



# Bonneville Research

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## **Financial Impact Analysis Ensign Bickford Property**

Please accept the following report of the Economic Impact Analysis, conducted by Bonneville Research on the Proposed Ensign Bickford Development. The proposed project consists of approximately 481 acres, and is located at approximately 8305 South on Highway 6 contiguous to the City of Mapleton. This Economic Impact Analysis is intended to provide an evaluation of the municipal revenues generated by and the cost of providing municipal services to the proposed project. This information was prepared to assist you and the City of Mapleton in making a fiscally sound decision in preparing a Development Plan for the area.

### **"Economic Impact" Findings:**

Your attention is directed to the following Economic Impact Findings, of the proposed Ensign Bickford Development Scenario:

The Proposed Ensign Bickford Mixed Use Development includes the following:

- Residential - 700 to 1,000 Units (assumed average 850)
  - 850 (Average) Single Family Units with 35%
  - 298 single family detached units (35%) priced between \$285,000 and \$269,000.
  - 552 (Average) Single Family Condo/Loft and Townhome units priced between \$229,000 and \$160,000.
  - Residential occupancy is anticipated to start in 2012 and take 10 to 12 years to complete
- Commercial
  - 200,000 net square feet of commercial office/flex space valued at \$23 million
  - 120,000 net square feet of commercial retail space valued at \$17.4 million
  - 535,000 net square feet of commercial light industrial space valued at \$52.4 million
  - Commercial occupancy is anticipated to start in 2012 and take 5 to 10 years to complete
- Bonneville Research estimates that the City of Mapleton will achieve municipal operating revenues that will exceed the cost of providing services by \$3.4 million over a 15 year period.

**Note: Home and Commercial property values were not inflated due to "Truth in Taxation" requirements.**



**Conclusions:**

Mapleton has the unusual opportunity to incorporate a significant undeveloped property into the city. This property is at the intersection of 2 major highways, is contiguous to the city of Mapleton and has the potential of providing Mapleton the commercial/retail development it needs to establish a more balanced and typical municipal tax base. This incorporation may represent Mapleton's best and only opportunity to capture such a badly needed commercial/retail development.

Using very conservative valuation and development assumptions that incorporate our current economic environment, the proposed Ensign Bickford Mixed Use Project, will achieve municipal revenues that will exceed expenses by \$3.4 million over the 15 year planning period.

In addition to the collateral benefits of job creation and diversification and City revenues, the development as proposed will also provide the following assets not valued in this analysis:

- **Parks** – 12 acres of new City Parks
- **Trails** – 8 miles of interconnected public/pedestrian trails
- **Open Space** – 250 acres maintained and preserved
- **Water** – new dedicated well in new aquifer
- **Sewer** – new offsite trunk that avoids current bottleneck
- **Retail** – new opportunities to capture retail sales tax revenues
- **Office/Commercial** – new opportunities for residents to live and work in Mapleton

**Recommendation:**

After careful consideration of the likely costs and benefits it is my conclusion that Mapleton will benefit significantly from this proposed development, and the boundary line adjustment necessary to incorporate the area into Mapleton City is recommended. This incorporation of the only contiguous area with a major intersection and represents Mapleton's best and only opportunity to capture the badly needed commercial/retail development necessary to achieve a more balanced and typical municipal tax base.

*Bob Springmeyer*

Bonneville Research

5/20/2010 (Rev. 6.8.10)



**General Background Information:**

Site Size:	<u>481</u> Acres approximately	
Site Location:	Approximately 8350 South Highway 6 Utah County, UT	
Current Use:	Industrial	
Proposed Use:	Mixed Use Residential/Commercial 850 Residential Units 298 Single Family Detached 552 Single Family Attached 855,000 net sf Commercial 200,000 net sf Office/Flex 120,000 net sf Retail 535,000 net sf Commercial/Light Industrial	
Anticipated Development Period:	2012 - 2023	
Potential jobs (FT Equiv):	Office/Flex	800 jobs
	Retail	300 jobs
	Comm/Light Ind	<u>1,000 jobs</u>
	Total	2,100 jobs

Our findings reflect analysis of primary and secondary sources of information. We have utilized sources deemed to be reliable but cannot guarantee their accuracy. We projected a development schedule based on assumptions stated herein. Moreover, estimates and analysis regarding the project are based on trends and assumptions, which usually result in differences between the projected results and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

The project Fiscal Impact Assessment reflects the proposed development plan and identifies multi-year estimates of taxes likely to be generated by the proposed project, including:

- The estimated amount of point of sale taxable retail sales likely to be generated by the project.
- The estimated amount of property taxes likely to be generated by the project.
- The estimates for the other municipal revenues likely to be generated by the project.

The project Fiscal Impact Assessment reflects the proposed development plan and identifies multi-year estimates for the municipal service expenses likely to be required by the project, including:

- General Government
- Public Safety
- Parks & Recreation
- Community Development
- Public Works



**"Financial Impact" Findings: Proposed Ensign Bickford Development**

**Proposed New Residential Development**

	# of Proposed Units	# Years to Build-Out
<b>Single Family Detached</b>	<b>298</b>	<b>12</b>
<b>Single Family Attached</b>	<b>552</b>	<b>10</b>
<b>Total New Residences</b>	<b>850</b>	

**Single Family Detached**

	Residence Finished Sq Feet	# of Proposed Units	# Units/Year to Build-Out
A. 4 bd 2-3 ba Unfin Bsm't	2,023	114	9
B. 3 bd 2 ba Unfin Bsm't	1,620	171	14
<b>Total SFD</b>		<b>285</b>	<b>24</b>

**Single Family Attached**

A. Mansion Homes - Triplex 2-3 bd 2.5 ba Unfin Bsm't	1,538	132	13
B. Condo Lofts/Flats - Triplex 1-2 bd 1.5 ba No Bsm't	1,200	211	21
C. Townhomes - Fourplex 2-3 bd 2.5 ba Unfinished Bsm't	1,373	185	18
<b>Total SFA</b>		<b>528</b>	<b>53</b>

**Total Residential**

**813 77**

**Proposed New Commercial Development**

	Net SF	Build Cost	Est Const Cost	# Years to Build-Out
Commercial 1 Office/Flex	200,000	\$115	\$23,000,000	10
Commercial 2 & 3 Retail	120,000	\$145	\$13,800,000	8
Commercial Light Industrial	535,000	\$98	\$61,525,000	5
<b>Total Commercial</b>	<b>855,000</b>	<b>\$0</b>	<b>\$98,325,000</b>	
Civic Uses - Churches	344,124	na		
Open Space - Preserved	14,053,264	\$0	\$0	

Bonneville Research estimates that the proposed Ensign Bickford project will sell to individual builders/individuals and will generate the following in new incremental property, sales and other taxes and operating expenses over a 15 year period for the City of Mapleton.

Proposed Ensign Bickford <b>Project Revenues</b> <b>City of Mapleton</b>	NPV @ 5.0% 15 Years	CASH INCREMENT 15 Years
<b>PROJECT REVENUES</b>		
Property Tax Ensign Bickford Development		
Residential Mapleton Property Taxes	\$1,947,220	\$3,117,061
Non Residential Mapleton Property Taxes	\$2,022,659	\$3,195,937
Resident Sales Tax Point of Sale	\$118,611	\$182,742
Ensign Bickford Development Sales Tax Point of Sale	\$2,163,931	\$3,429,825
Sales Tax Resident Population	\$1,435,411	\$2,294,915
Franchise and other non- property taxes	\$1,257,952	\$2,011,195
Licenses & Permits	\$872,732	\$1,395,311
Inter-Governmental	\$1,015,144	\$1,622,998
Charges for Services	\$739,192	\$1,181,809
Fines and Forfeitures	\$0	\$0
Other Fees and Charges	\$0	\$0
<b>Total Mapleton City</b>	<b>\$11,572,851</b>	<b>\$18,431,794</b>



Proposed Ensign Bickford <b>Project Expenses</b> <b>City of Mapleton</b>	NPV @ 5.0% 15 Years	CASH INCREMENT 15 Years
<b>PROJECT EXPENSES</b>		
General Government	\$3,078,343	\$4,921,611
Public Safety	\$4,701,224	\$7,516,250
Parks & Recreation	\$1,898,094	\$3,034,645
Community Development	\$40,074	\$64,070
Public Works	\$1,921,881	\$3,072,676
<b>Total Mapleton City</b>	<b>\$9,412,962</b>	<b>\$15,049,310</b>

Therefore with the Proposed Ensign Bickford Mixed Use **Project**, Bonneville Research estimates that the City of Mapleton will achieve municipal revenues that will exceed expenses by \$1.4 million over the 15 year planning period.

NET MAPLETON OPERATING REVENUES Proposed Ensign Bickford <b>Project</b>	NPV @ 5.0%	Actual Cash
<b>NET MAPLETON OPERATING REVENUES</b>	<b>\$2,159,889</b>	<b>\$3,382,484</b>

Estimates have not been prepared calculating the likely building and impact fees or other capital expenses that the project will likely incur over the 12 year development period nor does it include the value of trails, parks, land for public facilities and other infrastructure investments to be made by Ensign Bickford.

We have enjoyed the opportunity to work on similar assignments with several other communities throughout the State of Utah and have found this approach to be a reliable indicator and a useful tool for local government planning.



# Bonneville Research

## Appendix

MAPLETON REVENUES (\$000)	Total Taxes	Non Property or Sales Taxes	Licenses & Permits	Intergovernmental	Charges for Services	Fines & Forfeitures	Other Fees and Charges	Total Non Property Tax and Sales Tax Fees and Charges	TOTAL (000)
<b>Mapleton</b>									
2004-2010 Trend	\$2,541	\$439	\$296	\$404	\$258	\$100	\$138	\$1,535	\$3,662
2004-2010 Average	\$2,007	\$379	\$305	\$355	\$249	\$89	\$155	\$1,442	\$3,286
2010	\$2,425	\$380	\$378	\$397	\$185		\$73	\$1,413	\$3,357
2009	\$2,610	\$431	\$147	\$414	\$295		\$159	\$1,447	\$3,625
2008	\$2,221	\$418	\$293	\$452	\$356		\$253	\$1,772	\$3,876
2007	\$1,838	\$400	\$367	\$285	\$153	\$96	\$103	\$1,308	\$3,163
2006	\$1,719	\$425	\$313	\$253	\$295	\$88	\$169	\$1,455	\$2,837
2005	\$1,692	\$363	\$411	\$281	\$255	\$104	\$203	\$1,512	\$3,582

MAPLETON EXPENDITURES (\$000)	General Government	Police	Fire	Public Safety	Public Works & Highway	Parks & Recreation	Community Development	Total Direct	Total Revenues over Expenses
<b>Mapleton</b>									
2004-2010 Trend	\$1,411	\$801	\$39	\$969	\$780	\$539	\$10	\$3,576	\$85
2004-2010 Average	\$1,075	\$684	\$87	\$871	\$671	\$352	\$7	\$3,288	(\$2)
2010	\$1,275	\$779	\$58	\$972	\$364	\$539	\$5	\$3,357	\$0
2009	\$1,196	\$750	\$60	\$926	\$754	\$457	\$9	\$2,975	\$650
2008	\$1,524	\$787	\$62	\$957	\$1,347	\$496	\$12	\$4,495	(\$620)
2007	\$1,027	\$682	\$79	\$867	\$839	\$324	\$14	\$3,163	\$0
2006	\$1,057	\$654	\$60	\$795	\$391	\$222	\$7	\$2,837	\$0
2005	\$792	\$529	\$122	\$729	\$469	\$214	\$4	\$3,582	\$0



<b>SANTA CLARA REVENUES (\$000)</b>	<b>Total Taxes</b>	<b>Non Property or Sales Taxes</b>	<b>Licenses &amp; Permits</b>	<b>Intergovernmental</b>	<b>Charges for Services</b>	<b>Fines &amp; Forfeitures</b>	<b>Other Fees and Charges</b>	<b>Total Non Property Tax and Sales Tax Fees and Charges</b>	<b>TOTAL (000)</b>
<b>Santa Clara</b>									
<b>2006-2010 Trend</b>	\$1,618	\$164	\$26	\$293	\$836	\$79	\$206	\$1,525	\$3,502
<b>2006-2010 Average</b>	\$1,399	\$167	\$129	\$304	\$763	\$69	\$191	\$1,554	\$3,173
2010	\$1,532	\$163	\$48	\$292	\$868	\$72	\$184	\$1,555	\$3,453
2009	\$1,546	\$167	\$51	\$279	\$648	\$73	\$200	\$1,344	\$3,153
2008	\$1,522	\$169	\$115	\$321	\$994	\$81	\$203	\$1,802	\$3,370
2007	\$1,272	\$163	\$201	\$339	\$595	\$73	\$241	\$1,539	\$3,362
2006	\$1,123	\$172	\$231	\$288	\$710	\$47	\$128	\$1,529	\$2,526

<b>SANTA CLARA EXPENDITURES (\$000)</b>	<b>General Government</b>	<b>Police</b>	<b>Fire</b>	<b>Public Safety</b>	<b>Public Works &amp; Highway</b>	<b>Parks &amp; Recreation</b>	<b>Community Development</b>	<b>Total Direct</b>	<b>Total Revenues over Expenses</b>
<b>Santa Clara</b>									
<b>2006-2010 Trend</b>	\$1,280			\$1,394	\$483	\$468	\$49	\$3,618	(\$116)
<b>2006-2010 Average</b>	\$1,043			\$1,138	\$506	\$457	\$58	\$3,231	(\$58)
2010	\$1,212			\$1,316	\$437	\$440	\$49	\$3,453	\$0
2009	\$1,290			\$1,231	\$390	\$462	\$68	\$3,442	(\$290)
2008	\$889			\$1,229	\$760	\$492		\$3,370	\$0
2007	\$1,119			\$1,242	\$506	\$494		\$3,361	\$0
2006	\$707			\$669	\$436	\$396		\$2,526	\$0



<b>CEDAR HILLS REVENUES (\$000)</b>	<b>Total Taxes</b>	<b>Non Property or Sales Taxes</b>	<b>Licenses &amp; Permits</b>	<b>Intergovernmental</b>	<b>Charges for Services</b>	<b>Fines &amp; Forfeitures</b>	<b>Other Fees and Charges</b>	<b>Total Non Property Tax and Sales Tax Fees and Charges</b>	<b>TOTAL (000)</b>
<b>Cedar Hills</b>									
<b>2008-2010 Trend</b>	\$2,015	\$417	\$66	\$240	\$487	\$2	\$16	\$1,226	\$3,111
<b>2008-2010 Average</b>	\$2,448	\$415	\$131	\$255	\$499	\$2	\$26	\$1,327	\$3,234
2010	\$2,147	\$410	\$89	\$241	\$455	\$1	\$20	\$1,215	\$3,149
2009	\$2,184	\$429	\$84	\$253	\$564	\$4	\$19	\$1,349	\$3,159
2008	\$3,014	\$405	\$220	\$272	\$480	\$0	\$40	\$1,417	\$3,393

<b>CEDAR HILLS EXPENDITURES (\$000)</b>	<b>General Government</b>	<b>Police</b>	<b>Fire</b>	<b>Public Safety</b>	<b>Public Works &amp; Highway</b>	<b>Parks &amp; Recreation</b>	<b>Community Development</b>	<b>Total Direct</b>	<b>Total Revenues over Expenses</b>
<b>Cedar Hills</b>									
<b>2008-2010 Trend</b>	\$1,339	\$370	\$201	\$592	\$739	\$300		\$3,111	\$0
<b>2008-2010 Average</b>	\$1,273	\$325	\$202	\$547	\$662	\$290		\$3,234	(\$0)
2010	\$1,351	\$365	\$202	\$588	\$753	\$282		\$3,149	\$0
2009	\$1,249	\$337	\$200	\$556	\$636	\$326		\$3,159	\$0
2008	\$1,219	\$275	\$204	\$496	\$597	\$261		\$3,393	(\$0)



Revenue Source Analysis																		
	Population	Pop/HH	# Households	Population Changes		Property Tax	Total Tax Revenue			Non Property and General Sales Tax Revenue			Licenses and Permit Revenue			Fees & Charges for Service Revenue		
Reference Cities	2009	2009	2009	2014	% Change	Tax Rates 2009	2009 (000)	\$ / HH	[\$ / capita]	2009 (000)	\$ / HH	[\$ / capita]	2009 (000)	\$ / HH	[\$ / capita]	2009 (000)	\$ / HH	[\$ / capita]
<b>Mapleton</b>	7,286	3.82	1,885	8,589	17.9%	0.003085												
<b>2004-2010 Trend</b>							\$2,541	\$1,348	\$349	\$439	\$233	\$60	\$296	\$157	\$41	\$258	\$137	\$35
<b>2004-2010 Average</b>							\$2,007	\$1,065	\$275	\$379	\$201	\$52	\$305	\$162	\$42	\$249	\$132	\$34
<b>Santa Clara</b>	7,095	3.70	1,920	8,982	26.6%	0.001835												
2006-2010 Trend							\$1,618	\$858	\$222	\$164	\$87	\$22	\$26	\$14	\$4	\$836	\$444	\$115
2006-2010 Average							\$1,399	\$742	\$192	\$167	\$88	\$23	\$129	\$68	\$18	\$763	\$405	\$105
<b>Cedar Hills</b>	6,789	4.25	1,597	8,834	30.1%	0.002768												
2008-2010 Trend							\$2,015	\$1,069	\$277	\$417	\$221	\$57	\$66	\$41	\$10	\$487	\$258	\$67
2008-2010 Average							\$2,448	\$1,299	\$336	\$415	\$220	\$57	\$131	\$70	\$18	\$499	\$265	\$69
<b>Average Peer Cities</b>	6,942	3.98	1,759	\$8,908	28%	0.002302	\$1,870	\$992	\$257	\$291	\$154	\$40	\$88	\$48	\$12	\$646	\$343	\$89

Reference Cities	Fines & Forfeitures			Total Non Property Tax and Sales Tax Fees and Charges			TOTAL (000)		
	2009 (000)	\$ / HH	[\$ / capita]				2009 (000)	\$ / HH	[\$ / capita]
<b>Mapleton</b>									
<b>2004-2010 Trend</b>	\$404	\$214	\$55	\$0	\$0	\$0	<b>\$1,535</b>	\$814	\$211
<b>2004-2010 Average</b>	\$355	\$188	\$49	\$0	\$0	\$0	<b>\$1,442</b>	\$765	\$198
<b>Santa Clara</b>									
2006-2010 Trend	\$79	\$42	\$11	\$1,525	\$809	\$209	\$3,502	\$1,828	\$473
2006-2010 Average	\$69	\$37	\$9	\$1,554	\$824	\$213	\$3,173	\$0	\$0
<b>Cedar Hills</b>									
2008-2010 Trend	\$2	\$1	\$0	\$1,226	\$650	\$168	\$3,111	\$1,651	\$427
2008-2010 Average	\$2	\$1	\$0	\$1,327	\$704	\$182	\$3,234	\$1,715	\$444

Public Services Expenditures Analysis	HHold Size	#House holds	Populat ion	General Government Expenditures			Total Public Safety Expenditures		
				2010 (000)	\$ / HH	\$ / capita	2010 (000)	\$ / HH	\$ / capita
<b>Reference Cities</b>	<b>2010</b>	<b>2010</b>	<b>2010</b>						
<b>Mapleton</b>	7,286	3.82	1,885						
2004-2010 Trend				\$1,411	\$749	\$194	\$969	\$514	\$133
2004-2010 Average				\$1,145	<b>\$608</b>	\$157	\$874	<b>\$464</b>	\$120
<b>Santa Clara</b>	7,095	3.70	1,920						
2006-2010 Trend				\$1,280	\$679	\$176	\$1,394	\$740	\$191
2006-2010 Average				\$1,043	\$553	\$143	\$1,138	\$603	\$156
<b>Cedar Hills</b>	6,789	4.25	1,597						
2008-2010 Trend				\$1,339	\$710	\$184	\$592	\$314	\$81
2008-2010 Average				\$1,273	\$675	\$175	\$547	\$290	\$75
<b>Average Peer Cities</b>	6,942	3.98	1,759	\$1,234	\$655	\$169	\$918	\$487	\$126

Public Services Expenditures Analysis												
Reference Cities	Public Works & Highways Expenditures			Parks and Recreation Expenditures			Community Development			Total Direct Expenditures		
	2010 (000)	\$ / HH	\$ / capita	2010 (000)	\$ / HH	\$ / capita	2010 (000)	\$ / HH	\$ / capita	2010 (000)	\$ / HH	\$ / capita
<b>Mapleton</b>												
2004-2010 Trend	\$780	\$414	\$107	\$539	\$286	\$74	\$10	\$5	\$1	\$3,576	\$1,897	\$491
2004-2010 Average	\$694	<b>\$368</b>	\$95	<b>\$375</b>	\$199	\$51	<b>\$8</b>	\$4	\$1	<b>\$3,401</b>	\$1,805	\$467
Santa Clara												
2006-2010 Trend	\$483	\$256	\$66	\$468	\$248	\$64	\$49	\$26	\$7	\$3,618	\$1,919	\$497
2006-2010 Average	\$506	\$268	\$69	\$457	\$242	\$63	\$58	\$31	\$8	\$3,231	\$1,714	\$443
Cedar Hills												
2008-2010 Trend	\$739	\$392	\$101	\$300	\$159	\$41	\$0	\$0	\$0	\$3,111	\$1,651	\$427
2008-2010 Average	\$662	\$351	\$91	\$290	\$154	\$40	\$0	\$0	\$0	\$3,234	\$1,715	\$444
<b>Average Peer Cities</b>	\$598	\$317	\$82	\$379	\$201	\$52	\$27	\$14	\$4	\$3,298	\$1,750	\$453



# Bonneville Research

<b>City of Mapleton</b>							
<b>Proposed Ensign Bickford Mixed Use Development</b>	<b>NPV @ 5.0%</b>	<b>CASH INCREMENT</b>		<b>Increment</b>	<b>Increment</b>	<b>Increment</b>	<b>Increment</b>
	<b>15 YEARS</b>	<b>15 YEARS</b>		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
<b>15 Year Budget</b>			<b>Per HH</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
# SF Detached Households				25	50	74	99
SF Population @ 3.82 pop per HH			3.82	95	189	284	379
# SF Attached Households				55	111	166	221
SF Population @ 3.20 pop per HH			3.20	177	354	530	707
# Total Households				80	160	240	320
Total Population				272	543	815	1,086
<b>City of Mapleton</b>							
<b>PROJECT REVENUES</b>							
Property Tax Ensign Bickford Development			<b>Per HH</b>				
Residential Mapleton Property Taxes	\$1,947,220	\$3,117,061	\$358	\$28,693	\$57,387	\$86,080	\$114,773
Non Residential Mapleton Property Taxes	\$2,022,659	\$3,195,937	\$89	\$7,096	\$46,540	\$92,695	\$138,850
Sales Tax Ensign Bickford Development							
Resident Sales Tax Point of Sale	\$118,611	\$182,742	\$39	\$3,095	\$6,500	\$9,749	\$10,266
Ensign Bickford Development Sales Tax Point of Sale	\$2,163,931	\$3,429,825		\$15,750	\$54,238	\$98,144	\$142,050
Sales Tax Resident Population	\$1,435,411	\$2,294,915	\$266	\$21,291	\$42,582	\$63,873	\$85,164
Franchise and other non- property taxes	\$1,257,952	\$2,011,195	\$233	\$18,659	\$37,318	\$55,977	\$68,439
Licenses & Permits	\$872,732	\$1,395,311	\$162	\$12,945	\$25,890	\$38,835	\$64,254
Inter-Governmental	\$1,015,144	\$1,622,998	\$188	\$15,057	\$30,115	\$45,172	\$67,463
Charges for Services	\$739,192	\$1,181,809	\$137	\$10,964	\$21,928	\$32,893	\$43,567
Fines and Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Fees and Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Mapleton City</b>	<b>\$11,572,851</b>	<b>\$18,431,794</b>	<b>\$2,015</b>	<b>\$133,550</b>	<b>\$322,497</b>	<b>\$523,418</b>	<b>\$721,605</b>
<b>PROJECT EXPENSES</b>							
General Government	\$3,078,343	\$4,921,611	\$570	\$45,660	\$91,321	\$136,981	\$182,641
Public Safety	\$4,701,224	\$7,516,250	\$871	\$69,732	\$139,464	\$209,196	\$278,928
Parks & Recreation	\$1,898,094	\$3,034,645	\$352	\$28,154	\$56,308	\$84,462	\$112,616
Community Development	\$40,074	\$64,070	\$7	\$594	\$1,189	\$1,783	\$2,378
Public Works	\$1,921,881	\$3,072,676	\$356	\$28,507	\$57,014	\$85,520	\$114,027
<b>Total Mapleton City</b>	<b>\$9,412,962</b>	<b>\$15,049,310</b>	<b>\$1,744</b>	<b>\$139,620</b>	<b>\$279,240</b>	<b>\$418,860</b>	<b>\$558,480</b>
<b>NET MAPLETON OPERATING REVENUES</b>							
	\$2,159,889	\$3,382,484		(\$6,070)	\$43,257	\$104,558	\$163,125



<b>City of Mapleton</b>							
<b>Proposed Ensign Bickford Mixed Use Development</b>	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	5	6	7	8	9	10	11
<b>15 Year Budget</b>	2016	2017	2018	2019	2020	2021	2022
# SF Detached Households	124	149	174	198	223	248	273
SF Population @ 3.82 pop per HH	474	568	663	758	852	947	1042
# SF Attached Households	276	332	387	442	497	553	553
SF Population @ 3.20 pop per HH	884	1061	1238	1414	1591	1768	1768
# Total Households	400	480	560	640	720	800	825
Total Population	1,358	1,629	1,901	2,172	2,444	2,715	2,810
<b>City of Mapleton</b>							
<b>PROJECT REVENUES</b>							
Property Tax Ensign Bickford Development							
Residential Mapleton Property Taxes	\$143,467	\$172,160	\$200,853	\$229,547	\$258,240	\$286,933	\$298,518
Non Residential Mapleton Property Taxes	\$185,004	\$231,159	\$244,964	\$258,770	\$272,575	\$286,381	\$286,381
Sales Tax Ensign Bickford Development							
Resident Sales Tax Point of Sale	\$10,779	\$11,318	\$11,884	\$12,478	\$13,102	\$13,757	\$14,445
Ensign Bickford Development Sales Tax Point of Sale	\$185,956	\$229,863	\$251,031	\$272,200	\$293,369	\$314,538	\$314,538
Sales Tax Resident Population	\$106,455	\$127,747	\$149,038	\$170,329	\$191,620	\$212,911	\$219,505
Franchise and other non- property taxes	\$93,294	\$111,953	\$130,612	\$149,271	\$167,930	\$186,589	\$192,368
Licenses & Permits	\$64,725	\$77,670	\$90,615	\$103,560	\$116,505	\$129,450	\$133,460
Inter-Governmental	\$75,287	\$90,344	\$105,402	\$120,459	\$135,516	\$150,574	\$155,237
Charges for Services	\$54,821	\$65,785	\$76,750	\$87,714	\$98,678	\$109,642	\$113,038
Fines and Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Fees and Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$919,789	\$1,117,999	\$1,261,149	\$1,404,327	\$1,547,535	\$1,690,774	\$1,727,490
<b>Total Mapleton City</b>							
<b>PROJECT EXPENSES</b>							
General Government	\$228,301	\$273,962	\$319,622	\$365,282	\$410,942	\$456,603	\$470,745
Public Safety	\$348,660	\$418,392	\$488,124	\$557,856	\$627,588	\$697,320	\$718,919
Parks & Recreation	\$140,770	\$168,924	\$197,078	\$225,231	\$253,385	\$281,539	\$290,260
Community Development	\$2,972	\$3,566	\$4,161	\$4,755	\$5,350	\$5,944	\$6,128
Public Works	\$142,534	\$171,041	\$199,547	\$228,054	\$256,561	\$285,068	\$293,897
	\$698,100	\$837,720	\$977,340	\$1,116,960	\$1,256,580	\$1,396,200	\$1,439,445
<b>Total Mapleton City</b>							
	\$221,689	\$280,278	\$283,808	\$287,367	\$290,954	\$294,573	\$288,044
<b>NET MAPLETON OPERATING REVENUES</b>							
	\$143,467	\$172,160	\$200,853	\$229,547	\$258,240	\$286,933	\$298,518



<b>City of Mapleton</b>				
<b>Proposed Ensign Bickford Mixed Use Development</b>	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	12	13	14	15
<b>15 Year Budget</b>	2023	2024	2025	2026
# SF Detached Households	298	298	298	298
SF Population @ 3.82 pop per HH	1136	1136	1136	1136
# SF Attached Households	552	552	552	552
SF Population @ 3.20 pop per HH	553	553	553	553
# Total Households	850	850	850	850
Total Population	2,904	2,904	2,904	2,904
<b>City of Mapleton</b>				
<b>PROJECT REVENUES</b>				
Property Tax Ensign Bickford Development				
Residential Mapleton Property Taxes	\$310,103	\$310,103	\$310,103	\$310,103
Non Residential Mapleton Property Taxes	\$286,381	\$286,381	\$286,381	\$286,381
Sales Tax Ensign Bickford Development				
Resident Sales Tax Point of Sale	\$15,167	\$15,925	\$16,722	\$17,558
Ensign Bickford Development Sales Tax Point of Sale	\$314,538	\$314,538	\$314,538	\$314,538
Sales Tax Resident Population	\$226,100	\$226,100	\$226,100	\$226,100
Franchise and other non- property taxes	\$198,147	\$198,147	\$198,147	\$198,147
Licenses & Permits	\$137,469	\$137,469	\$137,469	\$137,469
Inter-Governmental	\$159,901	\$159,901	\$159,901	\$159,901
Charges for Services	\$116,434	\$116,434	\$116,434	\$116,434
Fines and Forfeitures	\$0	\$0	\$0	\$0
Other Fees and Charges	\$0	\$0	\$0	\$0
	\$1,764,240	\$1,764,998	\$1,765,794	\$1,766,630
<b>Total Revenues Mapleton City</b>				
<b>PROJECT EXPENSES</b>	\$484,888	\$484,888	\$484,888	\$484,888
General Government	\$740,517	\$740,517	\$740,517	\$740,517
Public Safety	\$298,980	\$298,980	\$298,980	\$298,980
Parks & Recreation	\$6,312	\$6,312	\$6,312	\$6,312
Community Development	\$302,727	\$302,727	\$302,727	\$302,727
Public Works	\$1,482,691	\$1,482,691	\$1,482,691	\$1,482,691
<b>Total Expenses Mapleton City</b>				
	\$281,549	\$282,308	\$283,104	\$283,940
<b>NET MAPLETON OPERATING REVENUES</b>	\$310,103	\$310,103	\$310,103	\$310,103



**Examples of Typical Development Types:**

**Single Family Detached**

	<b>Price</b>	<b>Residence Sq Feet</b>	<b># of Proposed Units</b>	<b># Units/Year to Build-Out</b>
A. 2,023 sq ft 4 bd 2-3 ba Unfin Bsm't	\$285,000	2,023 sf	114 Total	9/Year



B. 1,620 sq ft 3 bd 2 ba Unfin Bsm't

\$269,000

1,620 sf

171 Total

14/Year







**Single Family Attached**

A. Mansion Homes - Triplex 2-3 bd 2.5 ba Unfin Bsm't \$229,000 1,538 sf 132 Total 13/Yr



B. Condo Lofts/Flats - Triplex 1-2 bd 1.5 ba No Bsm't \$160,000 1,200sf 211 Total 21/Yr



C. Townhomes - Fourplex 2-3 bd 2.5 ba Unfinished Bsm't \$175,000 1,373sf 185 Total 18/Yr



