

Name	Please type and submit the question you wish to ask LRB Public Finance Advisors about the Ogden Valley Feasibility Study	LRB Public Finance Advisors	Lt. Governor's Office	Ogden Valley Sponsors
Tyson Lloyd	If incorporation happens, what will happen to conditional use permits given by the county? For example if my farm has an agritourism conditional use permit that allows short term rentals, is it possible that a new city council could in 1 year or even 10 years time, vote to dissolve my conditional use permit and make my short term rentals illegal?	Planning and building department authority would move from the County to the City.		
Gary Blogg	Can you please name the city anything other than "Ogden Valley." That is such a boring terrible mundane name that will get confused with the rundown old ancient reputation of Ogden. Please call it "The City of Eden," "Eden Valley" or "Eden" sounds heavenly and emits images of tranquility, utopia, beauty and modern perfection. Please let the property owners vote on the name of the new city.	Not applicable to the feasibility study.		To begin the process, some name has to be selected. We will begin with the traditional name of Ogden Valley. After becoming a city, the people, working with the new leadership, can decide if they want to change the name through the designated public process.
Stan Smith	If we incorporate, can the new city change the Airbnb rules or even eliminate their existence all together. Airbnb's are ruining our neighborhoods. What restrictions can be added to eliminate the parking and noise and general nuisances they cause? Weber County has not been a good partner in this.	Zoning and land use determinations would move from the County to the City.		
Donna Forshay	Page 4 Scenarios 1, 2 and 3: how can the Ogden Valley Tax Impact rate of 0.000181 be the same regardless of scenario, if Scenario 1 includes a \$1.7M building and Scenario 3 doesn't? Just for clarity, based on this rate, a home valued at \$1.5M would see an estimated City Impact of \$272. Is the MSF Baseline Impact of a \$1.5M home \$272?	An increase in the tax rate is driven to cure a revenue deficiency in the model. As such, the rates do not result in an increase as revenues do not dip below expenses.		
Donna Forshay	Page 16: Why is Lakeview Water company not listed under Culinary Water? Why is Mountain Sewer Company not listed under Sewer? How will incorporation affect the homeowners who utilize these companies?	Special Service Districts and private companies will continue to provide services post incorporation.		
Donna Forshay	Page 19 Table 4.5: How did you estimate the Ogden Valley Population? Is this full-time population only or does it include part time population as there are many vacation homes in the Ogden Valley.	Population was determined using 2022 population estimates from the Utah Population Committee (UPC).		
Donna Forshay	Page 20 Table 4.7, row in Blue: is it really \$277,617 per call? or did you mean the Total estimated cost for Law enforcement services?	Changed to "Total Ogden Valley Costs Attributed to Calls for Service"		
Donna Forshay	Page 21 Roads and Snow Removal: Does the estimated 111 miles of roadways include roads which are currently maintained by private HOAs in the Ogden Valley?	The mileage in the study represents the road mileage that will be maintained by the new City.		
Donna Forshay	Page 22 Table 4.13, row in Blue: Is this a misprint? Isn't it supposed to be Total Ogden Valley Weed Control Cost?	Yes.		
Donna Forshay	Pg 33: Risk states: Generally, the lack of commercial or industrial land, with the associated tax revenues, can create pressure on the general fund over time as entitlements balance limited resources with increasing expenses. That being said, since Snowbasin and Powder Mountain Ski Resorts and Anderson Cove Campground are not included in the proposed Ogden Valley City limits, and a majority of the land is zoned residential and farmland, isn't the projected growth rate of 9% shown in Table 5.4 and 5.5 (page 26) inflated? Shouldn't the Projected Sales Tax Revenues be adjusted to account for the Risk?	All revenues and expenditures account for inflation. The study attempts to account for risk by: 1) Reducing taxable sales attributed to zip codes to account for Snow Basin, Powder Mountain, and Huntsville; and 2) Comparing the study's numbers to the County's projections.		
Donna Forshay	Page 33: Stakeholders pointed out that existing bridge and stormwater infrastructure in Ogden Valley will need to be repaired and replaced regardless of incorporation. This study does not contemplate costs related to future CIP, as capital improvements that are not currently being provided by the County through the MSF are not included in the current LOS. Should the City incorporate, the City could complete a master plan that identifies future CIP. So to be clear, this Study does not include any estimated costs of replacing existing infrastructure, what would a full capital improvement plan look like for the proposed City?	Yes, capital project costs are not included as the study only contemplates costs currently provided by the County through the MSF. A full capital improvement plan varies by City.		
Donna Forshay	Pg 34: Transient Room Tax: Transient Room Tax is defined as less than 30 days which is Short Term Rental. What about Long-Term Rentals (>30days). Can the new City levy a sales tax on Long-Term Rentals?	Further analysis required as revenue streams related to this are not presently collected by the MSF.		
Donna Forshay	Pg 41: Scenario 3 No Government Office or Road Shop: It states: The Petition Sponsors of the proposed City established a MOU with Eden Commercial Holdings to utilize the Mountain Luxury Lodge location at no cost for general government purposes. I believe accepting building space from a Realty Company in the Valley is a conflict of interest and could influence the new city officers to be biased. Scenario 3 should include the cost for a lease and maintenance/utilities of necessary office space.			
trina	Re: notice of hearing for Jan 30th, two questions : P2, property excluded from incorporation. Statement number 1 "Exclusion of their property does not leave an unincorp. island.... What does it leave? How could a few landowners get county services, yet majority of others get new municipality services? When Ogden Valley needs more water for increased home density, who pays for Weber Basin water distributions either via well access, or culinary reservoirs?	<ul style="list-style-type: none"> Leaves an unincorporated area not within the municipality. County will continue to provide services to unincorporated areas. Special Service Districts and private companies will continue to provide services post incorporation. 		
Paul Bachman	How were the boundaries determined? Why is there a gap near Highway 167? Why is some of Pineview reservoir in the boundary while other portions are not?	Boundaries of any proposed incorporation are determined by the sponsors.		
Paul Bachman	The 5-year projected expenditures tables show a projected decrease in spending for garbage collections, general government, animal control, and roads and highways. With inflation and growth, how can these expenditures be projected to decrease?	If in reference to Table 4.2, this is for the County MSF and was based on County feedback. The 2023 numbers in Table 4.1 are budgeted is typically higher than actual costs, which explains why some categories for 2024 are lower as they are closer to actual costs.		
Paul Bachman	Are there any similar incorporations in Utah in the recent history (last 20 years) that can be used as a benchmark? Did taxes go up? Was government spending as predicted? Was growth as expected...?	Outside the scope study. See recent examples (Hooper, Erda)		
brian smith	Was the study that showed financial feasibility taking into account the current rate of development? What happens if the administration of the new incorporation stops or slows development, how do we pay for the roads to be plowed, etc. with less tax base?	<ul style="list-style-type: none"> Projections are based on historic growth. Tax base will not decrease; however, inflation may continue to pressure the general fund. This is stated as a risk in the study (see Section 6). 		
brian smith	I have a farm with a 16 acre irrigated grass pasture. How can I be assured that the new incorporation will not take away my water rights from 1857? And will the Agriculture tax exemption remain in place? Thanks	The incorporation shouldn't change the requirements and criteria associated with qualifying parcels under the FAA.		
Brian L. & Ann R. Homer	My concern about growth in Ogden Valley is the limited availability of water! We have had to turn off our outdoor water early at least one time and have been warned about it's availability other years. If we can hardly meet the needs of the residents of Ogden Valley now, how can we approve major growth in the future, (unless someone is hiding water that we don't know about or have access to)?	<ul style="list-style-type: none"> Water services is presently provided by Special Service Districts and private companies. If the new City does provide water services, there are some funding tools included in Section 7 of the report (such as impact fees) that the City can implement 		
Ken Schoeller	If Ogden Valley is approved for incorporation, will our mailing address city change from Eden to Ogden Valley?	The feasibility study does not address this issue.		The postal system will not be impacted by the incorporation process.
Mike kluk	What role do the Weber county commission play in the incorporation?	LRB was required by state statute to send the Commission a copy of the final draft.		
Paul	The letter I received reads: Owners that live in the proposed incorporation who own at least 1%... etc... must request to have their property excluded from the Inc. Does that mean that I have to live on the one acre I own across town since I don't live on that acre to request exclusion?		Exclusion determinations are based on how much value and acreage a record owner of real property owns within the proposed boundaries according to the records of the county. A record owner does not have to reside within the proposed incorporation boundaries if they wish to file an exclusion request.	
Matt Knudson	The map is vague on south side of the lake. Will Lakeside Village and Escapes at Edgewater townhouses be included in the incorporated area? What about Snowbasin?	Lakeside Village - Yes Escapes at Edgewater - Yes Snowbasin - No		
Andrew Marbach	What will be the impact to our property tax assessments be if incorporation is approved. Who has studied this?	Households will be assessed the new city levy to replace the existing MSF levy.		
Jeff Dewaal	Is the intent to have more ordinances and regulation or keep it more of a farming community with Less potential for higher density.	Not applicable to the feasibility study.		

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Paul	When is the proposed incorporation scheduled to be finalized/ratified. And then What date will it take effect.	Undetermined as the proposed City is completing a modified feasibility study.		
Kristin Alley Carver	We have been told that our taxes will not increase if we are successful on incorporation. Does this mean we will be able to have some control on all the taxes and related property assessments mandated by Weber County?	The county levy and MSF levy are separate levies. Households will continue to be assessed the county levy and the new city levy will replace the existing MSF levy.		
Hugh Shaum	Who will be responsible for plowing the North Ogden Divide? Weber County?	The North Ogden Divide is not within the City boundary		
Morey Haymond	Who will determine the representation of the governance. How will it be determined	Registered voters.		
Jason Dalpias	If the incorporation is approved by the voters, how long will it take for Ogden Valley to establish its own governance instead of falling under the Weber County Commission?	Undetermined as the proposed City is completing a modified feasibility study.		
Paul	What is my ability to continue with my proposed development?	Zoning and land use determinations would move from the County to the City.		
Glade McCombs	How can all the options listed in the study have exactly the same financial results.	A change in the tax rate is driven to cure a revenue deficiency in the model. As such, the rates do not result in an increase as revenues do not dip below expenses.		
Kelli Booth	What are potential sources of revenue, not noted in the Feasibility Study, that could be gleaned by an incorporated Ogden Valley?	Transient Room Tax, Franchise Tax, Debt Financing, Grants, Impact Fees, Fees for Service, and Fund Balance.		
V berger	How were the boundaries determined? At the initial meeting prior to signature gathering, there was talk of incorporating snow-basin into the boundary, dramatically increasing the tax base. Why were they left out?	Boundaries of any proposed incorporation are determined by the sponsors.		
Judy Kitson	What does financially viable mean, taxes cover estimated costs if service at current tax rate? Any budget for capital improvements?	• A five percent average budget surplus when comparing available revenues to expenses. • No.		
Jim Maloney	Does this impact current/future approval of Eden Crossing?	Unknown.		All master development plans that are already approved prior to the date the new city government is organized and officials are put in to office through the election process are grandfathered.
Eric Miller	How many individuals/landowners/entities within the proposed boundaries qualify as Specified Landowners? How much tax revenue comes from specified landowners? If any of these Specified Landowners choose to be excluded, how will that affect the supposed tax surplus?		• No record owner of real property during the first exclusion phase qualified as a specified landowner • Unknown • Unknown	
Hugh Shaum	Will a newly incorporated city have to take on responsibility for sewage treatment/processing?	The feasibility study assumes Special Service Districts and private companies will continue to provide water and sewer services post incorporation.		
Tina Allred	Will the North Ogden Divide road have to be maintained by the incorporated city?	No.		
Jim Maloney	Can we suggest/vote on name of incorporated area or is Ogden Valley a fine deal	Not applicable to the feasibility study.		To begin the process, some name has to be selected. We will begin with the traditional name of Ogden Valley. After becoming a city, the people, working with the new leadership, can decide if they want to change the name through the designated public process.
David Stevenson, Board	The reason for the proposed incorporation in the Feasibility Study was 'general concerns' with Weber County's development decisions. With 100 years of decisions to point to, why do the incorporators not describe WHY the incorporation is necessary? Why are we not better off with Weber County, the DEVIL WE KNOW?	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
Talya Matheson	If Ogden Valley succeeds with incorporation, will the Weber county commissioners or Weber planning continue to have any authority over decisions for Ogden valley?	Planning and building department authority would move from the County to the City.		
John P. Smith	Why is Powder Mountain and Snowbasin's property excluded from the propose incorporation. They have the potential to yield the largest percentage of taxes based on potential and future valuations as well as being the largest single businesses in the Valley.	Boundaries of any proposed incorporation are determined by the sponsors.		
Ryan Matheson	If we succeed with the Ogden Valley incorporation, will all the water companies in the valley have to merge to become one?	No. The feasibility study assumes Special Service Districts and private companies will continue to provide water and sewer services post incorporation.		
Morey Haymond	How will the precincts be determined. Will it be by area or population	Not applicable to the feasibility study.		
Jim Larkin	Approx. how many acres and approx. what property valuation is required to qualify as a Specified Landowner?	• 1% of the assessed value of all property within the boundaries of a proposed incorporation; or • 10% of the total private land area within the boundaries of a proposed incorporation		
Ralph Nauman	What problem is incorporation supposed to solve? Why do it?	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
Marshall MCGonegal	When doing the feasibility study, were current road conditions taken into account? Many roads are in need of repair	Repair and replacement costs are not included as the study only contemplates costs currently provided by the County through the MSF.		
Kirsten Healey	What will the final cost of the feasibility study be, and is that cost included in the feasibility study?	\$21,000. Yes.		
Jack Everett	Will all our taxes after incorporation be given to the incorporated area government or a portion also to Weber County?	Households will continue to be assessed the county levy and the new city levy will replace the existing MSF levy.		
David Hansen	Can the name Ogden Valley be changed once approved by election?	Not applicable to the feasibility study.		To begin the process, some name has to be selected. We will begin with the traditional name of Ogden Valley. After becoming a city, the people, working with the new leadership, can decide if they want to change the name through the designated public process.

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Marshall Mcgonegal	Does the feasibility study assume we are purchasing equipment such as snowplows, or would it be financed?	Capital project and equipment costs are not included as the study only contemplates costs currently provided by the County through the MSF.		
Kelli Segretto	Can an alternate name be considered to differentiate the future city from Ogden City?	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
Rudy Burkman	The Ogden Valley City name...will there be a vote on a more fitting city name???	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
John P Smith	What benefit do I as a homeowner gain by incorporating. What I see is 3700 home owners taking on the tax burden for the most highly used recreational area in Weber County.	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
Michael Walter	1) How many Utah Incorporation Financial Feasibility studies have been done? 2) How many incorporations have failed after a positive study? 3) What caused incorporation failures? E.g. income failed to meet projections; unexpected expenses; lavish expenses; legal challenges, etc.	The feasibility study does not contemplate other proposed incorporations.		
Blackburn Ace	Why is the North Fork Park excluded from the proposed boundary?	Boundaries of any proposed incorporation are determined by the sponsors.		
Iain Hueton	What is the expected form of local gov't? Strong-Mayor? Strong City Council?	Not applicable to the feasibility study.		Residents of Ogden Valley are interested in having their own voice in the public process and not having their voice diluted by those living in the western part of the county. Presently Ogden Valley represent less than 2% of Weber County voters. Once incorporate, we will be 100% of the voting public.
Marshall Mcgonegal	How'd did you come up with the amount for a government office? Is that a rental?	The methodology is described in more detail on page 38 of the study. No.		
Blackburn Ace	If incorporation happens, what will happen to conditional use permits given by the county? For example if my farm has an agritourism conditional use permit that allows short term rentals, is it possible that a new city council could in 1 year or even 10 years time, vote to dissolve my conditional use permit and make my short term rentals illegal?	Planning and building department authority would move from the County to the City.		
Judy Kitson	Would sceneries without government building be feasible? Can you even buy property for building as well as construct for \$1.6m?	If the costs exceeds the assumptions it may affect feasibility.		
Valerie Fowler	There is a lot of speculation in our community about the ramifications for water and sewer in the incorporated area, should it be approved. For example, I've heard assertions that there is a requirement for a municipality to own and operate all water and sewer within its boundaries. If we succeed in incorporating, will all the water companies within the incorporation boundaries have to merge to become one?	The feasibility study assumes Special Service Districts and private companies will continue to provide water and sewer services post incorporation.		
BK	Is there a historic understanding of whether these studies have resulted in an effective prediction of success?	The feasibility study does not contemplate other proposed incorporations.		
Bruce Sulkey	I'm sure this model has been used before. What is the success rate of the model? Have there been areas that incorporated based on the positive model results, by failed?	The feasibility study does not contemplate other proposed incorporations.		
Donna Forshay	Did the study account for any tax abatements (such as military disability) from the estimated taxes (income)?	Income taxes are not included as a revenue source in MSF.		
John Mauric	Why the 3 scenarios? Would we not need a government building or road building?	As stated in the report, there may be alternative options available for government space including donated and leased space.		
Chris	Where would funds come from in the event of a major earthquake? Thank you!	Not applicable to the feasibility study.		In the event of major catastrophes Ogden Valley would receive funds similarly to other communities and from emergency Federal funds.
Steve kemper	How many of these studies have you conducted over last 5 years and what has been your success rate, e.g % that met or exceeded surplus projections? Similarly how have you incorporated the geographic complexities associated with Ogden valley and its impact on service cost projections?	The feasibility study does not contemplate other proposed incorporations.		
Shane Dunleavy	Why a 38000 acre boundary? Is that to discourage people opting out as the threshold to be a specified owner would be so high?	Boundaries of any proposed incorporation are determined by the sponsors.		
Maureen Hefti	How much of the tax dollars were from property tax? How much was from estimated sales tax? How many of our residents are spending their money for goods and services outside of the proposed boundary area? If people are pro-incorporation are they willing to spend money where they live in order to preserve the things about the valley they love.	<ul style="list-style-type: none"> Property Tax revenue estimated at \$474,347 in year one. Sales tax revenue estimated at \$1.8M in year one. Unknown. LRB does not have access to tax data with location information due to state restrictions. 		
Kelli Booth	If Ogden Valley incorporation is successful, can the new City create their own land use codes/zoning and also approve any rezone requests independent of any County intervention?	Yes.		
Shane Dunleavy	Can you tell us what percentage of \$1000 of property tax would go to the new city if incorporated.	The study assumes the tax rate will remain the same as what is currently assessed by the County MSF.		
Kraig Hanson	When I look at my property tax bill and consider costs for the judicial system (courts, jails, etc), the only taxing entity that seems to make sense to pay those costs is the county. But I don't see those costs in the feasibility study. How are those accounted for? Thanks!	The feasibility study does not contemplate costs for a judicial system as it is not presently provided through the County MSF.		
Shane Dunleavy	Who audits your assumptions and data? Is there a 3rd party review process.	§10-2a-205 required we send the draft study to stakeholders to allow comment and feedback before the final study.		

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Thaine Fischer	<p>Would the density go up or down after incorporation?</p> <p>Are legal fees factored into the study</p> <p>Based on the studies projections at what point would we need to start doing Capital improvement?</p> <p>What stress test were placed on the study?</p> <p>How much impact would the numbers have if you took out the year 2020 2021, 2022</p>	<ul style="list-style-type: none"> • Not applicable to the feasibility study. • Yes • Not applicable to the feasibility study. • Not applicable to the feasibility study. • Not applicable to the feasibility study. 		
Shane Dunleavy	Can you give the exact property size and value of a specified landowners holdings?		<p>1% of total assessed value of all property within the boundaries is \$39,826,466.56</p> <p>10% of the total private land area within the boundaries is 3,582.7 acreages</p>	
Earl Snider	Based on the current and projected population of the proposed Ogden Valley would we be required to follow the state law regarding affordable housing?	Yes.		
Deb Kemper	1. How are schools funded and will this change? 2. We are in unincorporated Huntsville and have independent water and sewer. What is currently provided by Weber County and how will that change?	<p>1. School funding will remain the same.</p> <p>2. The feasibility study assumes Special Service Districts and private companies will continue to provide water and sewer services post incorporation.</p>		
Diane Nauman	If the Ogden Valley is incorporated into a city, will Weber county officials (like the Weber County commissioners) have the ability to overrule Ogden Valley government city rules & regulations? Ogden Valley city would still be dependent on Weber County to provide a majority of services with no ability to control costs/price increases in those areas, correct? Related to cost of the proposed Ogden Valley government, a city like Mobab with less than 6,000 people has an annual budget of almost \$8,000,000, so realistically how can the cost for the proposed city government be only \$3,000,000? If city government costs overruns occur (related to city employees healthcare benefits, retirement, city program expansion, etc.) what tax increases will pay for these costs?	Municipal budgets vary from community to community. The study uses comparable communities to determine projected expense.		
Suzanne Shaw	If we incorporate, what would the cost and process be to unincorporated again and go back to County?	The feasibility study does not contemplate this.	The process for a municipality to disincorporate is outlined in UCA 10-2 Part 7	
Jack Everett	Will all our taxes after incorporation be given to the incorporated area government or a portion also to Weber County?	The county levy and MSF levy are separate levies. Households will continue to be assessed the county levy, but the new city levy will replace the existing MSF levy.		
Jack Everett	Will all our taxes after incorporation be given to the incorporated area government or a portion also to Weber County?	See above.		
Jack Everett	The factors you used for taxation in the feasibility study does not add up to my current property tax. Would you take a \$1000000 home as an example and show what your total taxes are now what they will be if incorporation is adopted.	Several entities collect property taxes (water, sewer, park, emergency special service districts for example). Additionally the county levy and MSF levy are separate levies. Households will continue to be assessed the county levy and the new city levy will replace the existing MSF levy.		
Maureen Hefti	The rep from LRB mentioned that an estimate of sales tax was used to calculate the sales tax collected in Ogden valley. Several months ago I was doing some market research on opening a business in the valley. One of the people I interviewed told me that most of the people who shop using credit cards have a zip code outside of the Ogden valley area. I'm aware from talking to friends and neighbors that a lot of local people shop on the west side of the county rather than supporting local businesses. These two things together combine to make me feel concerned. If an estimate was indeed used to calculate sales tax rather than ACTUAL figures of collected sales tax is this something that can be reviewed and corrected? Shouldn't we have the most accurate info possible in order to make our decision? Especially when that's the largest line item source of income as seen in figure 5.16 in the feasibility study.	LRB does not have access to tax data with location information due to state restrictions.		
Bruce Sulkey	Follow up to my initial question of do you have results from former uses of your model to show how effective it is. Your answer at the meeting was an emphatic "No!" My follow up question is - are we therefore the proverbial 'canary in the cage' first time this model has been used?	Not applicable to the feasibility study.		
Ray Fener	Will rural valley Incorporation affect any change to property owners' ability to use state agricultural greenbelt tax exemptions? More specifically, if a rural farm is now part of an incorporated city, will it allow (or require?) stricter city inspection/regulation/enforcement of such tax exemptions, as compared to farms currently under unincorporated county tax governance? Or are such agricultural tax exemption matters all still entirely under state jurisdiction and regulation/enforcement?	The incorporation shouldn't change the requirements and criteria associated with qualifying parcels under the FAA.		
Mary Fener	Will valley incorporation subject us to a higher level of state water or sewer regulatory requirements, as opposed to our current rural unincorporated status? In other words, will incorporation end up requiring us to have to install valley municipal water or sewer systems sooner or faster than if we remain unincorporated?	The feasibility study assumes Special Service Districts and private companies will continue to provide water and sewer services post incorporation.		
Brentley Smith	Compared to other new city incorporations, how much bigger is the scope & size of this proposed incorporation? Have there been prior incorporations of this large size, and how successful were they in maintaining equivalent prior county services at equivalent tax rates? Are we inviting fiscal risk or problems by incorporating such a large, relatively undeveloped rural area?	The feasibility study does not contemplate other proposed incorporations. Risks are discussed in Section 6 of the feasibility study.		
Richard Koci	The question was brought up yesterday during the meeting of disabled vet for benefits on property taxes if we incorporate. Currently, if it disabled veteran files with Weber county, they are granted an exception or discount on property taxes. Will that continue if we incorporate?	Taxable value assumptions account for these exceptions.		
Cheryl Allen	It would be good to know how well Weber County has worked with Huntsville since their incorporation. Has this been investigated?	Not applicable to the feasibility study.		Huntsville was first incorporated in 1903 and again in 1924. So they have been incorporated for a century now. They do work well with Weber County and Huntsville Town is in support of the Ogden Valley Incorporation effort.
Cheryl Allen	Will the new Ogden Valley Inc. have its own treasurer and assessor?	The feasibility study assumes the new City will provide general government administrative services.		
Donna Forshay	When will the questions and answers from the first public meeting be posted online?		Answers will be posted once all questions have been answered	
Mike	If someone receives a disabled veteran's abatement on their current taxes will they receive that on the new municipal taxes? There are long time residents that are literally being taxed out of the valley with the assessments that have been made over the past few years. Will circuit breakers be looked at for the elderly and retired that are on fixed incomes so that they will not lose their homes and properties to high assessments and high taxes? Will "second" homes be taxed at higher rates to help offset the taxes for locals?	<ul style="list-style-type: none"> • Taxable value assumptions account for these exceptions. • Circuit breaker programs are determined by newly formed legislative body. • The study does not assume a change of taxation of second homes. 		