

Wasatch County Fire District Assessment Area Information



Wasatch County Fire District has proposed the designation of an assessment area in the Jordanelle area in order to continue providing a fully-manned station, which provides a higher level of fire service to that area.

Purpose of the Proposed Assessment Area

Wasatch County Fire District uses property tax revenues to provide volunteer fire service throughout the County. These tax revenues pay for all administrative staff, volunteer firefighters and a portion of the full time firefighters housed at the Jordanelle Fire Station (10420 North Jordanelle Blvd). In order to fund the balance of the cost of the full time firemen housed at Jordanelle, the County Fire District proposes to designate an assessment area and levy an assessment on property located within the assessment area to pay for the increased level of service.

Individuals owning property within the assessment area will be given the opportunity to support or protest the designation of the proposed assessment area and the assessment to be levied. This letter has been sent to outline the procedures and some of the consequences associated with the outcome of the proposed assessment area.

Official notice of the assessment area and other details related to the public process are also enclosed with this letter. Please note state law requires that protests must be in writing and submitted in person or by mail, with receipt by the County within the time specified in this public notice. Furthermore, such protest shall describe or otherwise identify the property owned by the person filing the protest. Accordingly, the County will not accept or consider emails of protests. Emails are not permitted by state law and it would be extraordinarily challenging to verify the authenticity of emails. Protests need to be filed in writing by the owner of the property which is within the proposed assessment area, and then delivered in person or via mail service (not by proxy) to the County Auditor/Clerk of Wasatch County, Utah with receipt by the County at the place and within the time frame described in the enclosed public notice.

If the Assessment Area is designated:

- The Jordanelle Station will remain manned with full time staff. 75% of this staff cost will be included in the assessment. The remaining 25% will be shouldered by the Fire District for the general services provided which benefit the entire County.
- The assessment will be levied on property located in the assessment area and benefitted by the improved services. The assessment will be for a 5 year period. After 5 years, the assessment will be released, unless renewed through a similar process.
- The assessment will be calculated and administered annually.

If the Assessment is not designated:

- The Fire District will not have sufficient funds to continue employing nine (9) full-time firemen and therefore the Jordanelle Station will return to a volunteer-based station.
- The Fire District will negotiate with Park City Fire to meet the contractual obligations regarding fire coverage levels for the parcels annexed in 1998, or will renegotiate the annexation agreement.
- Jordanelle area property owners may experience a change in property insurance rates or in the ability of some carriers to continue providing coverage (check with your carrier).

Dated October 15, 2012

NOTICE OF INTENTION TO DESIGNATE ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on October 3, 2012, the County Council (the "County Council") of Wasatch County, Utah (the "County"), acting as the governing board of the Wasatch County Fire Protection Special Service District, Wasatch County, Utah (the "District") adopted a resolution declaring its intention to designate an assessment area to be known as the Wasatch Fire Assessment Area (the "Assessment Area"). It is the proposal of the County Council to provide services herein described to property within the proposed Assessment Area, to finance the operation and maintenance costs ("O&M Costs") with respect to said services, and to levy assessments as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act") on the properties lying within the Assessment Area for the benefit of which such assessments are to be expended to pay for such O&M Costs.

DESCRIPTION OF ASSESSMENT AREA

THE PROPOSED WASATCH FIRE ASSESSMENT AREA IS LOCATED ENTIRELY IN WASATCH COUNTY, STATE OF UTAH, AND IS COMPRISED OF PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 4, 5, AND 6 EAST AND TOWNSHIP 3 SOUTH, RANGE 5 AND 6 EAST.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 34, T2S, R4E, SLB&M; THENCE EASTERLY ALONG THE SOUTH LINE OF SECTIONS 34, 35 AND 36, T2S, R4E, AND SECTION 31, T2S, R5E, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE TIMPANOGAS CANAL; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE TIMPANOGAS CANAL TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF STATE ROAD 32; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF STATE ROAD 32 TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 7, T3S, R5E; THENCE EASTERLY ALONG THE SOUTH LINE OF SECTIONS 7,8,9,10, 11, AND 12, T3S, R5E, TO THE SOUTHEAST CORNER OF SECTION 12 T3S, R5E; THENCE NORTHERLY ALONG THE EAST LINE OF SECTION 12 TO THE CLOSING CORNER COMMON TO SECTIONS 12 AND 1, T3S, R5E; THENCE NORTHERLY ALONG A PORTION OF THE EAST LINE OF SECTION 1 T3S, R5E, TO THE SOUTHWEST CORNER OF SECTION 6 T3S, R6E; THENCE EASTERLY ALONG THE SOUTH LINE OF SECTIONS 6 AND 5, T3S, R6E, TO THE SOUTHEAST CORNER OF SECTION 5; THENCE NORTHERLY ALONG THE EAST LINE OF SECTION 5, T3S, R6E, TO THE POINT OF INTERSECTION WITH THE WASATCH / SUMMIT COUNTY LINE; THENCE NORTHWESTERLY AND THEN SOUTHWESTERLY ALONG THE COUNTY LINE TO A POINT IN SECTION 22, T2S, R4E, WHERE THE COUNTY LINE INTERSECTS THE PARK CITY MUNICIPAL BOUNDARY AS IT EXISTED ON JUNE 6, 2012; THENCE LEAVING THE WASATCH COUNTY LINE AND TRAVELING SOUTHERLY ALONG THE EASTERLY BOUNDARY OF THE PARK CITY MUNICIPAL BOUNDARY, TO A POINT IN SECTION 27, T2S, R4E, WHERE THE PARK CITY BOUNDARY, AGAIN, INTERSECTS THE WASATCH COUNTY LINE; THENCE SOUTHWESTERLY ALONG THE COUNTY LINE TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 34, T2S, R4E; THENCE SOUTHERLY ALONG THE WEST LINE OF SECTION 34, T2S, R4E, TO THE POINT OF BEGINNING.

A map of the proposed Assessment Area is attached hereto as Attachment A.

PROPOSED O&M COSTS

The District intends to levy an operation and maintenance assessment ("O&M Assessments"), as provided in the Act, on those properties within the Assessment Area to be benefited by certain O&M Costs including, the fire protection service costs for a portion of the full time firefighters housed at the Jordanelle Fire Station ("Services") incurred by the District within the Assessment Area. The initial estimated aggregate annual O&M Assessments is \$671,602 for the first year. Each subsequent annual O&M Assessments shall be determined as follows: most recent actual O&M costs, less any surplus or plus any deficits for the prior year, plus a cost of living adjustment, plus any extraordinary O&M costs to be incurred for the coming year. The District will adjust each annual O&M Assessments annually to reflect the current O&M Costs anticipated to be incurred by the District using the determination method described above, and will adopt a new assessment ordinance levying each annual O&M Assessment.

O&M ASSESSMENTS AND METHOD

<u>Purpose of O&M Assessment</u>	<u>Estimated First Year Assessment</u>	<u>Method of Assessment</u>
to pay operation and maintenance expenses described above	\$.56 per \$1,000 of assessed market value	Per Assessed Market Value determined by Wasatch County

The O&M Assessments will be paid in annual installments by property owners over a five-year period beginning on the day on which the County Council adopts the Assessment Ordinance levying the O&M Assessments. The first O&M Assessments payment shall be due and payable as provided in the Assessment Ordinance to be adopted by the County Council to levy said O&M Assessments and subsequent O&M Assessments payments with respect to subsequent assessment ordinances shall be due and payable on each anniversary date thereafter for so long as the County Council determines to adopt an assessment ordinance to levy the O&M Assessments; but in no event longer than five (5) years, provided, however, that the County Council may levy an O&M Assessments after said five-year period, if, after the five-year period expires, the County Council complies with the requirements of the Act. The County Council shall charge interest at a rate of ten percent (10%) per annum on unpaid O&M Assessments from the date the O&M Assessments comes due. Other payment provisions and enforcement remedies shall be in accordance with the Act.

The proposed O&M Assessments will be equal and uniform based on benefits received. The County Engineer has prepared a "Certificate of Project Engineer" that, among other things, identifies the costs of the proposed O&M Costs. Said Certificate is on file in the office of the County Engineer who will make such information available to all interested parties.

A map of the proposed Assessment Area and other related information are on file in the office of the County Engineer who will make such information available to all interested persons.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be included within the Assessment Area shall have the right to file in writing a protest against the designation of the Assessment Area or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest. Protests shall be filed in writing with the County Auditor/Clerk of Wasatch County, Utah, either in person during regular business hours Monday through Friday, or by mail on or before the date of the hearing at 5:00 p.m. on November 8, 2012, at the offices of the County Auditor/Clerk located at 25 North Main, Heber City, Utah 84032. Thereafter, at 7:00 p.m. on November 8, 2012, the County Council will meet in public meeting at the County Council Chambers in Heber City, Utah, to consider all protests so filed and hear all objections relating to the proposed Assessment Area and the proposed O&M Assessments. After such consideration and determination, the Council shall adopt a resolution either abandoning the Assessment Area or designating the Assessment Area either as described in this Notice of Intention to Designate Assessment Area or with deletions and changes made as authorized by the Act; but the County Council shall abandon the designation of the Assessment Area if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention to Designate Assessment Area for the filing of protests after eliminating from such filed protests: (a) protests relating to property that has been deleted from the Assessment Area, and (b) protests that have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean the following: Protests representing at least one-half of the total market value of all properties to be assessed where an assessment is proposed to be made according to assessed market value. For any additional information please contact the Wasatch Fire District at (435) 940-9636. State law requires that protests must be in writing and submitted in person or by mail, with receipt by the County within the time specified in this public notice. Furthermore, such protest shall describe or otherwise identify the property owned by the person filing the protest. Accordingly, the County will not accept or consider emails of protests. Emails are not permitted by state law and it would be extraordinarily challenging to verify the authenticity of emails. Protests need to be filed in writing by the owner of the property which is within the proposed assessment area, and then delivered in person or via mail service (not by proxy) to the County Auditor/Clerk of Wasatch County, Utah with receipt by the County at the place and within the time frame described in this public notice.

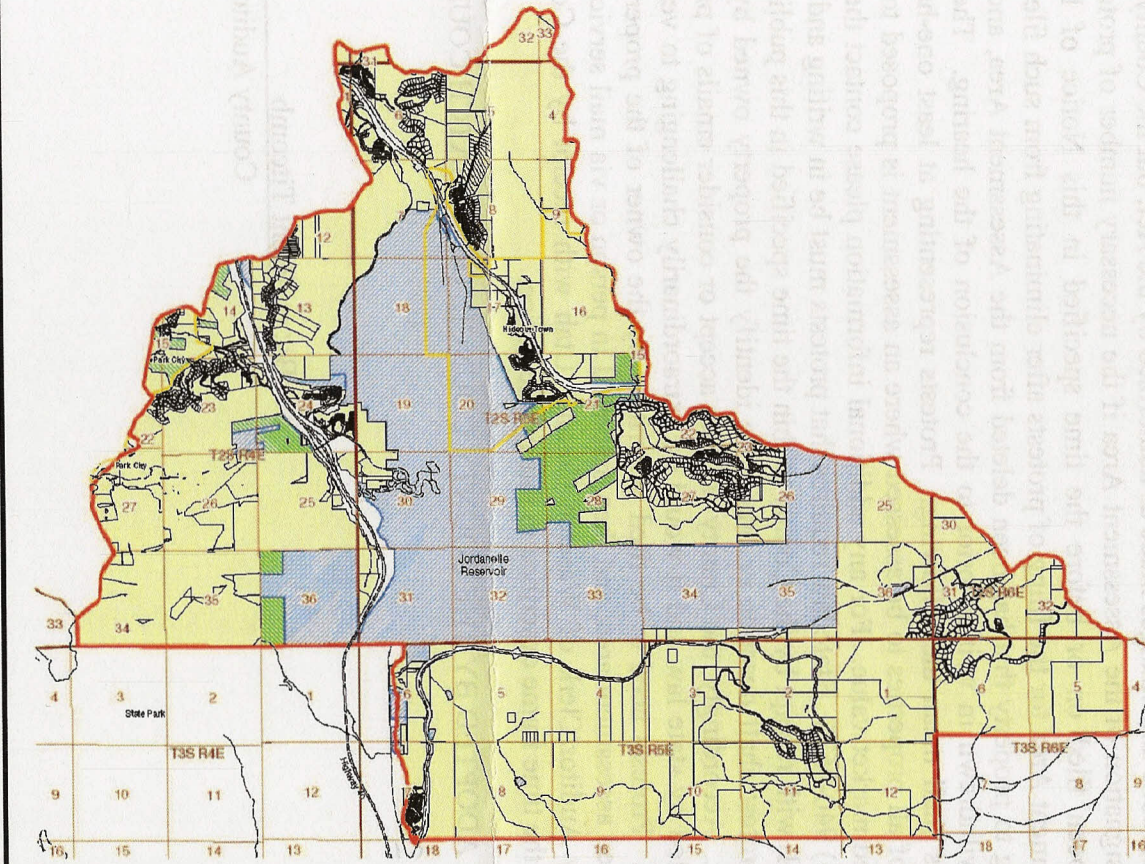
ADOPTED BY THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH

By: /s/ Brent Titcomb

County Auditor/Clerk

MAP OF PROPOSED ASSESSMENT AREA

JORDANELLE FIRE DISTRICT ASSESSMENT AREA
WASATCH COUNTY, UTAH



Not To Scale

Legend

- Assessment Boundary
- Taxable Parcels
- State Assessed Parcel
- Non-Taxable Parcels
- Municipal Boundaries
- Roads
- Section Line
- Township and Range

Map Date:
Map Scale:
Map Author: