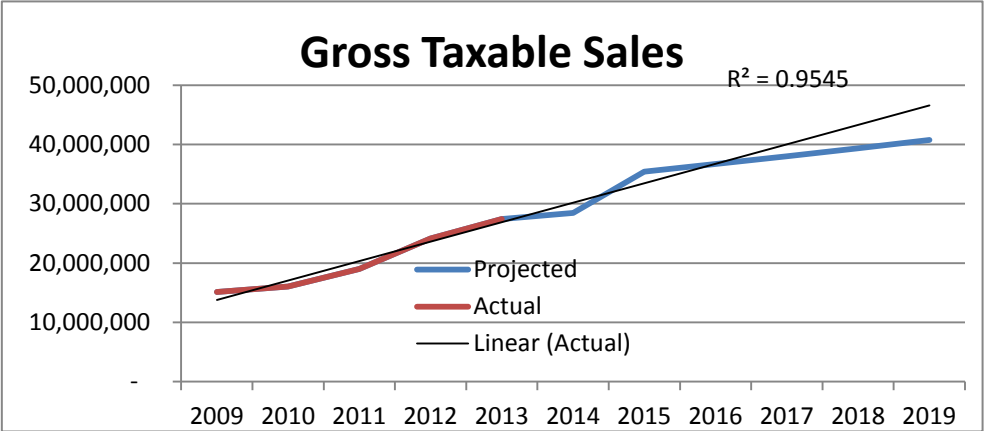
Note 2: Projected growth rate based upon sales tax growth rate in unincorporated County to offset the micro increases for Stansbury from the addition of Soelberg development.

Note 3: Source: State Tax Commission Annual Report 2013 p. 33 - Total Distribution reported in Fiscal Years. LYRB averaged the two fiscal years to estimate calendar year. Multiplied by 50% to obtain population pool. CY 2013 & 2014 are Actual.

Note 4: Growth Rate - Actual for 2010 - estimated 2014. State Consensus Committee for 2015, Internal GOMB 2016-2019

Note 5: 2009-2012 GOMB. 2013-2014 Tax Commission Distribution Reports. 2015 - 2019 GOMB Estimates with LYRB linear

Note 6: LYRB projections based upon data from GOMB, Census, Land Use, Building Permits, GIS Data,



	ACTUAL					PROJECTED	PROJECTED					Average Annual Growth Rate	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2009-2013	2014-2019
Total Distribution Pool ¹	117,852,678	123,254,852	125,468,788	123,437,610	129,778,163	124,231,457	127,213,012	130,266,124	133,392,511	136,593,932	139,872,186	2.4%	2.4%
Growth Rate ¹	-	4.6%	1.8%	-1.6%	5.1%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	-	-

WEIGHTED LANE MILES DISTRIBUTION													
Lane Miles Pool	58,926,339	61,627,426	62,734,394	61,718,805	64,889,081	62,115,729	63,606,506	65,133,062	66,696,256	68,296,966	69,936,093	2.4%	2.4%
Growth Rate ¹	-	4.6%	1.8%	-1.6%	5.1%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	-	-
Total Statewide Weighted Miles	106,769	107,787	108,709	109,270	110,155	111,029	111,899	112,776	113,660	114,550	115,448	0.8%	0.8%
Growth Rate ¹	-	1.0%	0.9%	0.5%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	-	-
Distribution per Weighted Mile ²	551.90	571.75	577.09	564.83	589.07	559.46	568.43	577.54	586.81	596.22	605.78	1.6%	1.6%
	236.15	236.15	236.15	236.15	236.15	236.15	236.15	236.15	236.15	236.15	236.15	0.0%	0.0%
Lane Mile Distribution	130,332	135,020	136,279	133,384	139,109	132,115	134,234	136,387	138,575	140,797	143,055	1.6%	1.6%

POPULATION DISTRIBUTION													
State Population Distribution Pool ¹	\$ 58,926,339	\$ 61,627,426	\$ 62,734,394	\$ 61,718,805	\$ 64,889,081	\$ 62,115,729	63,606,506	65,133,062	66,696,256	68,296,966	69,936,093	2.4%	2.4%
Growth Rate ¹		4.6%	1.8%	-1.6%	5.1%	-4.3%	4.66%	4.00%	4.00%	4.00%	4.00%	-	-
State Population ³	2,656,833	2,736,424	2,785,386	2,763,885	2,817,222	2,817,222	2,965,253	3,031,062	3,098,333	3,167,096	3,237,385	1.5%	2.8%
Distribution per Capita	\$ 22.18	\$ 22.52	\$ 22.52	\$ 22.33	\$ 23.03	\$ 22.05	\$ 21.45	\$ 21.49	\$ 21.53	\$ 21.56	\$ 21.60	0.9%	-0.4%
Stansbury Estimated Population ⁴	8,759	8,980	9,201	9,427	9,659	9,897	10,141	10,391	10,647	10,909	11,177	2.5%	2.5%
Population Distribution	194,268	202,240	207,230	210,517	222,483	218,215	217,531	223,287	229,193	235,248	241,453	3.4%	2.0%

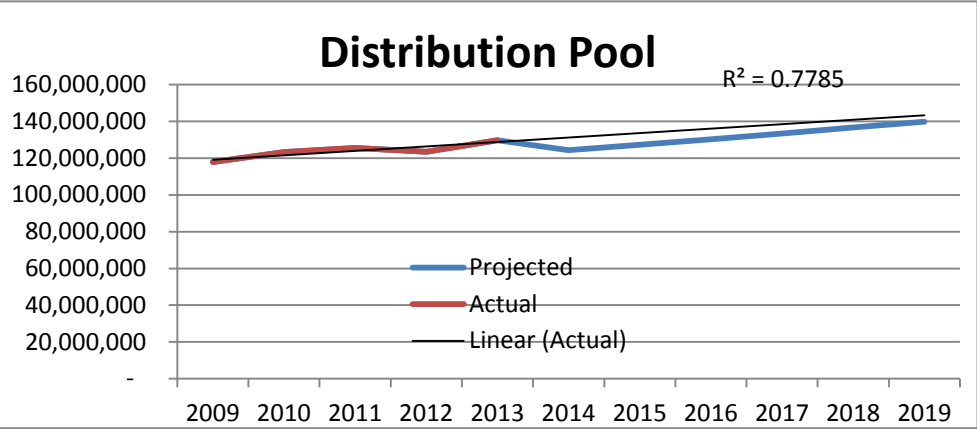
Total Distribution	324,600	337,260	343,509	343,902	361,592	350,330	351,765	359,674	367,767	376,045	384,508	2.7%	1.9%
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Note 1: 2009-2014 Class B & C Distribution Reports. 2015 - 2019 GOMB Estimates with LYRB linear interpolation

Note 2: Source: GIS Database from County - Assumed all roads were paved

Note 3: Growth Rate - Actual for 2010 - estimated 2014. State Consensus Committee for 2015, Internal GOMB 2016-2019

Note 4: LYRB projections based upon data from GOMB, Census, Land Use, Building Permits, GIS Data,



Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Licenses & Permits



	ACTUAL					PROJECTED	PROJECTED					Average Annual Growth Rate	
Business Licenses	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2009-2013	2014-2019
Number of Licenses	30	30	30	30	30	30	31	31	32	33	34	0.0%	2.4%
Growth Rate ¹	-	0.0%	0.0%	0.0%	0.0%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	-	-
Fee Per License	30	30	30	30	30	30	31	32	33	34	35	0.0%	3.0%
Growth Rate ²	-	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	-	-
Business License Revenue	900	900	900	900	900	900	949	1,001	1,056	1,114	1,175	0.0%	5.5%

Building Permit Revenue												2009-2013	2014-2019
Building Permits	50	66	66	66	66	58	60	62	63	65	67	7.2%	3.0%
Growth Rate ²		32.0%	0.0%	0.0%	0.0%	-12.1%	3.00%	3.00%	3.00%	3.00%	3.00%	-	-
Average Fee Per Permit ³	5,603	2,841	4,460	2,865	6,330	4,420	4,420	4,420	4,420	4,420	4,420	3.1%	0.0%
Total Building Permit Revenue	280,134	187,509	294,337	189,061	417,761	256,360	264,051	271,972	280,131	288,535	297,192	10.5%	3.0%

Total Revenue	281,034	188,409	295,237	189,961	418,661	257,260	265,000	272,974	281,187	289,649	298,366	10.5%	3.0%
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Note 1: Assumed Growth Rate based upon New Growth in Businesses
Note 2: Inflationary Assumption
Note 3: Based upon data below. Total MSF Fees from historic figures. Total Building Permits from UofU BEBR.

Building Permit Fees (MSF)	\$	521,050	\$	284,104	\$	432,586	\$	360,935	\$	696,269	\$	733,290
Building Permits (Other Tooele Co)		93		100		97		126		110		105
Fee per Permit	\$	5,603	\$	2,841	\$	4,460	\$	2,865	\$	6,330	\$	6,984

Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
General Government Expenditures



OPTION	EXPENDITURES	Growth Rate	PROJECTED				
			2015	2016	2017	2018	2019
1	Comparable Cities Average	2.50%	749,921	768,669	787,886	807,583	827,773
	Comparable Cities Average Cost per capita		83.30	83.30	83.30	83.30	83.30
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
2	Per Capita Comparable Cities Method		844,762	865,587	886,912	908,737	931,062
	Municipal Service Fund		1,051,636	1,110,225	1,125,324	1,140,628	1,156,826
	Unincorporated County Population	2.28%	16,570	16,947	17,334	17,729	18,133
	MSF Cost Per Capita		63.47	65.51	64.92	64.34	63.80
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
3	Per Capita MSF Method		643,625	680,713	691,209	701,848	713,045
	Comparable Cities Average Cost / 1k Assessed Value		1.92	1.92	1.92	1.92	1.92
	Stansbury Park Assessed Value	2.46%	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
4	Per Assessed Value Comparable Cities Method		723,214	744,911	767,258	790,276	813,984
5	Average Method		740,380	764,970	783,316	802,111	821,466

Note 1: Expenditures inflation based upon Municipal Cost Index growth from 2009 to 2013 rounded up to the nearest half percent. 2.5%

Note 2: Tooele County Assessed Value 3.5%. Dampened

Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Public Safety Expenditures



CONTRACTED SERVICES			PROJECTED				
OPTION	EXPENDITURES	Growth Rate	2015	2016	2017	2018	2019
1	CITY OWNED						
2	Comparable Cities Average	2.50%	445,126	456,255	467,661	479,352	491,336
	Comparable Cities Average Cost per capita		50.39	50.39	50.39	50.39	50.39
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
3	Per Capita Comparable Cities Method		511,050	523,648	536,549	549,753	563,258
	Comparable Cities Average Cost / 1k Assessed Value		1.34	1.34	1.34	1.34	1.34
	Stansbury Park Assessed Value	2.46%	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
4	Per Assessed Value Comparable Cities Method		506,248	521,436	537,079	553,191	569,787
5	Average Method		487,475	500,446	513,763	527,432	541,461

Note 1: Expenditures inflation based upon Municipal Cost Index growth from 2009 to 2013 rounded up to the nearest half percent. 2.5%

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Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Public Safety Expenditures



CITY OWNED PUBLIC SAFETY			PROJECTED				
OPTION	EXPENDITURES	Growth Rate	2015	2016	2017	2018	2019
1	CONTRACTED						
2	Comparable Cities Average	2.50%	1,276,038	1,307,938	1,340,637	1,374,153	1,408,507
	Comparable Cities Average Cost per capita		146.14	146.14	146.14	146.14	146.14
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
3	Per Capita Comparable Cities Method		1,481,983	1,518,518	1,555,929	1,594,217	1,633,382
	Municipal Service Fund		2,427,701	2,665,921	2,743,716	2,823,068	2,866,268
	Unincorporated County Population	2.28%	16,570	16,947	17,334	17,729	18,133
	MSF Cost Per Capita		146.51	157.31	158.29	159.23	158.07
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
4	Per Capita MSF Method		1,485,806	1,634,557	1,685,277	1,737,083	1,766,711
	Comparable Cities Average Cost / 1k Assessed Value		3.11	3.11	3.11	3.11	3.11
	Stansbury Park Assessed Value	2.46%	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
5	Per Assessed Value Comparable Cities Method		1,173,374	1,208,576	1,244,833	1,282,178	1,320,643
6	Average Method		1,354,300	1,417,397	1,456,669	1,496,908	1,532,311

Note 1: Expenditures inflation based upon Municipal Cost Index growth from 2009 to 2013 rounded up to the nearest half percent. 2.5%

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Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Roads



OPTION	EXPENDITURES	Growth Rate	PROJECTED				
			2015	2016	2017	2018	2019
1	Comparable Cities Average	2.50%	652,318	668,626	685,342	702,475	720,037
	Comparable Cities Average Cost per capita		75.90	75.90	75.90	75.90	75.90
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
2	Per Capita Comparable Cities Method		769,735	788,711	808,142	828,028	848,370
	Municipal Service Fund		3,093,346	2,665,921	2,743,716	2,823,068	2,866,268
	Unincorporated County Population	2.28%	16,570	16,947	17,334	17,729	18,133
	MSF Cost Per Capita		186.69	157.31	158.29	159.23	158.07
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
3	Per Capita MSF Method		1,893,196	1,634,557	1,685,277	1,737,083	1,766,711
	Comparable Cities Average Cost / Centerline Mile		3,077.62	3,077.62	3,077.62	3,077.62	3,077.62
	Stansbury Park Weighted Centerline Miles	2.46%	236	242	248	254	260
4	Per Weighted Centerline Mile Comparable Cities Method		726,779	744,675	763,012	781,800	801,051
	Municipal Service Fund		3,093,346	2,665,921	2,743,716	2,823,068	2,866,268
	Unincorporated County Weighted Centerline Miles	2.50%	3,394	3,479	3,566	3,655	3,746
	MSF Cost / Centerline Mile		911.42	766.32	769.45	772.39	765.08
	Stansbury Park Weighted Centerline Miles	2.46%	236	242	248	254	260
5	Per Centerline Mile MSF Method		215,231	185,423	190,764	196,209	199,138
	Stansbury Class C Road Fund Allotment	1.88%	351,764.97	359,674.40	367,767.19	376,044.62	384,508.00
	Average % of Class C Spent (All Utah Cities)		151%	151%	151%	151%	151%
6	Average % of Class C Method		531,165	543,108	555,328	567,827	580,607
7	Average Method		1,010,507	959,142	985,443	1,012,347	1,034,042

Note 1: Expenditures inflation based upon Municipal Cost Index growth from 2009 to 2013 rounded up to the nearest half percent. 2.5%

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Tooele County, Utah

Stansbury Park Incorporation Study
City Provided Services (10-2-106(4)(b)(ii)(A))
Community & Economic Development



OPTION	EXPENDITURES	Growth Rate	PROJECTED				
			2015	2016	2017	2018	2019
1	Comparable Cities Average	2.50%	218,898	224,371	229,980	235,730	241,623
	Comparable Cities Average Cost per capita		24.71	24.71	24.71	24.71	24.71
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
2	Per Capita Comparable Cities Method		250,610	256,788	263,114	269,589	276,212
	Municipal Service Fund		568,712	584,348	685,731	695,057	704,779
	Unincorporated County Population	2.28%	16,570	16,947	17,334	17,729	18,133
	MSF Cost Per Capita		34.32	34.48	39.56	39.20	38.87
	Stansbury Park Population	2.46%	10,141	10,391	10,647	10,909	11,177
3	Per Capita MSF Method		348,064	358,282	421,198	427,681	434,412
	Comparable Cities Average Cost / 1k Assessed Value		0.56	0.56	0.56	0.56	0.56
	Stansbury Park Assessed Value	2.46%	377,220,334	388,536,944	400,193,052	412,198,844	424,564,809
4	Per Assessed Value Comparable Cities Method		209,538	215,824	222,299	228,967	235,837
5	Average Method		256,777	263,816	284,148	290,492	297,021

Note 1: Expenditures inflation based upon Municipal Cost Index growth from 2009 to 2013 rounded up to the nearest half percent. 2.5%

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Tooele County, Utah

Stansbury Park Incorporation Study

Impact of Incorporation on MSF (10-2-106(4)(a)(vii))

Stansbury Incorporates, Assuming All Costs are Fixed

Summary



	CURRENT	BUDGET ¹	STANSBURY REDUCTION ²	ADJUSTED BUDGET	PROJECTED			
MSF Revenues	2014	2015	2015	2015	2016	2017	2018	2019
1 Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(1,068,832)	2,351,168	4,707,418	5,223,959	5,435,193	5,593,036
2 Licenses & Permits (Building Permits & Animal)	710,700	576,000	(265,000)	311,000	312,546	314,010	315,386	316,669
3 Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
4 State Shared Revenue (B Road Fund)	2,200,000	2,200,000	(351,765)	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
5 Charges for Service (Various)	55,500	50,000	-	50,000	50,000	50,000	50,000	50,000
6 Misc	-	-	-	-	-	-	-	-
7 Contributions & Transfers	(459,087)	573,474	-	573,474	150,000	150,000	150,000	150,000
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,015,113	7,729,474	(1,685,596.94)	6,043,877	7,639,993	7,864,074	8,035,393	8,173,434

MSF Expenditures	2014	2015	2015	2015	2016	2017	2018	2019
1 General Government	903,334	1,051,636	-	-	1,110,225	1,125,324	1,140,628	1,156,826
2 Public Safety	2,248,252	2,427,701	-	-	2,665,921	2,743,716	2,823,068	2,866,268
3 Roads	2,517,153	3,093,346	-	-	3,279,499	3,309,304	3,376,639	3,445,560
4 Community & Economic Development	498,131	568,712	-	-	584,348	685,731	695,057	704,779
5 Parks & Recreation	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,166,869	7,141,395	-	-	7,639,993	7,864,074	8,035,393	8,173,434

Revenues minus Expenditures	(151,756)	588,079	(1,685,597)	6,043,877	-	-	-	0
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Annual Rate Increase to Balance the Fund:	0.0%	0.0%	0.0%	155.3%	11.8%	3.3%	1.9%
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Estimated Unincorporated Taxable Value	2,017,048,260	1,639,803,709		1,664,400,765	1,689,366,776	1,714,707,278	1,740,427,887
Estimated Tax Rate	0.000743661	0.000914744		0.002314609	0.002584272	0.002667787	0.002717985
Estimated Impact on Median Home (\$170k)	\$69.53	\$85.53		\$216.42	\$241.63	\$249.44	\$254.13
New Tax Amount per Home (over current)		\$16.00		\$146.88	\$172.10	\$179.91	\$184.60
Median Home Value	\$ 170,000						

Note 1: The Expenditures for the MSF presented here utilize the methodology presented in the County Sponsored MSF Study. The MSF Budget shows a reduction in expenditures of approximately \$100k.

Note 2: Based upon the Lake Point Incorporation Study but pulling out the MSF Property Tax amount as this is accounted in the reduction in the taxable value.

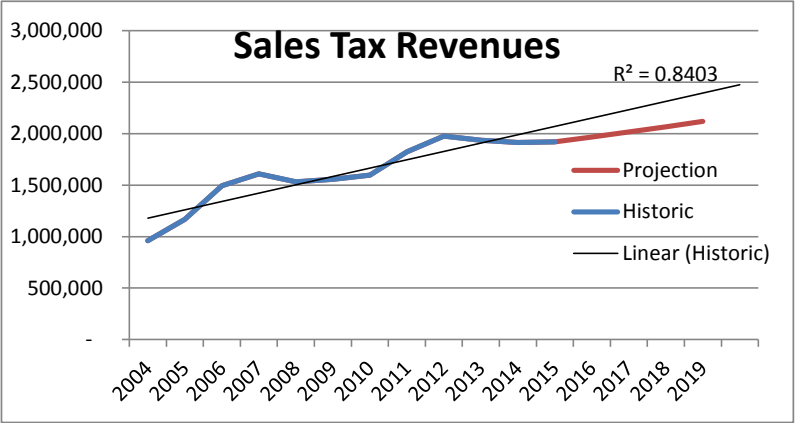
Note 3: Split 50% on population and 50% on Assessed Value

Stansbury Incorporation	377,220,334
Grantsville Annexation Value Out of MSF Tax Base	30,279,941
Total Value Out of MSF Tax Base	407,500,275

															MSF Tax Increase		155.3%	11.8%	3.3%	1.9%
Revenue Estimates					Actual										Estimated	Recommended	Projected			
Revenue Estimates	Revenue Code	Growth Rate (2009 -	Growth Rate (2016-2019)	Projection Method	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Municipal Service Tax	1		1.50%	New Growth	-				-	-	-	-	-	-	1,500,000	1,500,000	1,522,500	3,910,223	4,431,270	4,643,091
Municipal Service Tax (Rate Increase TRT)	1			Calculated													2,329,937	455,559	143,204	87,366
General Sales Tax	1	3.55%	2.50%	Growth Rate	959,740	1,167,053	1,493,698	1,608,257	1,533,053	1,557,444	1,597,641	1,823,825	1,976,582	1,936,817	1,915,000	1,920,000	1,968,000	2,017,200	2,067,630	2,119,321
Building Permits	2	1.66%	1.66%	Growth Rate	570,709	1,137,719	771,518	939,715	750,710	521,050	284,104	432,586	360,935	696,269	710,000	575,000	584,520	594,197	604,035	614,035
Animal Licenses	2	5.75%	0.00%	Flat	415	480	980	775	640	715	810	1,290	685	902	700	1,000	1,000	1,000	1,000	1,000
"B" Road Fund/Forest Reserve	3	-	0.00%	Flat	34,230	35,121	35,368	35,295	-	-	265,000	122,002	108,763	98,534	93,000	85,000	85,000	85,000	85,000	85,000
Payment in Lieu of Taxes	3	-6.05%	-	MSF Study	-	1,336,673	1,401,572	1,000,000	888,922	1,200,000	1,350,000	1,368,278	1,250,000	455,450	-	825,000	486,793	192,871	151,578	130,493
"B" Road Fund Allotment	4	-2.22%	0.00%	Flat	2,255,337	2,123,118	2,211,064	2,342,135	2,278,841	2,517,829	2,187,229	2,196,437	2,279,675	2,283,223	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
"B" Road Fund - Signs & Strip	5	31.32%	0.00%	Flat	-	16,000	8,900	14,800	1,900	1,950	(300)	750	3,050	31,799	10,000	10,000	10,000	10,000	10,000	10,000
"B" Road Fund - Excavation	5	-29.63%	0.00%	Flat	-	109,938	78,222	127,385	29,684	288,299	3,020	26,669	82,917	38,760	40,000	35,000	35,000	35,000	35,000	35,000
Animal Control Fees	5	-5.03%	0.00%	Flat	4,801	3,500	3,500	3,830	4,726	4,769	3,500	4,922	3,402	3,598	3,500	3,500	3,500	3,500	3,500	3,500
Collection Fees/Impact Fees	5	3.29%	0.00%	Flat	3,195	5,125	3,210	2,315	2,050	1,235	1,325	1,275	1,760	1,730	2,000	1,500	1,500	1,500	1,500	1,500
"B" Road Fund Transfer/Other Governments	7	5.26%	0.00%	Flat	34,410	25,074	37,740	44,178	35,386	110,279	83,116	639,705	-	68,281	-	150,000	150,000	150,000	150,000	150,000
"B" Road Fund Transfer/General Fund	7	-16.80%	-100.00%	Flat	655,000	-	425,000	500,000	800,000	1,290,000	520,000	1,691,559	26,632	-	17,331	428,000	-	-	-	-
Municipal Fund Balance Appropriation	7		-100.00%	None	-	-	-	-	-	-	-	-	-	-	(504,630)	(618,564)	-	-	-	-
Road "B" Fund Balance Appropriation	7	-	-100.00%	None	-		-		-		-	-	-	-	28,212	614,038	-	-	-	-
Interest	6	-	0.00%	None	9,858	44,927	68,916	78,329	33,887	5,132	2,412	1,966	4,469	5,433	-	-	-	-	-	-
Misc	6	-	0.00%	None		16,409	(10,000)		24,101	5,319	8,100	-	-	-	-	-	-	-	-	-
Grants	4	-	0.00%	None	37,228	37,228	42,228										-	-	-	-
TOTAL					4,564,923	6,058,365	6,571,916	6,697,014	6,383,900	7,504,021	6,305,957	8,311,264	6,098,870	5,620,796	6,015,113	7,729,474	9,377,750	9,656,051	9,883,717	10,080,306

- Notes:
- 1. Estimated Actuals from 2015 Recommended Budget (10/9/2014)
 - 2. Municipal Service Tax Includes increase only from New Growth
 - 3. PILT Assumptions from MSF Study

Revenue Codes:
1 - Taxes
2 - Licenses & Permits
3 - Federal Grants
4 - State Shared Revenue
5 - Charges for Services
6 - Misc
7 - Contributions and Transfers



Tooele County, Utah

Stansbury Park Incorporation Study

Impact of Incorporation on MSF (10-2-106(4)(a)(vii))

Stansbury Incorporates, Assuming All Costs are Variable

Summary



	CURRENT	BUDGET ¹	STANSBURY REDUCTION ²	ADJUSTED BUDGET	PROJECTED			
MSF Revenues	2014	2015	2015	2015	2016	2017	2018	2019
Taxes (Sales & MSF Property Tax)	3,415,000	3,420,000	(1,068,832)	2,351,168	2,477,901	2,916,641	3,023,225	3,131,955
Licenses & Permits (Building Permits & Animal)	710,700	576,000	(265,000)	311,000	312,546	314,010	315,386	316,669
Federal Grants (PILT & B Fund/Forest Res)	93,000	910,000	-	910,000	571,793	277,871	236,578	215,493
State Shared Revenue (B Road Fund)	2,200,000	2,200,000	(351,765)	1,848,235	1,848,235	1,848,235	1,848,235	1,848,235
Charges for Service (Various)	55,500	50,000	-	50,000	50,000	50,000	50,000	50,000
Misc	-	-	-	-	-	-	-	-
Contributions & Transfers	(459,087)	573,474	-	573,474	150,000	150,000	150,000	150,000
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,015,113	7,729,474	(1,685,596.94)	6,043,877	5,410,475	5,556,756	5,623,425	5,712,352

MSF Expenditures	2014	2015	2015	2015	2016	2017	2018	2019
General Government	903,334	1,051,636	(643,625)	-	466,600	444,611	449,419	454,978
Public Safety	2,248,252	2,427,701	(511,050)	-	2,154,871	2,220,068	2,286,519	2,316,516
Roads	2,517,153	3,093,346	(726,779)	-	2,552,720	2,564,628	2,613,627	2,663,760
Community & Economic Development	498,131	568,712	(348,064)	-	236,284	327,449	273,859	277,098
Parks & Recreation	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL	6,166,869	7,141,395	(2,229,518)	-	5,410,475	5,556,756	5,623,425	5,712,352

Revenues minus Expenditures	(151,756)	588,079	543,921	6,043,877	-	-	0	0
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Annual Rate Increase to Balance the Fund:	0.0%	0.0%	0.0%	6.7%	25.3%	3.6%	3.4%
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Estimated Unincorporated Taxable Value	2,017,048,260	1,639,803,709		1,664,400,765	1,689,366,776	1,714,707,278	1,740,427,887
Estimated Tax Rate	0.000743661	0.000914744		0.000975077	0.001218483	0.001261152	0.001303918
Estimated Impact on Median Home (\$170k)	\$69.53	\$85.53		\$91.17	\$113.93	\$117.92	\$121.92
New Tax Amount per Home (over current)		\$16.00		\$21.64	\$44.40	\$48.39	\$52.38
Median Home Value	\$ 170,000						

Note 1: The Expenditures for the MSF presented here utilize the methodology presented in the County Sponsored MSF Study. The MSF Budget shows a reduction in expenditures of approximately \$100k.

Note 2: Based upon the Lake Point Incorporation Study but pulling out the MSF Property Tax amount as this is accounted in the reduction in the taxable value.

Note 3: Split 50% on population and 50% on Assessed Value

Stansbury Incorporation	377,220,334
Grantsville Annexation Value Out of MSF Tax Base	30,279,941
Total Value Out of MSF Tax Base	407,500,275

Tooele County, Utah

Stansbury Park Incorporation Study
County Provided Services (10-2-106(4)(b)(ii)(B))

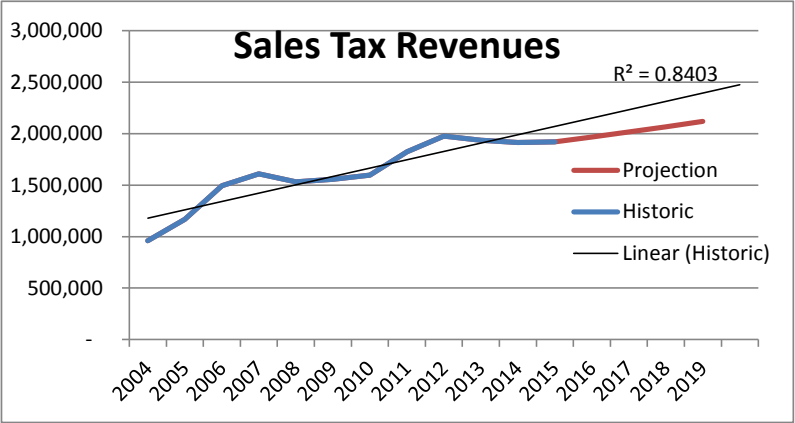
Stansbury Incorporates, Assuming All Costs are Variable



Revenue Estimates					Actual										MSF Tax Increase		6.7%	25.3%	3.6%	3.4%
Revenue Estimates	Revenue Code	Growth Rate (2009 -	Growth Rate (2016-2019)	Projection Method	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Estimated 2014	Recommended 2015	Projected			
Municipal Service Tax	1		1.50%	New Growth	-				-	-	-	-	-	-	1,500,000	1,500,000	1,522,500	1,647,263	2,089,342	2,194,943
Municipal Service Tax (Rate Increase TRT)	1			Calculated													100,419	411,202	73,164	74,432
General Sales Tax	1	3.55%	2.50%	Growth Rate	959,740	1,167,053	1,493,698	1,608,257	1,533,053	1,557,444	1,597,641	1,823,825	1,976,582	1,936,817	1,915,000	1,920,000	1,968,000	2,017,200	2,067,630	2,119,321
Building Permits	2	1.66%	1.66%	Growth Rate	570,709	1,137,719	771,518	939,715	750,710	521,050	284,104	432,586	360,935	696,269	710,000	575,000	584,520	594,197	604,035	614,035
Animal Licenses	2	5.75%	0.00%	Flat	415	480	980	775	640	715	810	1,290	685	902	700	1,000	1,000	1,000	1,000	1,000
"B" Road Fund/Forest Reserve	3	-	0.00%	Flat	34,230	35,121	35,368	35,295	-	-	265,000	122,002	108,763	98,534	93,000	85,000	85,000	85,000	85,000	85,000
Payment in Lieu of Taxes	3	-6.05%	-	MSF Study	-	1,336,673	1,401,572	1,000,000	888,922	1,200,000	1,350,000	1,368,278	1,250,000	455,450	-	825,000	486,793	192,871	151,578	130,493
"B" Road Fund Allotment	4	-2.22%	0.00%	Flat	2,255,337	2,123,118	2,211,064	2,342,135	2,278,841	2,517,829	2,187,229	2,196,437	2,279,675	2,283,223	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000
"B" Road Fund - Signs & Strip	5	31.32%	0.00%	Flat	-	16,000	8,900	14,800	1,900	1,950	(300)	750	3,050	31,799	10,000	10,000	10,000	10,000	10,000	10,000
"B" Road Fund - Excavation	5	-29.63%	0.00%	Flat	-	109,938	78,222	127,385	29,684	288,299	3,020	26,669	82,917	38,760	40,000	35,000	35,000	35,000	35,000	35,000
Animal Control Fees	5	-5.03%	0.00%	Flat	4,801	3,500	3,500	3,830	4,726	4,769	3,500	4,922	3,402	3,598	3,500	3,500	3,500	3,500	3,500	3,500
Collection Fees/Impact Fees	5	3.29%	0.00%	Flat	3,195	5,125	3,210	2,315	2,050	1,235	1,325	1,275	1,760	1,730	2,000	1,500	1,500	1,500	1,500	1,500
"B" Road Fund Transfer/Other Governments	7	5.26%	0.00%	Flat	34,410	25,074	37,740	44,178	35,386	110,279	83,116	639,705	-	68,281	-	150,000	150,000	150,000	150,000	150,000
"B" Road Fund Transfer/General Fund	7	-16.80%	-100.00%	Flat	655,000	-	425,000	500,000	800,000	1,290,000	520,000	1,691,559	26,632	-	17,331	428,000	-	-	-	-
Municipal Fund Balance Appropriation	7		-100.00%	None	-	-	-	-	-	-	-	-	-	-	(504,630)	(618,564)	-	-	-	-
Road "B" Fund Balance Appropriation	7	-	-100.00%	None	-		-		-		-	-	-	-	28,212	614,038	-	-	-	-
Interest	6	-	0.00%	None	9,858	44,927	68,916	78,329	33,887	5,132	2,412	1,966	4,469	5,433	-	-	-	-	-	-
Misc	6	-	0.00%	None		16,409	(10,000)		24,101	5,319	8,100	-	-	-	-	-	-	-	-	-
Grants	4	-	0.00%	None	37,228	37,228	42,228										-	-	-	-
TOTAL					4,564,923	6,058,365	6,571,916	6,697,014	6,383,900	7,504,021	6,305,957	8,311,264	6,098,870	5,620,796	6,015,113	7,729,474	7,148,232	7,348,733	7,471,749	7,619,224

- Notes:
- 1. Estimated Actuals from 2015 Recommended Budget (10/9/2014)
 - 2. Municipal Service Tax Includes increase only from New Growth
 - 3. PILT Assumptions from MSF Study

Revenue Codes:
1 - Taxes
2 - Licenses & Permits
3 - Federal Grants
4 - State Shared Revenue
5 - Charges for Services
6 - Misc
7 - Contributions and Transfers



Santaquin

		Projected Budget
	Code	2015
Legislative	1	59,011
Admin	1	471,962
Engineering	4	165,329
General Gov Buildings	1	96,711
Police	2	1,274,753
Streets	3	233,124
Building Inspection	4	185,214
Planning & Zoning	4	159,306
Computer	1	51,500
TOTAL		2,696,910

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Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

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Washington Terrace

		Projected Budget	
	Code	2015	FTE/Notes
Mayor & City Council	1	33,940	
Admin	1	324,007	
Treasurer/HR/Billing	1	205,157	Netted against public works and all utility fund transfers
Recorder & Elections	1	83,110	
Non-Departmental	1	132,800	
Buildings	1	125,300	
Police	2	763,535	
Inspection & Planning	4	107,437	
Animal Control	2	50,536	
Public Works	1	688,984	
Streets	3	113,040	
Water Fund Charges	1	(306,392)	
Sewer Fund Charges	1	(229,794)	
Storm Fund Charges	1	(153,196)	
Refuse Charges for Services	1	(76,598)	
TOTAL		1,861,866	

Expenditure Codes:

1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

West Point

		Projected Budget	FTE/Notes
	Code	2015	
General Gov	1	60,937	
Admin	1	256,171	
Public Works	3	325,827	
Executive	1	433,465	
Community Development	4	183,022	
Public Safety	2	148,791	Contract
City Hall Debt Service	1	64,706	
Class C	3	290,000	
TOTAL		1,762,919	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Grantsville

		Projected Budget	FTE/Notes
	Code	2015	
General Gov	1	466,770	
Planning and Zoning	4	96,935	
Police Department	2	1,425,300	
Inspection	4	124,200	
Animal Control	2	69,550	
Streets	3	260,300	
Class C Roads	3	366,500	
Community Relations/HR	1	48,225	
TOTAL		2,857,780	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Price

		Projected Budget	FTE/Notes
	Code	2015	
Legislative	1	152,925	
Attorney	1	156,600	
Recorder	1	71,225	
Safety Committee	1	11,650	
Treasurer	1	158,075	
Finance	1	230,325	
Comm & Econ Dev	4	279,475	
Human Resources	1	472,725	
Engineering	4	116,925	
Inspection	4	100,425	
Planning	4	8,450	
Building Maintenance	1	285,425	
Police	2	1,785,200	
Streets	3	1,169,105	
Non-departmental	1	106,100	
TOTAL		5,104,630	

Expenditure Codes:

1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Cedar Hills

		Projected Budget	FTE/Notes
	Code	2015	
Council	1	74,281	
Executive	1	263,863	
auditor	1	25,000	
Treasurer	1	164,572	
Recorder	1	60,498	
Attorney	1	80,000	
Non-Departmental	1	174,950	
Planning & Zoning	4	104,353	
Police	2	420,855	
Animal Control	2	5,000	
Class C	3	299,000	
Weeds	3	3,000	
Street Repair & Main	3	258,307	
TOTAL		1,933,679	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Smithfield

		Projected Budget	FTE/Notes
	Code	2015	
Leg	1	831,715	
Admin	1	124,700	
Attorney	1	55,450	
Building Inspection	4	4,942	
Non-Departmental	1	127,144	
General Gov Buildings	1	113,470	
Elections	1	200	
Planning & Zoning	4	27,350	
Youth Council	1	4,775	
Police	2	793,248	
Animal Control	2	66,959	
Streets	3	182,550	
Class C	3	348,378	
Public Workds	3	12,666	
Shop	3	14,568	
TOTAL		2,708,115	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Hyrum

		Projected Budget	
	Code	2015	FTE/Notes
Council	1	36,800	
Mayor	1	19,900	
Admin	1	206,200	
Non-Depart	1	13,420	
Buildings	1	41,300	
Election	1	300	
Planning Commission	4	48,000	
Law Enforcement	2	300,000	Contract
Animal Control	2	33,480	
Roads	3	736,620	
Shop	3	44,700	
Engineering	4	27,950	
Youth Council	1	7,050	
TOTAL		1,515,720	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Hooper

		Projected Budget	FTE/Notes
	Code	2015	
Leg	1	11,600	
Central Staff Training	1	102,631	
Executive	1	9,000	
Finance	1	3,475	
Treasurer	1	16,000	
Recorder	1	300	
Attorney	1	14,000	
Non-Dep	1	66,632	
General Gov Buildings	1	12,700	
Insurance	1	418	
Planning & Zoning	4	6,050	
General Signage	1	500	
Police	2	456,035	
Code Inspections	4	28,400	
Animal Control	2	47,400	
Streets	3	7,000	
Public Workds	3	162,794	
Class C	3	278,500	
Shop	3	59,000	
Engineering	4	5,000	
Public Works Equip	3	34,000	
Inspections	4	3,050	
		-	
TOTAL		1,324,485	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Richfield

		Projected Budget	FTE/Notes
	Code	2015	
Admin	1	561,559	
Attorney	1	15,000	
Non-Depart	1	77,000	
General Gov Buildings	1	181,601	
Youth Council	1	3,000	
Police	2	1,469,134	
Inspections	4	90,435	
Highways	3	854,490	
Class C	3	372,759	
Shop	3	31,436	
Community Dev	4	118,600	
TOTAL		3,775,014	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Pleasant View

		Projected Budget	FTE/Notes
	Code	2015	
Legislative	1	42,575	
Admin	1	125,655	
Treasurer	1	55,525	
City Recorder/Finance	1	72,765	
Non-Departmental	1	119,075	
Buildings	1	46,275	
Shop	3	31,175	
Planning & Zoning	4	180,630	
Police	2	1,032,690	
Inspection	4	70,060	
Streets	3	801,820	
Youth Council	1	2,500	
Community Promotion	4	35,575	
TOTAL		2,616,320	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Mapleton

		Projected Budget	FTE/Notes
	Code	2015	
Leg	1	165,699	
Admin	1	583,778	
Finance	1	163,282	
Community Development	4	358,746	
Police	2	1,038,166	
Streets	3	455,827	
Community Contribution	4	10,244	
TOTAL		2,775,742	

Expenditure Codes:	
1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5

Tremonton

		Projected Budget	FTE/Notes
	Code	2015	
Non-Depart	1	81,480	
Council	1	54,200	
City Manager	1	62,550	
Treasurer	1	67,405	
Recorder	1	91,530	
Professional	1	83,100	
Election	1	250	
Planning & Zoning	4	54,250	
Police	2	1,253,300	
Building Inspection	4	107,575	
Streets	3	512,850	
Class C Roads	3	313,800	
Community Events	4	45,800	
TOTAL		2,728,090	

Expenditure Codes:

1 General Government	1
2 Public Safety	2
3 Roads	3
4 Community & Economic Developr	4
5 Parks & Recreation	5