IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

CULINARY WATER FACILITIES

FEBRUARY 2022

TOOELE CITY, UTAH

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IMPACT FEE FACILITIES PLAN & ANALYSIS CERTIFICATION

IFFP CERTIFICATION

LYRB certifies that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LYRB certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

DEFINITIONS

The following acronyms or abbreviations are used in this document:

AAGR: Average Annual Growth Rate

AF: Acre Foot

ERC: Equivalent Residential Connection

GAL: Gallons

GPM: Gallons per Minute

GPD: Gallons per Day

IFA: Impact Fee Analysis

IFFP: Impact Fee Facilities Plan

LOS: Level of Service

LYRB: Lewis Young Robertson and Burningham, Inc.

MG: Million Gallons

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Culinary Water Impact Fee Facilities Plan ("IFFP") and Analysis ("IFA") is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist Tooele City (the "City") in financing and constructing necessary capital improvements for future growth. This document will address the future water infrastructure needed to serve the service area through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service ("LOS"). The 2021 Tooele City Drinking Water Master Plan ("Master Plan") prepared by Hansen Allen & Luce, Inc., as well as input from the City, provide much of the information utilized in this analysis.

- **Impact Fee Service Area:** The service area for water impact fees includes all areas within the City.
- **Demand Analysis:** The demand units utilized in this analysis are based on typical usage patterns measured in acre feet ('AF"), peak day gallons per minute ("gpm"), total storage gallons, and equivalent residential connections ("ERCs") generated from land-use types. As residential and commercial growth occurs within the City, additional ERCs will be generated. The water capital improvements identified in this study are based on maintaining the existing LOS.
- **Level of Service:** The proposed LOS is based on the various system requirements for source, storage, and transmission. **SECTION 3** of this report further explains the LOS.
- **Excess Capacity:** A buy-in component for source and storage is included in this analysis.
- **Capital Facilities Analysis:** A total of over $31 million in source and transmission related costs are included in the calculation of the impact fee. All these costs are considered system improvements necessary to maintain the proposed LOS and meet the anticipated development activity over that same period.
- **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded on a pay-as-you-go basis, utilizing impact fee and utility fee revenues.

PROPOSED WATER IMPACT FEE

The IFFP must meet the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The table below illustrates the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the water impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERC demand served by the proposed projects.

TABLE 1.1: IMPACT FEE PER ERC

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERC	% OF TOTAL
Buy-In						
Source	$14,097,141	1.38%	$194,107	3,823	$51	0.65%
Storage	$7,597,747	37.12%	$2,820,048	3,823	$738	9.46%
Transmission	$27,835,155	0.00%	$0	3,823	$0	0.00%
Subtotal: Buy-In	**$49,530,043**		**$3,014,155**		**$789**	**10.11%**
Future Facilities						
Source	$37,857,147	59.55%	$22,542,362	3,823	$5,897	75.55%
Storage	$0	0.00%	$0	3,823	$0	0.00%
Transmission	$12,191,815	70.40%	$8,583,410	3,823	$2,245	28.76%
Impact Fee Interest Credit	($515,000)	100.00%	($515,000)	3,823	($135)	-1.73%
Impact Fee Fund Balance	($3,800,000)	100.00%	($3,800,000)	3,823	($994)	-12.74%
Professional Expense	11,626	100.00%	$11,626	3,823	$3	0.04%
Subtotal: Future Facilities	**$45,745,588**		**$26,822,398**		**$7,016**	**89.89%**
Total	**$95,275,631**		**$29,836,553**		**$7,805**	**100.00%**

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act[1] to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees could result in a different

[1] UC 11-36a-402(1)(c)

impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development would be determined based on the water and storage utilization and according to the LOS variables presented in this report, calculated on a case-by-case basis.

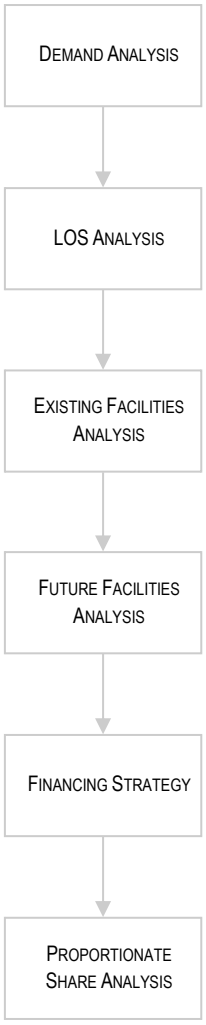
FORMULA FOR NON-STANDARD WATER IMPACT FEES:

(Total Average Yearly Demand (ac-ft) / 0.61 (ac-ft)) * Base Impact Fee/ERC ($7,805) = Total Fee

For purposes of impact fees, and as identified in the Master Plan, an ERC is assumed to have an irrigated acreage of 0.1 acres per ERC. This results in an average outdoor irrigation demand of 3.6 acre-feet of water per irrigated acre. Based on this analysis, 1 ERC is defined as the equivalent of 0.25 acre-feet annual indoor use and 0.36 acre-feet of annual outdoor use. For non-standard uses, the City may take into account changes in exterior irrigation requirements and/or variations for interior water demands.

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA[2]. The sections of this report identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with population growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to future new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.[3] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[4]

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

[2] UC 11-36a-301,302,303,304
[3] UC 11-36a-302(2)
[4] UC 11-36a-302(3)

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.[5] Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.[6] References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

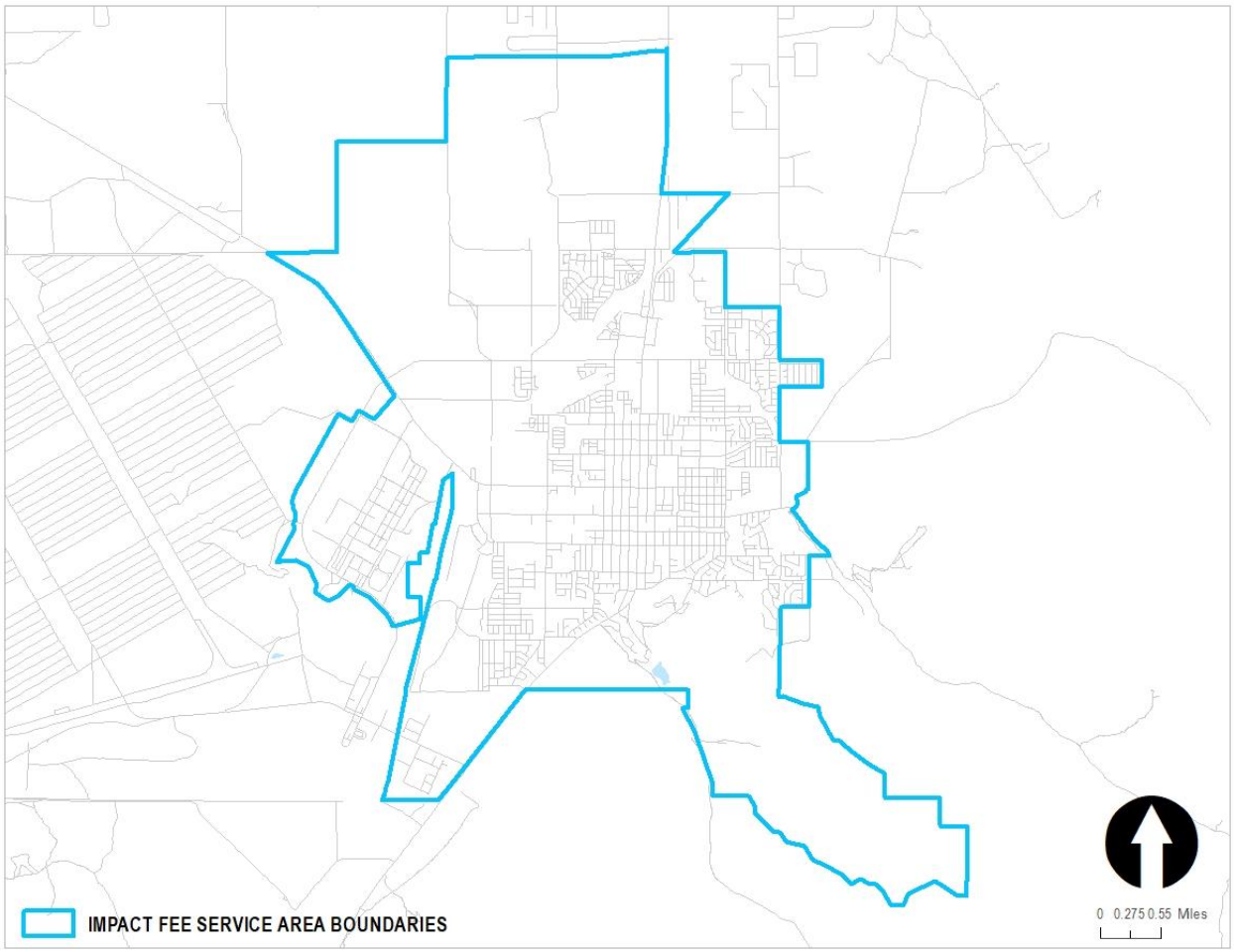
[5] UC 11-36a-102(20)
[6] UC 11-36a102(13)

SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.[7] The impact fees identified in this document will be assessed to a single, city-wide service area.

FIGURE 3.1: WATER SERVICE AREA



It is anticipated that the growth projected over the next ten years, and through buildout, will impact the City's existing services. Culinary water infrastructure will need to be expanded in order to maintain the existing level of service ("LOS"). Impact fees are a logical and sound mechanism for funding growth-related infrastructure. The IFFP and this analysis are designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. This analysis also ensures that new growth is not paying for existing system deficiencies. Impact fees should be used to fund the costs of growth-related capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the City to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on the system.

[7] UC 11-36a-402(a)

DEMAND UNITS

As shown in **TABLE 3.1**, the growth in ERCs is expected to reach 17,783 units by 2030. This represents an increase of 3,823 ERCs.

TABLE 3.1: CITY-WIDE ERC PROJECTIONS

YEAR	PROJECTED ERCS
2020	13,960
2030	17,783
2060	23,759
IFFP Increase	**3,823**

Source: Tooele City Water Master Plan 2021, Table 2-4

LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the LOS to current or future users of system improvements. Therefore, it is important to identify the water LOS currently provided within the City to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.

The source LOS is defined based on Peak Day Demand expressed in gpm. The LOS for storage is based on equalization storage, fire suppression and emergency storage. The transmission is defined based on peak instantaneous demand expressed in gpm.

Table 1-1 of the Master Plan identifies the existing and proposed LOS. The Master Plan is supported by a technical memorandum dated October 1, 2021 prepared the Hansen Allen & Luce, Inc. This memorandum provides an explanation of the two separate levels of service shown in the Master Plan. As stated in the memorandum:

> The 2021 Master Plan presents a Level of Service (LOS) for existing demand and a separate LOS for future demand. The two LOS are intended to illustrate the difference between existing residents having access to secondary (irrigation) water supplied by an entity other than Tooele City for outdoor watering, as compared to future residents, which are not expected to have access to secondary water for outdoor watering. The future LOS does not represent an increased demand for future development over the amount of water used by existing development but reflects that future residents will rely on the Tooele City water system for secondary water. (**See Appendix A**)

The total system capacity will be considered for each component, compared to the requirements needed to maintain the identified performance standard for existing development. If the existing system capacity is less than the performance standard, it represents a deficiency. If it is greater than the performance standard, it may indicate excess capacity.

TABLE 3.2: MASTER PLAN LOS VARIABLES

CRITERIA:	LEVEL OF SERVICE - EXISTING DEMAND		LEVEL OF SERVICE - FUTURE DEMAND	
Average Yearly Demand	0.58	ac-ft/ERC	0.61	ac-ft/ERC
	187,975	gal/ERC	197,930	gal/ERC
Peak Day Demand	1,195	gpd/ERC	1,280	gpd/ERC
	0.83	gpm/ERC	0.89	gpm/ERC
Peak Instantaneous Demand	1.75	Peaking Factor	1.75	Peaking Factor
	1.45	gpm/ERC	1.56	gpm/ERC
Equalization Storage	515	gal/ERC	542	gal/ERC

Source: Tooele Water Master Plan 2021, Table 1-1: System Level of Service

SECTION 4: EXISTING FACILITIES & EXCESS CAPACITY

EXISTING FACILITIES

The City's existing system is defined by the capacity variables found in **Table 4.1**.

TABLE 4.1: SUMMARY OF EXISTING FACILITIES

COMPONENT	CAPACITY	UNIT	EXISTING VALUE*	SOURCE
Source	11,730	gpm	$14,097,141	*Tooele City Water Master Plan 2021, Table 3-1*
Storage	14.2	MG	$7,597,747	*Tooele Water Master Plan, Table 4-1*
Transmission	The existing water system contains approximately 190 miles of pipe with diameters of 2 inches to 24 inches.		$27,835,155	*Tooele Water Master Plan, p. 5-2*

*Based on Original Value Found in City's Depreciation Schedule

EXCESS CAPACITY

The intent of the equity buy-in component is to recover the costs of the unused capacity in existing infrastructure from new development. This section addresses any excess capacity within the water system.

SOURCE

The City's current source capacity is 11,730 gpm. Existing development requires 11,587 gpm, leaving 143 gpm of excess capacity (or 1.38 percent of the total system). The excess capacity can serve another 161 ERCs, which is not sufficient to meet the demands of new development activity. Therefore, new source improvements will be required.

The source buy-in component is calculated using the original cost of existing assets as presented in the City's financial records. The original value of existing culinary storage facilities is estimated at $14,097,141, with $194,107 allocated to buy-in.

TABLE 4.2: CALCULATION OF EXCESS SOURCE CAPACITY

Reliable Capacity (gpm)	11,730
Total Peak Day Demand (gpm)	11,587
Excess/(Deficiency) (gpm)	143
Excess/(Deficiency) as % of Total Reliable Capacity	1.38%
ERC Served by Excess Capacity	161
ERCs in IFFP Window	3,823
Remaining ERCs to Serve	3,662
Original Value of Source System	$14,097,141
Value to New Development	$194,107

STORAGE

The City's current storage capacity is 14.2 MG. Existing development requires 7.19 MG, with 1.74 MG of fire suppression storage, leaving 5.27 MG of excess capacity (or 37.12 percent of the total system). The excess capacity can serve another 9,724 ERCs, which exceeds the total projected ERCs in the planning horizon.

The storage buy-in component is calculated using the original cost of existing assets as presented in the City's financial records. The original value of existing culinary storage facilities is estimated at $7,597,747, with $2,820,048 allocated to buy-in.

TABLE 4.3: CALCULATION OF EXCESS STORAGE CAPACITY

Existing Capacity (MG)	14.20
Less Fire Suppression & Emergency	1.74
Remaining (MG)	12.46
Existing Demand (MG)	7.19
Excess/(Deficiency) (MG)	5.27
Excess/(Deficiency) as % of Total Capacity	37.12%
ERCs Served by Excess Capacity	9,724
ERCs in IFFP Window	3,823
Remaining ERCs to Serve	-
Original Value of Storage System	$7,597,747
Value to New Development	$2,820,048

TRANSMISSION

The Master Plan does not identify any excess capacity related to the transmission system. Therefore, no buy-in is included in this analysis for transmission facilities.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including impact fees, user fees, dedications, the issuance of debt, and grant monies. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS.

SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns, as well as through an analysis of flow data. From this analysis, a portion of future infrastructure costs were attributed to new growth and included in this impact fee analysis as shown in **TABLE 5.1.** The costs of capital projects related to curing existing deficiencies cannot be funded through impact fees and were not included in the calculation of the impact fees. Further details related to these projects can be found in **Appendix B** and the Master Plan. A four percent annual construction inflation adjustment is applied to projects completed after 2020 (the base year cost estimate).

TABLE 5.1: ILLUSTRATION OF CULINARY WATER CAPITAL IMPROVEMENTS

DESCRIPTION	MASTER PLAN ROUNDED COSTS	CONSTRUCTION YEAR COST	% TO GROWTH	INFLATED COST TO GROWTH
Source	**$31,083,000**	**$37,857,147**	**60%**	**$22,542,362**
Transmission	**$10,368,000**	**$12,191,815**	**70%**	**$8,583,410**

Construction year cost calculated based on estimated construction year, assuming four percent inflation from 2020.

The IFFP has determined the projects included in this analysis using capital project and engineering data, planning analysis and other information. The accuracy and correctness of this plan is contingent upon the accuracy of the data and assumptions. Any deviations or changes in the assumptions due to changes in the economy or other relevant information used by the City for this study may cause this plan to be inaccurate and may require modifications.

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.[8] Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.[9] This analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication (donations) of system improvements, which may be used to finance system improvements.[10] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[11]

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. Where applicable, impact fees will offset the cost of future facilities. However, impact fees cannot be used to fund non-qualified expenses (i.e. the costs to cure existing deficiencies, to raise the LOS, to recoup more than the actual cost of system improvements, or the cost to fund overhead). Other revenues such as utility rate revenue, property taxes, grants, or loans can be used to fund these types of expenditures, as described below.

UTILITY RATE REVENUES

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, as well as all non-growth related debt service and capital project needs.

PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for growth-related capital projects, but inter-fund loans may be made from the general fund which will ultimately include some property tax revenues. Interfund loans will be repaid once sufficient impact fee revenues have been collected. The City follows Utah Code 10-6-132 which requires interest to be accrued on interfund loans. Property tax revenue are generally not used to support enterprise funds.

[8] UC 11-36a-102(20)
[9] UC 11-36a102(13)
[10] UC 11-36a-302(2)
[11] UC 11-36a-302(3)

GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this IFFP. However, the impact fees will be adjusted if grants become available to reflect the grant monies received. A donor and the City may enter into a Development Agreement which may entitle the donor to a reimbursement for the value of the system improvements, up to the LOS, funded through impact fees if donations are made by new development.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not accumulated sufficient impact fees to pay for the construction of time-sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of principal, interest, and costs of issuance.

This analysis assumes future growth-related facilities will be funded on a pay-as-you-go basis, utilizing impact fee and utility fee revenues.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or other fund's revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

SECTION 6: WATER IMPACT FEE CALCULATION

The City currently provides culinary water to its residents and businesses. As a result of new growth, the culinary water system will need to be expanded to perpetuate the LOS that the City has historically maintained. The 2021 Master Plan prepared by Hansen Allen & Luce, Inc., as well as input from the City, provide much of the information utilized in this analysis.

PROPOSED WATER IMPACT FEE

The IFFP must properly complete the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of appropriate impact fees. The improvements identified in this IFFP are necessary for new development to maintain the existing LOS. The total system costs are divided by the total demand units the projects are designed to serve.

COMBINED WATER IMPACT FEE CALCULATION

The water impact fees proposed in this analysis will be assessed within all areas of the City. **TABLE 6.1** below illustrates the appropriate buy-in component, the fee associated with projects occurring in the next ten years and the applicable planning and interest costs. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERC demand served by the proposed projects, in this case, the ERCs over the next ten years, which are illustrated in **TABLE 3.1**.

TABLE 6.1: CALCULATION OF PROPORTIONATE IMPACT FEE

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERC	% OF TOTAL
Buy-In						
Source	$14,097,141	1.38%	$194,107	3,823	$51	0.65%
Storage	$7,597,747	37.12%	$2,820,048	3,823	$738	9.46%
Transmission	$27,835,155	0.00%	$0	3,823	$0	0.00%
Subtotal: Buy-In	**$49,530,043**		**$3,014,155**		**$789**	**10.11%**
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Professional Expense	11,626	100.00%	$11,626	3,823	$3	0.04%
Subtotal: Future Facilities	**$45,745,588**		**$26,822,398**		**$7,016**	**89.89%**
Total	**$95,275,631**		**$29,836,553**		**$7,805**	**100.00%**

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act[12] to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees is explained in Section 6 and could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development would be determined based on the water and storage utilization and according to the LOS variables presented in this report, calculated on a case-by-case basis.

FORMULA FOR NON-STANDARD WATER IMPACT FEES:

(Total Average Yearly Demand (ac-ft) / 0.61 (ac-ft)) * Base Impact Fee/ERC ($7,805) = Total Fee

For purposes of impact fees, and as identified in the Master Plan, an ERC is assumed to have an irrigated acreage of 0.1 acres per ERC. This results in an average outdoor irrigation demand of 3.6 acre-feet of water per irrigated acre. Based on this analysis, 1 ERC is defined as the equivalent of 0.25 acre-feet annual indoor use and 0.36 acre-feet of annual outdoor use. For non-standard uses, the City may take into account changes in exterior irrigation requirements and/or variations for interior water demands.

[12] UC 11-36a-402(1)(c)

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See **SECTION 5** for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered with six years after each impact fee is paid. Impact fees collected should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2020 (the base year cost estimate).

APPENDIX A: LOS TECHNICAL MEMORANDUM

APPENDIX B: DETAILED LIST OF IFFP PROJECTS

TABLE B.1: IFFP FUTURE TRANSMISSION SYSTEM IMPROVEMENTS

MAP ID	TYPE	DESCRIPTION	YEAR	ADDED CAPACITY	NEW ERCS SERVED	ERC EXCESS/ (DEFICIENCY)	REMAINING NEW GROWTH	% TO GROWTH	ROUNDED	INFLATED COST	INFLATED COST TO GROWTH
Future Transmission											
1	Pipe	Fire project - Benchmark Village	2021	NA	-	-	-	0%	$65,000	$67,600	$0
2	Pipe	Fire - 200 West	2021	NA	-	-	-	0%	$155,000	$161,200	$0
3	Pipe	Fire - Millennial Park	2021	NA	-	-	-	0%	$67,000	$69,680	$0
4	PRV	Fire - connection added with Millennial Park	2021	NA	-	-	-	0%	$132,000	$137,280	$0
5	Pipe	Fire - 370 West	2021	NA	-	-	-	0%	$90,000	$93,600	$0
6	Pipe	Fire - Oak Street connection to Coleman	2021	NA	-	-	-	0%	$34,000	$35,360	$0
8	Pipe	Tank 5 Outlet - connect from N to East	2021	NA	-	-	-	0%	$60,000	$62,400	$0
9	Pipe	Zone 3 to Middle Canyon Road Backup	2021	NA	-	-	-	0%	$135,000	$140,400	$0
10	Pipe	700 South Booster to Tank 3 replacement	2025	NA	-	-	-	0%	$2,335,000	$2,840,885	$0
		Working in UDOT ROW		NA	-	-	-	0%	$384,000	$0	$0
12	Pipe	Bevan and Country View Villas	2024	NA	3,823	-	3,823	100%	$146,000	$170,799	$170,799
13	Pipe	400 East	2025	NA	3,823	-	3,823	100%	$28,000	$34,066	$34,066
14	Pipe	Broadway Avenue	2029	NA	3,823	-	3,823	100%	$63,000	$89,669	$89,669
15	Pipe	1000 West	2029	NA	3,823	-	3,823	100%	$305,000	$434,110	$434,110
16	Pipe	Main Street	2029	NA	3,823	-	3,823	100%	$192,000	$273,276	$273,276
		Working in UDOT ROW		NA	3,823	-	3,823	100%	$32,000	$0	$0
17	PRV	Zone boundary PRV	2029	NA	3,823	-	3,823	100%	$33,000	$46,969	$46,969
18	PRV	Zone boundary PRV	2029	NA	3,823	-	3,823	100%	$33,000	$46,969	$46,969
19	Pipe	400 West	2029	NA	3,823	-	3,823	100%	$247,000	$351,558	$351,558
20	PRV	Zone boundary PRV	2029	NA	3,823	-	3,823	100%	$33,000	$46,969	$46,969
21	Pipe	Rogers Street	2029	NA	3,823	-	3,823	100%	$140,000	$199,264	$199,264
24	Pipe	Tank 4 fill line	2022	NA	3,823	-	3,823	100%	$52,000	$56,243	$56,243
25	Valve	Control valves for feed into Tank 4	2022	NA	3,823	-	3,823	100%	$132,000	$142,771	$142,771
26	Pipe	Tank 4 to Skyline Drive transmission	2022	NA	3,823	-	3,823	100%	$290,000	$313,664	$313,664
27	Pipe	7th Street transmission	2022	NA	3,823	-	3,823	100%	$702,000	$759,283	$759,283
28	Pipe	7th Street transmission	2022	NA	3,823	-	3,823	100%	$34,000	$36,774	$36,774
29	Pipe	Droubay Road transmission	2027	NA	3,823	-	3,823	100%	$814,000	$1,071,168	$1,071,168
30	Pipe	Droubay Road transmission	2027	NA	3,823	-	3,823	100%	$278,000	$365,829	$365,829
31	Pipe	Coleman Street to Zone 9 transmission	2028	NA	3,823	-	3,823	100%	$564,000	$771,873	$771,873
32	Pipe	Coleman Street to Zone 9 transmission	2028	NA	3,823	-	3,823	100%	$157,000	$214,865	$214,865
33	Pipe	Coleman Street to Zone 9 transmission	2028	NA	3,823	-	3,823	100%	$1,683,000	$2,303,302	$2,303,302
		Cross Union Pacific Railroad		NA	3,823	-	3,823	100%	$329,000	$0	$0
34	Pipe	Coleman Street to Zone 9 transmission	2028	NA	3,823	-	3,823	100%	$624,000	$853,987	$853,987
Subtotal: Transmission									**$10,368,000**	**$12,191,815**	**$8,583,410**

TABLE B.1: FUTURE SOURCE, INCLUDING TRANSMISSION AND STORAGE DIRECTLY ASSOCIATED WITH SOURCE PROJECTS

MAP ID	TYPE	DESCRIPTION	YEAR	ADDED CAPACITY	NEW ERCS SERVED	ERC EXCESS/ (DEFICIENCY)	REMAINING NEW GROWTH	% TO GROWTH	ROUNDED	INFLATED COST	INFLATED COST TO GROWTH
Park Well											
44	Well	Park Well House	2021						$987,000	$1,026,480	
45	Pipe	Park Well Transmission to Zone 7	2021						$1,171,000	$1,217,840	
Subtotal				**1,500**					**$2,158,000**	**$2,244,320**	
Berra Well											
46	Well	Berra Well House	2021						$987,000	$1,026,480	
47	Tank	Equalization Tank for Berra well	2021						$1,362,000	$1,416,480	
48	Pump	Booster out of Berra tank	2021						$400,000	$416,000	
49	Pipe	Berra well transmission to Z9	2021								
50	Pipe	Berra well transmission to Z8 East	2021						$212,000	$220,480	
51	Pipe	Z8-Z9 at Berra Boulevard	2021						$190,000	$197,600	
52	PRV	Zone boundary PRV	2021						$132,000	$137,280	
Subtotal				**1,000**					**$3,283,000**	**$3,414,320**	
East A Well											
53	Well	Exploratory borehole	2023						$116,000	$130,484	
	Well	Production well	2023						$1,645,000	$1,850,401	
	Well	Well House	2023						$987,000	$1,110,241	
	Well	Easements	2023						$54,000	$60,743	
54	WTP	East A Arsenic Treatment Plant	2023						$1,645,000	$1,850,401	
55	Pipe	East A to Zone 10 transmission line	2023						$4,590,000	$5,163,126	
Subtotal				**1,000**					**$9,037,000**	**$10,165,396**	
East C Well											
56	Well	Exploratory borehole	2025						$116,000	$141,132	
	Well	Production well	2025						$1,645,000	$2,001,394	
	Well	Well House	2025						$987,000	$1,200,836	
	Well	Land/Easements	2025						$107,000	$130,182	
57	Pipe	East C well to Z9 transmission	2025						$1,700,000	$2,068,310	
Subtotal				**1,000**					**$4,555,000**	**$5,541,854**	
West A Well											
58	Well	Exploratory borehole	2028						$116,000	$158,754	
	Well	Production well	2028						$1,645,000	$2,251,296	
	Well	Well House	2028						$987,000	$1,350,778	
	Well	Land/Easements	2028						$107,000	$146,437	
59	Pipe	West A well to Z10	2028						$1,362,000	$1,863,991	
60	Tank	Equalization tank for West A sources	2028						$400,000	$547,428	
61	Pump	Booster out of West A tank	2028						$7,433,000	$10,172,574	
Subtotal				**1,000**					**$12,050,000**	**$16,491,257**	
Total Source and Related To Source				**5,500**	**6,180**	**143**	**3,680**	**60%**	**$31,935,000**	**$38,743,227**	**$22,542,362**