



State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

December 13, 2024

## NOTICE OF PROPOSED INCORPORATION AND SECOND PUBLIC HEARING

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 request with our office to create a new town known as West Hills. On October 21, 2024, the Office of the Lieutenant Governor commissioned LRB Public Finance Advisors to conduct a modified feasibility study to determine if the proposed town is financially viable. On December 5, 2024, the feasibility consultants released the results of the study, which found that incorporation of the proposed West Hills boundary “likely will result in at least a five percent average budget surplus”. Pursuant to Utah Code §10-2a-207(6) the incorporation process will now proceed to the second public hearing phase.

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

**Date: January 6, 2025**

**Time: 6:00 P.M.**

**Location: South Summit Middle School,  
355 East 300 South  
Kamas, UT 84036**

The purpose of the second public hearing is to allow the feasibility consultants to present the results of the modified study to residents 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/>**

According to Utah Code §10-2a-208, any time within one year after the completion of the second public hearing, individuals within the proposed municipality may circulate and submit an incorporation petition. The petition must be signed by owners of private real property that covers at least 10% of the total private land area and is equal in value to at least 7% of the value of all private real property. Additionally, the petition must be signed by at least 10% of all registered voters within the proposed West Hills boundary.

If you would like to contact the Contact Sponsor of the West Hills Incorporation, please call Derek Anderson at 801-359-3333 or email [derek@kimballanderson.com](mailto:derek@kimballanderson.com)

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

Phone: 801-538-1041

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

Email: [incorporations@utah.gov](mailto:incorporations@utah.gov)

Regards,

Jordan Schwanke

Local Entity Specialist

Office of the Lieutenant Governor

## SECTION 1: EXECUTIVE SUMMARY

LRB Public Finance Advisors was retained by the Office of the Lieutenant Governor (OLG) to complete a modified feasibility study related to incorporation of an unincorporated area within Summit County (the County) as outlined in Section §10-2a-206. The purpose of the Executive Summary is to fulfill the requirements established in Utah Code which requires the feasibility consultant to submit a completed feasibility study, including a one-page summary of the results. The analysis considers two scenarios related to the tax impacts of West Hills (Town or Study Area), with Scenario 2 showing the proposed Town likely will result in at least a five percent average budget surplus.

Scenario 1 includes the applicable incorporation costs as outlined in Section §10-2a-220, as well as an expense of \$1.32M for a government office that is amortized over a 20-year period. The five-year average revenue margin is negative 25.85 percent. Matching the County's equivalent rate is not sufficient to meet the expenditures within the Town and an additional West Hills rate is necessary to provide sufficient funding for the Study Area.

**TABLE 1.1: SCENARIO 1 – FISCAL IMPACT**

	2025	2026	2027	2028	2029	AVERAGE
Total Revenue	\$48,050	\$168,632	\$307,465	\$376,047	\$451,562	\$270,351
Total Expense	\$123,261	\$265,805	\$345,204	\$433,581	\$533,323	\$340,235
<b>NET REVENUE (EXPENSE)</b>	<b>(\$75,211)</b>	<b>(\$97,173)</b>	<b>(\$37,739)</b>	<b>(\$57,534)</b>	<b>(\$81,761)</b>	<b>(\$69,884)</b>
<b>Average Annual Revenue Over Average Annual Cost</b>						<b>(25.85%)</b>

**TABLE 1.2: SCENARIO 1 – TAX IMPACT**

	2025	2026	2027	2028	2029
<b>EQUIVALENT COUNTY MSF RATE</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>
Additional Levy to Balance Budget	0.002389	0.001391	0.000348	0.000397	0.000447
<b>TOTAL TOWN RATE (MSF &amp; TOWN LEVY)</b>	<b>0.002744</b>	<b>0.001746</b>	<b>0.000702</b>	<b>0.000752</b>	<b>0.000802</b>
<b>NET IMPACT ON MEDIAN HOME (\$1.3M)</b>	<b>\$1,708</b>	<b>\$994</b>	<b>\$249</b>	<b>\$284</b>	<b>\$320</b>

Scenario 2 does not include the additional expense related to a new government office, as it is not a mandatory condition for incorporation to construct a government office building. The revenue margin is at 5.56 percent, allowing the incorporation process to proceed. An additional levy is needed to balance the proposed budget and provide sufficient funding for the Study Area in year one only.

**TABLE 1.3: SCENARIO 2 – FISCAL IMPACT**

	2025	2026	2027	2028	2029	AVERAGE
Total Revenue	\$48,050	\$168,632	\$307,465	\$376,047	\$481,560	\$276,351
Total Expense	\$123,261	\$166,734	\$246,134	\$334,510	\$434,253	\$260,978
<b>NET REVENUE (EXPENSE)</b>	<b>(\$75,211)</b>	<b>\$1,898</b>	<b>\$61,331</b>	<b>\$41,537</b>	<b>\$47,308</b>	<b>\$15,373</b>
<b>Average Annual Revenue Over Average Annual Cost</b>						<b>5.56%</b>

**TABLE 1.4: SCENARIO 2 – TAX IMPACT**

	2025	2026	2027	2028	2029
<b>EQUIVALENT COUNTY MSF RATE</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>
Additional Levy to Balance Budget	0.002389	0.000000	0.000000	0.000000	0.000000
<b>TOTAL TOWN RATE (MSF &amp; TOWN LEVY)</b>	<b>0.002744</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>	<b>0.000355</b>
<b>NET IMPACT ON MEDIAN HOME (\$1.3M)</b>	<b>\$1,708</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

