

STATE OF UTAH
OFFICE OF THE LIEUTENANT
GOVERNOR



DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

NOTICE OF PROPOSED INCORPORATION AND FIRST PUBLIC HEARING

January 5, 2024

The Lieutenant Governor's Office 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 August 8, 2023, the Office of the Lieutenant Governor commissioned LRB Public Finance Advisors to conduct a study to determine if the proposed town is financially viable. On December 7, 2023, 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." This is considered financially viable according to §10-2a-205(6)(a), and the incorporation process will now proceed to the first public hearing phase.

You have received this notice because you reside or own property within or near the proposed city of Ogden Valley. The first public hearing regarding the Ogden Valley Incorporation will be held on **January 30, 2024, at Snowcrest Junior High School, 2755 N Hwy 162 Eden, UT 84310. The public hearing will begin promptly at 6:00 P.M.** The purpose of the first public hearing is to allow the feasibility consultants to present the results of the 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 study. Attached to this notice is the summary of the 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/>**

Owners that live within the proposed incorporation who own at least 1% of the assessed value of owned land or 10% of the privately owned land area may request to have their property excluded from the incorporation. These individuals are known as specified landowners. The following criteria must also be met in order for their property to be excluded:

1. Exclusion of their property does not leave an unincorporated island within the proposed area; and
2. They receive a majority of their municipal services from the county.

Owners that meet these criteria can exclude their property by filling out the exclusion request form at <https://ltgovernor.utah.gov/incorporations/> beginning **January 30, 2024, and ending February 29, 2024, at 11:59 P.M.**, 30 calendar days after the first public hearing is completed. You will be required to enter the following password: OV1234.

Under no circumstances may specified landowners request that the Lieutenant Governor exclude all or part of their property after **February 29, 2024, at 11:59 P.M.**, 30 calendar days after the day the first public hearing is completed. Additionally, no property may be annexed from the proposed incorporation area after **February 29, 2024, at 11:59 P.M.**, 30 calendar days after the first public hearing.

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 Lieutenant Governor's Office.

Phone: 801-538-1481
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 feasibility study related to incorporation of an unincorporated area within Weber County (County). The purpose of the Executive Summary is to fulfill the requirements established in Utah Code Title 10 Chapter 2a, which requires the feasibility consultant to submit a completed feasibility study, including a one-page summary of the results. The analysis considers three scenarios related to the tax impacts of the City incorporation:

1. **Scenario 1 – Government Office and Road Shop** includes the applicable incorporation costs as outlined in Section §10-2a-220. In addition, expenditures include an expense of \$1.68M for a government office and \$383,612 for the acquisition of the Road Shop that is amortized over a period of 15 years.
2. **Scenario 2 – Road Shop** includes the applicable incorporation costs as outlined in Section §10-2a-220. In addition, expenditures include an expense of \$383,612 for the acquisition of the Road Shop that is amortized over a period of 15 years.
3. **Scenario 3 – No Government Office or Road Shop** includes incorporation costs as outlined in Section §10-2a-220, without the additional expense related to a new government office or public works building.

Under all three scenarios, matching the County’s equivalent rate is sufficient to meet the expenditures within the City, and no additional Ogden Valley rate is necessary. The findings illustrate that the incorporation of the proposed Ogden Valley boundary (Study Area or City) will likely result in at least a five percent budget surplus when comparing available revenues to expenses. This surplus allows the incorporation process to proceed, as described in Section §10-2a-205(5).

TABLE 1.1: SCENARIO 1 – OGDEN VALLEY TAX IMPACT

	2024	2025	2026	2027	2028
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
Estimated City Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
MSF Baseline Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
NET IMPACT	\$0	\$0	\$0	\$0	\$0

TABLE 1.2: SCENARIO 2 - OGDEN VALLEY TAX IMPACT

	2024	2025	2026	2027	2028
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
Estimated City Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
MSF Baseline Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
NET IMPACT	\$0	\$0	\$0	\$0	\$0

TABLE 1.3: SCENARIO 3 - OGDEN VALLEY TAX IMPACT

	2024	2025	2026	2027	2028
TOTAL CITY RATE	0.000181	0.000181	0.000181	0.000181	0.000181
Estimated City Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
MSF Baseline Impact (Home \$450K)	\$45	\$45	\$45	\$45	\$45
NET IMPACT	\$0	\$0	\$0	\$0	\$0

