

September 5, 2024

SEP 05 24 AM 11:00
RCVD MC

The Office of the Utah Lieutenant Governor, Diedre Henderson
350 North State Street, Suite 220
Salt Lake City, Utah 84114-2325

RE: River View Request for Feasibility Study

Lt. Governor Henderson,

We formally and respectfully request that The Office of the Lieutenant Governor commission a study to determine the feasibility of incorporating the area of River View, Utah as a municipality. We, the undersigned, (Contact Sponsor, Co-Sponsors and the Signers of the attached Feasibility Petition) represent that we are real property owners within the boundaries of the unincorporated area in Wasatch County, Utah which is described in the attached boundary map and legal description.

Please find included in this request packet the following, in accordance with the requirements of Utah Code 10-2a-202:

- 1) Exhibit 1 – Feasibility Petition. Signatures of owners in the area of River View that:
 - a. are located within the area proposed to be incorporated; and
 - b. cover at least 10% of the total private land area within the area; and
 - c. are equal in value to at least 7% of the value of all private real property within the area; and
 - d. include the typed or printed name and current residence address of each owner signing the request.
- 2) Exhibit 2 – A designation of up to five signers of the request as sponsors, one of whom is designated as the contact sponsor, with the mailing address and telephone number of each.
- 3) Exhibit 3 – Legal Description of the contiguous area proposed to be incorporated as a municipality.
- 4) Exhibit 4 - A map or plat, prepared by a licensed surveyor, showing the same legal description of the boundaries of the proposed municipality.
- 5) Exhibit 5 – A copy of the Utah Population Committee's written determination per Utah Code 10-2a-202(2)(d).

Please let us know if you have any questions.

Thank you,



Mark Wilson (Contact Sponsor)
2595 River Road
Midway, UT 84049
markwilsonshelby@gmail.com
801-358-2640

Exhibit 1

River View

Exhibit 1 - Signatures of Owners of Private Real Property within the Area

Printed Name	Signature	Current Residence Address
Mark Wilson		2595 River Road Midway, Utah 84049
Jorgene Wilson		2595 River Road Midway, Utah 84049
TOOD BEAGLEY		1995 RIVER RD MIDWAY UT 84049
Jenala Beagley		1995 River RD Midway, UT 84049
Barbara Wilson		2000 N River Rd Midway Utah 84049
Jared Wilson		1780 RIVER RD MIDWAY UT 84049
Rebecca Wilson		1980 River Rd Midway, UT 84049
Kurt Wilson		1970 River Rd Midway UT 84049
Brooke Wilson		1970 RIVER ROAD Midway, UT 84049
GEORGE HOLMES		155 SOUTH 2100 EAST HEBER, UT 84032
Ed Clyde		1765 S Hwy 40 Heber City, Utah 84032

Exhibit 2

Contact Sponsor

Mark Wilson
2595 River Road
Midway, UT 84049
markwilsonshelby@gmail.com
801-358-2640

Co-Sponsors

Ed Clyde
1765 S HWY 40
Heber City, UT 84032
435-671-0972

George Holmes
155 S 2100 E
Heber City, UT 84032
435-503-0465

Laren Gertsch
1221 Canyon View Rd
Midway UT 84049-6608
801-541-8222

Steve North
1566 N HWY 40
Heber City, UT 84032
435-503-0983

Thomas Brandner
4050 N HIGHWAY 40
Heber City, UT 84032
435-671-2685

Exhibit 3

River View Town Description

Beginning at a point being South 131.136 feet and East 903.555 feet from the 2005 Wasatch County Brass Cap Monument for Northwest Corner of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearings is the NAD83 Utah Central Zone Bearings);

Thence North 89° 24' 40" West 2722.439 feet; Thence North 89° 13' 55" West 314.720 feet; Thence North 89° 08' 24" West 397.012 feet; Thence North 89° 49' 52" West 329.090 feet; Thence North 89° 06' 42" West 329.178 feet; Thence South 88° 57' 23" West 74.720 feet; Thence South 89° 51' 38" West 51.030 feet; Thence North 86° 40' 37" West 47.750 feet; Thence South 88° 43' 48" West 15.900 feet; Thence South 88° 42' 33" West 38.840 feet; Thence North 88° 45' 17" West 143.940 feet; Thence North 89° 27' 26" West 139.200 feet; Thence North 86° 38' 48" West 72.920 feet; Thence North 84° 35' 29" West 50.990 feet; Thence North 89° 12' 05" West 16.490 feet; Thence South 56° 45' 18" West 7.999 feet; Thence North 82° 42' 10" West 39.570 feet; Thence North 89° 12' 05" West 105.390 feet; Thence 483.578 feet along the arc of 1300.000-foot radius curve to Right thru a central angle of 21°18'47" (Chord bears North 75° 55' 05" West 480.795); Thence North 06° 10' 00" East 419.489 feet; Thence North 39° 56' 22" West 257.500 feet; Thence North 13° 02' 20" East 510.864 feet; Thence North 35° 20' 46" East 182.970 feet; Thence North 05° 42' 03" East 404.940 feet; Thence North 01° 31' 54" West 458.260 feet; Thence North 22° 28' 17" West 333.260 feet; Thence North 45° 42' 59" East 221.710 feet; Thence North 19° 47' 59" East 76.080 feet; Thence North 65° 25' 16" East 83.760 feet; Thence North 38° 55' 02" East 36.170 feet; Thence North 01° 41' 02" West 141.570 feet; Thence North 77° 25' 41" East 24.490 feet; Thence North 23° 58' 40" East 79.560 feet; Thence North 11° 33' 45" West 258.710 feet; Thence North 31° 04' 23" West 178.790 feet; Thence North 00° 34' 43" East 655.410 feet; Thence North 11° 57' 24" West 196.360 feet; Thence North 19° 22' 21" East 106.360 feet; Thence North 00° 00' 00" East 678.825 feet; Thence North 89° 36' 09" East 479.982 feet; Thence North 00° 36' 27" East 997.065 feet; Thence North 89° 22' 10" West 1.747 feet; Thence North 00° 15' 33" East 685.570 feet; Thence South 89° 12' 00" East 223.675 feet; Thence North 04° 46' 32" East 301.431 feet; Thence North 05° 35' 45" West 484.680 feet; Thence North 01° 10' 12" East 495.800 feet; Thence North 17° 32' 10" East 724.290 feet; Thence North 40° 02' 52" East 824.850 feet; Thence North 42° 45' 38" East 75.220 feet; Thence North 30° 15' 14" East 418.400 feet; Thence North 68° 13' 29" East 185.530 feet; Thence North 02° 32' 43" East 208.537 feet; Thence North 89° 22' 57" East 245.838 feet; Thence North 50° 24' 21" East 553.963 feet; Thence North 00° 48' 00" East 311.652 feet; Thence South 89° 22' 57" West 2020.828 feet; Thence North 26° 11' 45" East 358.938 feet; Thence North 33° 39' 12" East 352.693 feet; Thence North 85° 39' 31" West 198.500 feet; Thence North 86° 36' 17" West 65.100 feet; Thence North 85° 14' 17" West 295.400 feet; Thence North 87° 14' 10" West 32.721 feet; Thence 34.167 feet along the arc of a 540.000-foot radius curve to the Left thru a central angle of 3°37'31" (Chord bears North 23° 26' 10" East 34.161 feet); Thence North 21° 37' 30" East 819.447 feet; Thence South 89° 48' 57" West 437.231 feet; Thence North 00° 11' 03" West 1203.180 feet; Thence North 89° 24' 02" East 1323.560 feet; Thence North 00° 06' 27" West 2651.271 feet; Thence North 89° 00' 51" East 1325.818 feet; Thence South 00° 02' 52" East 262.238 feet; Thence South 00° 02' 16" West 309.671 feet; Thence South 00° 04' 17" East 1233.745 feet; Thence North 27° 51' 09" East 1276.694 feet; Thence North 41° 29' 13" East 398.400 feet; Thence North 65° 30' 50" East 515.961 feet; Thence North 02° 00' 58" West 187.477 feet; Thence South 89° 16' 50" East 697.236 feet; Thence North 01° 09' 45" East

205.252 feet; Thence North 89° 59' 42" West 86.833 feet; Thence North 11° 23' 47" West 125.970 feet; Thence South 84° 24' 41" East 7.810 feet; Thence North 88° 04' 09" East 124.600 feet; Thence North 01° 31' 45" East 92.650 feet; Thence North 26° 22' 04" East 42.870 feet; Thence North 43° 06' 00" East 55.340 feet; Thence North 18° 27' 55" East 102.030 feet; Thence North 30° 08' 13" East 150.990 feet; Thence North 58° 52' 05" West 107.500 feet; Thence North 08° 44' 09" East 81.779 feet; Thence North 89° 33' 24" East 48.866 feet; Thence North 08° 04' 56" West 60.772 feet; Thence North 01° 43' 09" East 32.140 feet; Thence North 15° 49' 39" East 47.140 feet; Thence North 24° 42' 48" East 60.010 feet; Thence North 33° 41' 32" East 32.100 feet; Thence North 28° 06' 52" East 31.320 feet; Thence North 33° 54' 03" East 74.610 feet; Thence North 30° 41' 31" East 128.710 feet; Thence North 07° 20' 52" East 442.270 feet; Thence North 10° 47' 34" West 75.040 feet; Thence North 00° 45' 09" West 38.550 feet; Thence North 27° 55' 51" East 95.150 feet; Thence South 87° 32' 28" West 57.810 feet; Thence South 82° 22' 34" West 27.550 feet; Thence 294.220 feet along the arc of a 571.250-foot radius curve to the Left thru a central angle of 29°30'36" (Chord bears South 64° 26' 32" West 290.979 feet); Thence South 47° 00' 33" West 43.320 feet; Thence South 41° 10' 23" West 48.920 feet; Thence South 36° 13' 22" West 103.710 feet; Thence South 35° 18' 12" West 464.826 feet; Thence North 54° 41' 48" West 79.978 feet; Thence North 01° 17' 11" West 202.000 feet; Thence North 89° 58' 11" West 192.000 feet; Thence North 29° 39' 11" West 245.200 feet; Thence North 00° 01' 49" East 217.900 feet; Thence South 89° 58' 11" East 833.999 feet; Thence North 02° 18' 36" East 712.161 feet; Thence North 00° 00' 00" East 164.585 feet; Thence South 89° 51' 53" East 417.070 feet; Thence North 00° 00' 00" East 178.353 feet; Thence North 22° 02' 42" East 167.162 feet; Thence North 00° 00' 00" East 325.538 feet; Thence North 06° 30' 01" West 219.225 feet; Thence North 13° 51' 11" East 190.715 feet; Thence North 21° 50' 08" East 149.110 feet; Thence North 15° 13' 50" West 489.435 feet; Thence North 48° 45' 31" East 525.320 feet; Thence North 19° 42' 25" East 133.691 feet; Thence North 45° 22' 55" East 92.159 feet; Thence North 68° 48' 01" East 72.931 feet; Thence North 26° 52' 48" East 213.283 feet; Thence North 01° 16' 08" East 32.389 feet; Thence North 88° 43' 47" West 144.149 feet; Thence North 01° 16' 13" East 824.450 feet; Thence North 57° 42' 22" West 407.657 feet; Thence 200.165 feet along the arc of a 110.789-foot radius curve to the Right thru a central angle of 103°31'03" (Chord bears North 12° 18' 32" West 174.030 feet); Thence North 39° 26' 59" East 325.429 feet; Thence North 12° 56' 56" West 411.297 feet; Thence North 11° 46' 41" West 210.195 feet; Thence North 18° 26' 16" East 82.341 feet; Thence North 00° 00' 00" East 178.357 feet; Thence North 67° 43' 02" West 26.870 feet; Thence North 22° 16' 58" East 34.000 feet; Thence North 83° 35' 34" East 362.475 feet; Thence 667.937 feet along the arc of a 5616.780-foot radius curve to the Left thru a central angle of 6°48'49" (Chord bears South 9° 48' 50" East 667.543 feet); Thence South 13° 14' 43" East 960.447 feet; Thence South 13° 14' 18" East 1666.846 feet; Thence South 62° 38' 08" East 139.623 feet; Thence South 00° 01' 51" West 1757.236 feet; Thence South 00° 31' 15" East 267.147 feet; Thence South 23° 00' 00" East 66.268 feet; Thence South 41° 37' 08" East 232.410 feet; Thence South 23° 58' 34" East 235.910 feet; Thence South 89° 51' 56" West 33.000 feet; Thence South 24° 18' 30" East 547.600 feet; Thence South 34° 42' 53" East 80.260 feet; Thence South 11° 45' 35" East 80.840 feet; Thence South 05° 40' 26" East 127.970 feet; Thence South 00° 44' 07" East 273.070 feet; Thence South 89° 59' 48" West 424.820 feet; Thence South 23° 28' 17" East 116.860 feet; Thence South 27° 59' 59" East 285.040 feet; Thence South 19° 58' 08" East 251.110 feet; Thence South 20° 08' 33" East 225.402 feet; Thence North 69° 51' 27" East 148.867 feet; Thence North 84° 58' 45" East 170.913 feet; Thence South 18° 07' 15" East 129.353 feet; Thence South 31° 02' 43" East

110.000 feet; Thence South 47° 32' 43" East 110.000 feet; Thence South 25° 52' 43" East 132.000 feet; Thence South 61° 52' 43" East 120.00 feet; Thence South 31° 52' 43" East 130.000 feet; Thence South 83° 17' 21" East 111.000 feet; Thence South 27° 28' 55" East 120.990 feet; Thence South 70° 00' 17" West 398.580 feet; Thence South 24° 49' 23" East 150.130 feet; Thence North 68° 42' 08" East 24.240 feet; Thence South 18° 56' 20" East 154.680 feet; Thence South 63° 59' 57" West 67.850 feet; Thence South 32° 00' 30" East 615.350 feet; Thence South 32° 01' 37" East 1099.619 feet; Thence South 31° 57' 57" East 655.860 feet; Thence South 57° 57' 59" West 150.000 feet; Thence South 32° 02' 01" East 1822.523 feet; Thence North 89° 58' 25" East 176.030 feet; Thence South 31° 50' 57" East 744.123 feet; Thence 1829.847 feet along the arc of a 2914.900-foot radius curve to the Right thru a central angle of 35°58'04" (Chord bears South 16° 07' 31" East 1799.949 feet); Thence South 01° 51' 18" West 1340.630 feet; Thence 489.803 feet along the arc of a 6950.494-foot radius curve to the Right thru a central angle of 4°02'16" (Chord bears South 3° 52' 25" West 489.702 feet); Thence North 88° 05' 40" East 304.855 feet; Thence South 00° 22' 22" West 99.128 feet; Thence South 88° 21' 36" West 163.599 feet; Thence South 00° 38' 56" East 133.470 feet; Thence North 89° 26' 11" West 167.548 feet; Thence 301.110 feet along the arc of a 6925.600-foot radius curve to the Right thru a central angle of 2°29'28" (Chord bears South 8° 59' 35" West 301.087 feet); Thence South 10° 16' 52" West 1857.432 feet; Thence 654.507 feet along the arc of a 5804.430-foot radius curve to the Right thru a central angle of 6°27'38" (Chord bears South 13° 21' 19" West 654.160 feet); Thence South 16° 35' 08" West 109.066 feet; Thence North 77° 35' 10" West 528.784 feet; Thence North 88° 55' 08" West 357.833 feet; Thence North 89° 13' 24" West 967.136 feet; Thence South 00° 42' 19" West 666.696 feet; Thence North 89° 19' 35" West 661.370 feet; Thence North 00° 40' 25" East 46.130 feet; Thence North 89° 19' 35" West 704.580 feet; Thence South 00° 25' 01" West 375.763 feet; Thence North 89° 12' 00" West 985.453 feet; Thence South 00° 48' 00" West 982.238 feet; Thence South 75° 47' 43" West 1081.858 feet; Thence South 00° 04' 22" West 633.350 feet; Thence South 00° 28' 12" West 998.480 feet; Thence South 00° 27' 39" West 509.910 feet to the Point of Beginning.

Contains 3299.900 Acres or 143,743,655 Square Feet, more or less.

Exhibit 4

RIVER VIEW, UTAH

TOWN BOUNDARY EXHIBIT

LOCATED WITHIN SECTION 6, T4S, R3E.

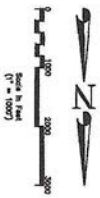
SECTION 1, T4S, R3E.

SECTION 13, 24 & 36 T5S, R3E.

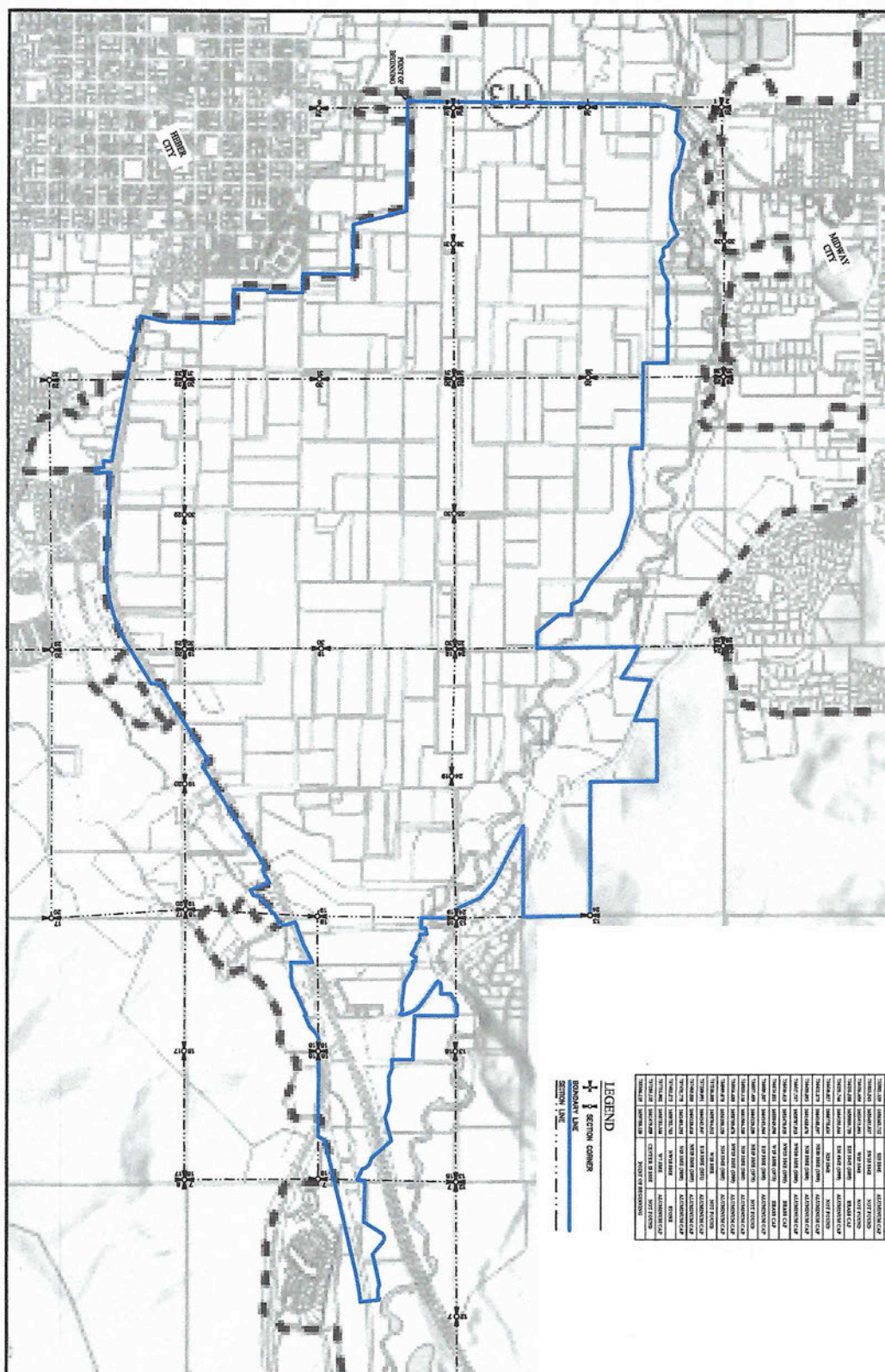
SECTION 7, 18, 29, 30, 31 & 32, T3 S, R3E.

SALT LAKE BASE AND MERIDIAN

WASHINGTON COUNTY, UTAH



TYPICAL	REMARKS
SECTION 1	24 & 36 T5S, R3E
SECTION 2	18, 29, 30, 31 & 32, T3 S, R3E
SECTION 3	7, 13, 24 & 36 T5S, R3E
SECTION 4	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 5	7, 13, 24 & 36 T5S, R3E
SECTION 6	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 7	7, 13, 24 & 36 T5S, R3E
SECTION 8	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 9	7, 13, 24 & 36 T5S, R3E
SECTION 10	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 11	7, 13, 24 & 36 T5S, R3E
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SECTION 13	7, 13, 24 & 36 T5S, R3E
SECTION 14	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 15	7, 13, 24 & 36 T5S, R3E
SECTION 16	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 17	7, 13, 24 & 36 T5S, R3E
SECTION 18	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 19	7, 13, 24 & 36 T5S, R3E
SECTION 20	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 21	7, 13, 24 & 36 T5S, R3E
SECTION 22	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 23	7, 13, 24 & 36 T5S, R3E
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SECTION 26	7, 18, 29, 30, 31 & 32, T3 S, R3E
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SECTION 51	7, 13, 24 & 36 T5S, R3E
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SECTION 65	7, 13, 24 & 36 T5S, R3E
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SECTION 69	7, 13, 24 & 36 T5S, R3E
SECTION 70	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 71	7, 13, 24 & 36 T5S, R3E
SECTION 72	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 73	7, 13, 24 & 36 T5S, R3E
SECTION 74	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 75	7, 13, 24 & 36 T5S, R3E
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SECTION 79	7, 13, 24 & 36 T5S, R3E
SECTION 80	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 81	7, 13, 24 & 36 T5S, R3E
SECTION 82	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 83	7, 13, 24 & 36 T5S, R3E
SECTION 84	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 85	7, 13, 24 & 36 T5S, R3E
SECTION 86	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 87	7, 13, 24 & 36 T5S, R3E
SECTION 88	7, 18, 29, 30, 31 & 32, T3 S, R3E
SECTION 89	7, 13, 24 & 36 T5S, R3E
SECTION 90	7, 18, 29, 30, 31 & 32, T3 S, R3E



UTAH ARCHITECTURE & ENGINEERING BOARD
REGISTERED PROFESSIONAL ENGINEER
NO. 45678
STATE OF UTAH
WASHINGTON COUNTY

ELLEVATE ENGINEERING
2100 EAST 1200 SOUTH
SALT LAKE CITY, UTAH 84143
PHONE (801) 225-8000

REVIEW COPY

DATE: 9/12/24
SCALE: 1"=1000'
PAGE: 1 OF 1
PROJECT: S24-048

ELLEVATE ENGINEERING
ENGINEERING

Exhibit 5

Memorandum

September 4, 2024

To: Jordan Schwanke, Entities Specialist, Office of the Lieutenant Governor
From: Eric Albers, Public Policy Analyst, Kem C. Gardner Policy Institute
CC: Mallory Bateman, Director of Demographic Research, Kem C. Gardner Policy Institute
Subject: River View Incorporation Feasibility Review

Introduction

This review follows the incorporation request from River View and determines whether River View meets the population, density, and contiguity requirements for incorporation as a town (defined in Utah Code 10-2a-201.5).

The Utah Population Committee (UPC) analysis indicates that River View meets the incorporation requirements.

Table 1: Initial Feasibility Requirements for River View Incorporation

Criteria	Meets Criteria?	Requirement by Statute	River View Details
Population	Yes	To incorporate as a town, the population must be at least 100.	July 1, 2023 Population Estimate: 116
Population Density	Yes	Density must be seven people per square mile or higher	July 1, 2023 Population Density Estimate: 22.5 persons per square mile
Contiguity	Yes	Area is contiguous, does not have a strip of land connecting geographically separate areas	The proposed boundary covers a contiguous area.

Population data source: U.S. Census Bureau, 2020 Census

Note: Requirements are summarized; Full statutory requirements are delineated in Utah Code 10-2a-201.5.

Methodology*Housing Unit Method*

The UPC uses the housing unit method of estimation to determine the population of places seeking to incorporate. The first step approximates the 2020 Census population by aggregating the total population of Census blocks within the proposed boundary (see Geographic Notes for more information). From this starting population, annual growth is assumed to be tied to growth in new housing units. Building permit data are sourced from the Construction Monitor Database then geocoded and filtered down to those within the incorporation boundary. Single-family housing units are assumed to be completed and occupied six months after permitting. Each newly constructed housing unit is multiplied by persons per occupied housing unit at the tract level to determine household population growth.

Geographic Notes

Calculating the 2020 Census population for any new community requires aggregation of the population of Census blocks that fall within the boundary. The population of blocks that fall partially within the boundary are adjusted by the ratio of the number of housing units in that block that fall within the proposed boundary to the total number of housing units in the block.