

STATE OF UTAH
OFFICE OF THE LIEUTENANT
GOVERNOR



DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

NOTICE OF PROPOSED INCORPORATION AND SECOND PUBLIC HEARING

May 9, 2024

The Office of the Lieutenant Governor oversees the creation of new cities and towns in a process known as incorporation. A group of citizens filed a petition with our office to create a new city known as Ogden Valley. On March 18, 2024, the Office of the Lieutenant Governor commissioned LRB Public Finance Advisors to conduct a modified feasibility study to determine if the proposed city is financially viable. On May 2, 2024, the feasibility consultants released the results of the study, which found that “the incorporation of the proposed Ogden Valley boundary will likely result in at least a five percent budget surplus.” Pursuant to §10-2a-207(6) the incorporation process will now proceed to the second public hearing phase.

The second public hearing regarding the Ogden Valley Incorporation will be held at the following location and time:

Date: June 3, 2024

Time: 6:30 P.M.

Location: Snowcrest Junior High School

2755 N Hwy 162

Eden, UT 84310

The purpose of the second public hearing is to allow the feasibility consultants to present the results of the modified study to residents and property owners within the area proposed for incorporation, allow members of the public to express their views about the proposed incorporation and the established boundaries, and to permit the public to ask the feasibility consultants questions about the modified study. Attached to this notice is the

summary of the modified feasibility study. A full copy of the study is available at <https://ltgovernor.utah.gov/incorporations/> as well as the Office of the Lieutenant Governor, 350 North State Street, Suite 220, Salt Lake City, Utah 84103. **Additionally, if you would like to submit a question to ask LRB Public Finance Advisors during the public hearing, we invite you to submit those questions in advance at the following link: <https://ltgovernor.utah.gov/incorporations/>**

If you would like to contact the Contact Sponsor of the Ogden Valley Incorporation, please call Mark Ferrin at 801-745-0445 or email markferrin1950@gmail.com.

If you have any questions regarding this notice, please contact the Office of the Lieutenant Governor.

Phone: 801-538-1481

Mailing address: 350 North State Street, Suite 220, Salt Lake City, Utah 84103

Email: incorporations@utah.gov

Regards,

Jordan Schwanke

Local Entity Specialist

Office of the Lieutenant Governor

SECTION 1: EXECUTIVE SUMMARY

LRB Public Finance Advisors (formerly Lewis Young Robertson & Burningham, Inc.) was retained by the Office of the Lieutenant Governor (OLG) to complete a supplemental feasibility study related to incorporation of an unincorporated area within Weber County (County) known as Ogden Valley (City or Study Area). The purpose of the Executive Summary is to fulfill the requirements established in Utah Code 10-2a, which requires the submission of a completed feasibility study, including a one-page summary of the results. The analysis considers three scenarios related to the financial impacts of the City incorporation:

1. **Scenario 1 – Government Office and Road Shop** includes the applicable incorporation costs as outlined in UCA §10-2a-220, \$1.72M for a government office, and \$383,612 for the acquisition of the Road Shop.
2. **Scenario 2 – Road Shop** includes the applicable incorporation costs as outlined in UCA §10-2a-220 and \$383,612 for the acquisition of the Road Shop.
3. **Scenario 3 – No Government Office or Road Shop** includes incorporation costs as outlined in Section §10-2a-220, without the additional expenses.

The findings illustrate that the incorporation of the proposed Ogden Valley boundary will likely result in at least a five percent budget surplus when comparing available revenues to expenses, and no additional Ogden Valley tax rate is necessary. This surplus allows the incorporation process to proceed, as described in UCA §10-2a-205(5).

TABLE 1.1: SCENARIO 1 – TAX AND FISCAL IMPACT

	2024	2025	2026	2027	2028
Revenue (Expense) Margin	4.8%	3.3%	5.5%	7.9%	10.2%
Equivalent County MSF Rate	0.000181	0.000181	0.000181	0.000181	0.000181
Additional Levy to Balance Budget	0.000000	0.000000	0.000000	0.000000	0.000000
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
NET IMPACT ON MEDIAN HOME (\$450K)	\$0	\$0	\$0	\$0	\$0

TABLE 1.2: SCENARIO 2 – TAX AND FISCAL IMPACT

	2024	2025	2026	2027	2028
Revenue (Expense) Margin	4.8%	6.7%	8.8%	10.9%	13.1%
Equivalent County MSF Rate	0.000181	0.000181	0.000181	0.000181	0.000181
Additional Levy to Balance Budget	0.000000	0.000000	0.000000	0.000000	0.000000
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
NET IMPACT ON MEDIAN HOME (\$450K)	\$0	\$0	\$0	\$0	\$0

TABLE 1.3: SCENARIO 3 – TAX AND FISCAL IMPACT

	2024	2025	2026	2027	2028
Revenue (Expense) Margin	4.8%	7.4%	9.5%	11.6%	13.7%
Equivalent County MSF Rate	0.000181	0.000181	0.000181	0.000181	0.000181
Additional Levy to Balance Budget	0.000000	0.000000	0.000000	0.000000	0.000000
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
NET IMPACT ON MEDIAN HOME (\$450K)	\$0	\$0	\$0	\$0	\$0

