

IMPACT FEE FACILITIES PLAN

for Storm Drain

September 2015

Prepared by:



Prepared for:



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Project No. 331-12-01



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EXECUTIVE SUMMARY

INTRODUCTION

Lehi City has retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare impact fee facility plans (IFFPs) for eight different services provided by the City. The subject of this IFFP document is storm drainage. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. This document will address the future infrastructure needed to serve the City with regard to current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the service area. Local governments must pay strict attention to the required elements of the Impact Fee Facilities Plan which are enumerated in the Impact Fees Act.

PROJECTED FUTURE GROWTH

To evaluate the use of existing capacity and the need for future capacity, it is first necessary to calculate the demand associated with existing development and projected growth. Using available information for existing development and expected growth, projected growth in developed acreage for the City's 10-year growth projections are summarized in Table ES-1. It should be noted that the totals shown in the tables do not include parks or other designated open space.

Table ES-1
Projected 10-Year Developed Acreage

Development Type	2013	2023
Single Family Housing	4,050	5,164
Multiple Family Housing	185	236
Lehi Private Non Residential Space	1,192	1,520
Total	5,427	6,920

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. The calculated percentage of existing capacity currently in use by existing development is 56.0 percent. Growth during the next 10 years is calculated to use an additional 6.4 percent, with the remaining 37.6 percent of existing capacity to be used by growth beyond the 10-year planning window.

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-2.

**Table ES-2
Impact Fee Facilities Plan - Costs Required for Future Growth**

Project ID	Project Name	Construction Year	Total Estimated Cost 2015 Dollars	Percentage of Cost Attributable to:		
				Existing	10-year Growth	Beyond 10-Year Growth
SD 1A	Chapel Ridge Bypass	2015	\$167,900	37.2%	11.2%	51.6%
SD 2	Cabela's Blvd	2015	\$787,700	45.5%	21.6%	32.9%
SD 3	1500 North 3600 West	2016	\$616,100	12.8%	50.7%	36.5%
SD 4	West 300 North	2016	\$88,700	21.9%	1.3%	76.8%
SD 1B	Traverse Mountain Blvd	2017	\$1,990,800	37.2%	11.2%	51.6%
SD 5	N. Frontage Rd (Fox Ditch)	2017	\$216,500	1.4%	35.7%	62.9%
SD 6	N. Frontage Rd (Industrial)	2019	\$98,300	13.0%	7.6%	79.4%
SD 7	Hwy 85 (2100 North)	2020	\$1,476,300	0.0%	21.5%	78.5%
SD 8	1500 North 1200 West	2022	\$254,900	52.9%	0.4%	46.7%
SD 9	West 1400 North	2023	\$98,600	28.7%	0.7%	70.6%
SD 10	South 850 East	2024	\$128,500	80.8%	19.2%	0%
Total			\$5,924,300	\$1,542,504	\$1,153,981	\$3,227,815

To satisfy the requirements of state law, Table ES-2 provides a breakdown of the percentage of the project costs attributed to existing and future users. For future use, capacity has been divided between capacity to be used by growth within the 10-year planning window of this IFFP and capacity that will be available for growth beyond the 10-year window.

SECTION 1 INTRODUCTION

Lehi City has retained Bowen Collins & Associates (BC&A) and Zions Bank Public Finance (ZBPF) to prepare impact fee facility plans (IFFPs) for eight different services provided by the City. The subject of this IFFP document is storm drainage. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which may be funded through impact fees.

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36 of the Utah code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth
4. Identify demands of new development
5. Identify the means by which demands from new development will be met
6. Consider the following additional issues
 - a. revenue sources to finance required system improvements
 - b. necessity of improvements to maintain the proposed level of service
 - c. need for facilities relative to planned locations of schools

The following sections of this report have been organized to address each of these requirements.

SECTION 2 EXISTING LEVEL OF SERVICE (11-36A-302.1.A.I)

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service being currently provided to existing users.

PERFORMANCE STANDARD

The performance standard defines the level of service the City has established to satisfy City and/or State performance requirements. There is no minimum State standard for storm drain as there are with some other utilities. Every city desires to protect their residents and infrastructure from flooding and attempts to balance the cost of storm drainage improvements with the amount of flow in the streets. The evaluation criteria for this study was provided by Lehi City personnel as documented in their Storm Water Master Plan prepared by Civil Science, Inc. The level of service adopted by Lehi City is similar to the level of service provided by neighboring cities.

Storm Drain Conveyance

Storm drain pipelines are not allowed to surcharge/pressurize during the 10-year storm event. In the event that storm water discharge is greater than the 10-year event, the pipes will pressurize and eventually flood in the streets. It is important to note that roadways become the major storm water conveyance facility during storms that are larger than the 10-year design event, and should be designed to convey flows up to the 100-year event. Storm drain pipe materials and minimum sizes are defined in the “Lehi City Design Standards and Public Improvement Specifications”.

While the City does use some open channels for storm drain conveyance, no open channel costs are proposed to be recovered as part of impact fees. As a result, open channels will not be considered further as part of this IFFP.

Detention Basins

Detention facilities are routinely used in the City to reduce maximum flow rates from developed properties. In Lehi City, all detention basins have been designated as project level improvements to be constructed by a single developer or consortium of neighboring developers. Since the City does not have any regional detention basins (i.e. system level improvements) planned as part of this IFFP, detention basins will not be considered further as part of the IFFP.

Design Storm Parameters

The design storm defines how much precipitation falls and at what rate for a projected precipitation event. Rainfall data for system evaluation is based on the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. This data is commonly used by professionals in the industry, and has been shown to produce accurate results in studies conducted in neighboring communities.

UNIT OF DEMAND

Lehi City policy requires all development to detain runoff to approximately the same rate of discharge per acre as is produced by single family residential development. As a result, all development, regardless of type, produces the same demand on the storm drainage system on a per acre basis. This means that demand for the calculation of impact fees can be on the basis of a total acres developed, independent of the type of development.

LEVEL OF SERVICE SUMMARY

The existing level of service for Lehi City storm drain facilities can be summarized as follows:

**Table 2-1
Storm Drain Level of Service**

Component	Level of Service
Design Storm	NOAA Atlas 14
Recurrence Interval	10-year for pipes alone 100-year with roadway conveyance
Pipeline Design Criteria	Pipes must convey design storm without surcharging
Detention Basins	No regional detention basins included in IFFP. Thus, no LOS has been defined.
Unit of Demand	Total acres developed

SECTION 3
PROPOSED LEVEL OF SERVICE (11-36A-302.1.A.II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

No changes in the level of service are proposed for Lehi City. Future facilities will be constructed to meet the same performance standards identified for the existing level of service.

SECTION 4 EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302.1.A.III)

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities.

EXISTING STORM DRAIN INFRASTRUCTURE

Existing storm drain infrastructure in Lehi City includes conveyance pipelines and detention basins. As noted previously, all detention basins are project level improvements and will not be included in the calculation of impact fees. Thus, only conveyance pipelines will be evaluated for excess capacity.

EXISTING DEMAND AND DETERMINATION OF EXCESS CAPACITY

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future development patterns were examined. The method used to calculate excess capacity available for use by future development is as follows:

- **Group Facilities as Necessary for Analysis** – While Lehi has good records of past projects and can document actual expenditures for many storm drain facilities, the available records do not identify the specific locations of all projects. As a result, it is necessary to group some facilities for analysis purposes.
- **Calculate Potential Drainage Area of the Facilities** – The drainage area contributing to each facility or group of facilities was calculated for both existing and future development scenarios (see Section 5).
- **Identify Existing Development** – Based on GIS records and available aerial photography, existing developed areas within each drainage area have been identified.
- **Identify 10-year Growth** – Consistent with the growth memorandum prepared by BC&A dated April 18, 2014, the area associated with projected 10-year growth in each area has been calculated.
- **Calculate Percent of Excess Capacity Used by 10-year Growth** – The percent of excess capacity being used in each facility was calculated by dividing the growth in use in the facility (10-year developed area less existing developed area) by the maximum use of capacity at buildout (total drainage area for the facilities).
- **Calculate Cost Weighted Average for System** – Each facility in the system has a different quantity of excess capacity to be used by future growth. To develop an estimate of excess capacity for the system as a whole, the capacities of each of these facilities and their contribution to the system as a whole must be considered. To do this, each component has been weighted based on its estimated actual cost. The capacity of the system as a whole is then calculated as the sum of the weighted capacity used by future growth divided by the sum of total weighted capacity in the system.

Based on the method described above, the calculated percentage of existing capacity currently in use by existing development is 56.0 percent. Growth during the next 10 years is calculated to use an additional 6.4 percent, with the remaining 37.6 percent of existing capacity to be used by growth beyond the 10-year planning window.

In considering available capacity in existing storm drain facilities, it should be remembered that available capacity can only serve growth in the areas for which it was constructed. In other words, an existing pipeline that has available capacity for future growth in one area of the City can provide no benefit for projected growth in another area of the City. Thus, it is very common for projects to be needed in one area, even though available capacity may exist in another area. By following the procedure to calculate use of capacity as described above, only the existing capacity that will actually be used by 10-year growth has been identified as reimbursable through impact fees.

**SECTION 5
DEMANDS PLACED ON FACILITIES
BY NEW DEVELOPMENT (11-36A-302.1.A.IV)**

Growth and new development in Lehi City is discussed in detail in a technical memorandum prepared by BC&A dated April 18, 2014. A summary of the projections for future residential and private non-residential growth is contained in the table below. Private non-residential growth includes all non public and non-residential uses; such as business, churches, offices, retail, medical facilities, etc.

**Table 5-1
Projected 10-Year Residential and Non-Residential Growth**

	2010	2013	2020	2023
Census & BEBR Derived Population	47,715	53,561		
GPB Population Projections			62,154	68,285
Single Family Housing Units	10,543	11,912	13,823	15,187
Multifamily Housing Units	2,521	2,848	3,305	3,631
Total Lehi Housing Units	13,064	14,760	17,128	18,817
Lehi Persons per Housing Unit	3.63	3.63	3.63	3.63
Lehi Private Non Residential Space (kSF)		5,957	6,913	7,595
Lehi Private Non Residential Space SF per Capita		8.99	8.99	8.99

*Source: US Census, BEBR, Utah Governor’s Office of Planning and Budget, Lehi City Planning Department

CONVERSION OF GROWTH AND DEVELOPMENT PROJECTIONS TO STORM WATER DEMANDS

To evaluate the use of existing capacity and the need for future capacity, it is first necessary to calculate the demand associate with existing development and projected growth. Using available information for existing development, BC&A calculated the average acreage associated with each type of development identified in the 10-year growth projections. These values are summarized in Table 5-2.

**Table 5-2
Average Developed Acreage Associated with Different Development Types**

Development Type	
Single Family Housing (acres/residence)	0.34
Multiple Family Housing (acres/residence)	0.065
Lehi Private Non Residential Space (total commercial area developed per commercial building area)	8.72

Using the information contained in Table 5-2 and projected growth as summarized in Table 5-1, projected growth in developed acreage for the City’s 10-year growth projections are summarized in Table 5-3. It should be noted that the totals shown here do not include parks or other designated open space.

**Table 5-3
Projected 10-Year Developed Acreage**

Development Type	2013	2023
Single Family Housing	4,050	5,164
Multiple Family Housing	185	236
Lehi Private Non Residential Space	1,192	1,520
Total	5,427	6,920

SECTION 6 INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT (11-36A-302.1.A.V)

To satisfy the requirements of state law, demand placed upon system facilities by future development was projected using the process outlined below.

1. **Existing Capacity** – The capacities of the existing facilities were evaluated using a hydraulic storm water model as part of the master plan.
2. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities. No capacity deficiencies were identified in existing pipelines.
3. **Future Demand** - The demand that future development will place on the system was estimated based on development projections as discussed in Section 5.
4. **Future Deficiencies** - Future deficiencies in the storm drain infrastructure were identified based on the defined level of service.
5. **Recommended Improvements** – Needed storm drain improvements were identified to resolve the projected deficiencies.

The steps listed above describe the “demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302-1.a of the Utah Code).

10-YEAR IMPROVEMENT PLAN

Planned improvements to satisfy level of service requirements for projected demands at build out have been identified in several planning documents prepared or commissioned by the City. This includes the City’s Storm Drain Master plan and area master plans for the Traverse Mountain, Micron, and Thanksgiving Point areas of the City. These improvements will be constructed in phases as development occurs. Only infrastructure to be constructed within a ten year horizon will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future.

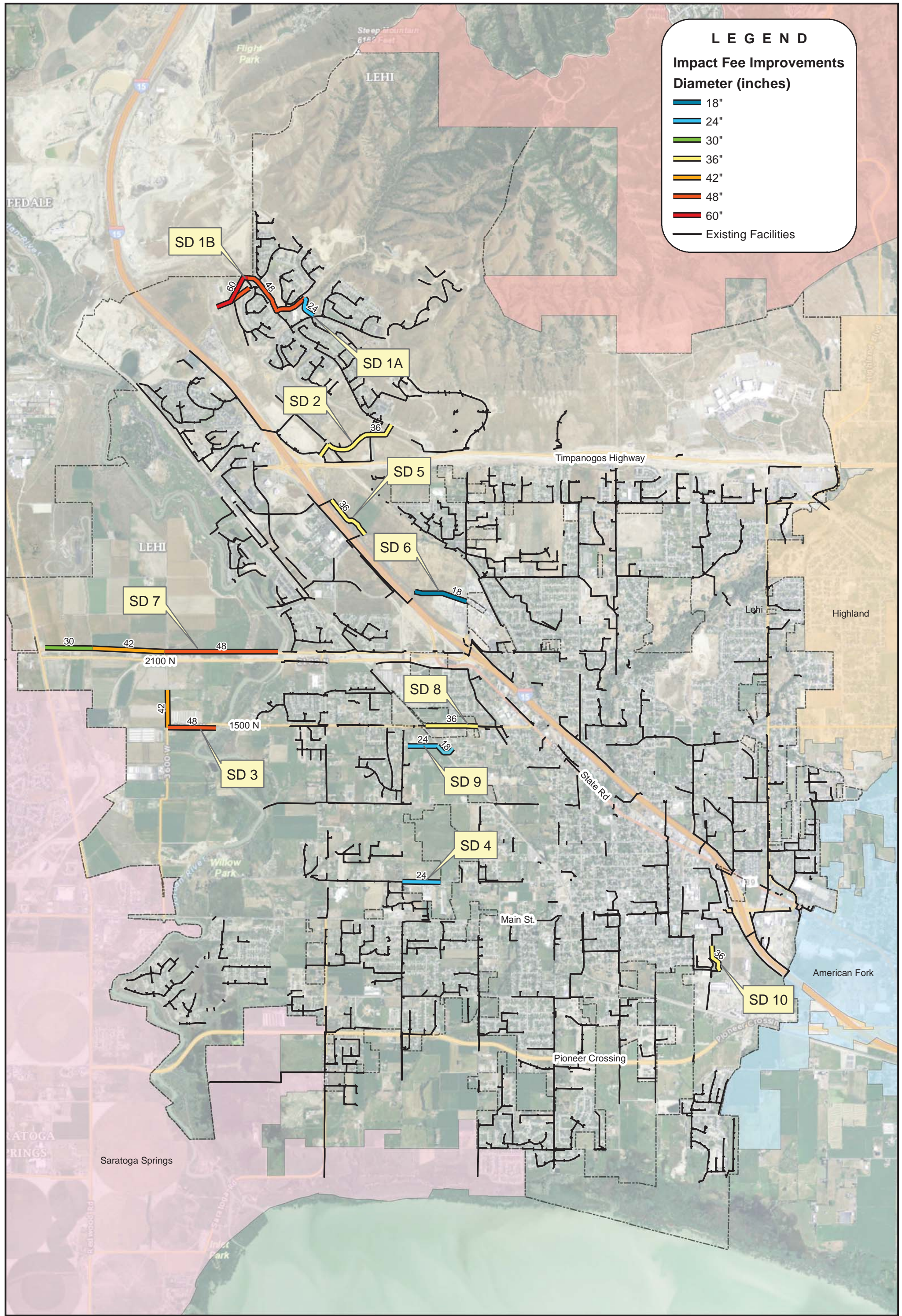
To identify improvements to be built within the 10-year window, BC&A compared all of the projects identified at build-out with the distribution of projected growth as identified in the growth technical memorandum prepared by BC&A dated April 18, 2014. Those projects that will service areas of projected growth within the next 10 years were added to the City’s 10-year improvement plan. Table 6-1 summarizes the projects that are projected to be needed within the next ten years. The location of these projects is shown in Figure 6-1. Included in the table is a division between the system level costs and project level costs. In areas of new development, the developer will be responsible for construction of 12-inch diameter storm drain to accommodate local drainage (project level improvements). In these areas, the City will only be responsible for construction of additional improvements as required to accommodate drainage demands in excess of local requirements (system level improvements).

LEGEND

Impact Fee Improvements

Diameter (inches)

- 18"
- 24"
- 30"
- 36"
- 42"
- 48"
- 60"
- Existing Facilities



P:\Lehi\2013 Impact Fee Study\4.0 GIS\4.1 Projects\Figure 6-1 - STORMDRAIN_IMPACT.mxd aanderson 1/27/2015

**Table 6-1
Summary of Future Storm Drain Impact Fee Facility Improvements**

Project ID	Project	Year	Pipe Diameter (Inches)	Pipe Length (feet)	Project Level Expense – 2015 Dollars	System Level Expense – 2015 Dollars
SD 1A	Chapel Ridge Bypass	2015	24	900	\$0	\$167,900
SD 2	Cabela’s Blvd	2015	36	3,200	\$0	\$787,700
SD 3	1500 North 3600 West	2016	42,48	3,100	\$334,700	\$616,100
SD 4	1350 West 300 North	2016	24	1400	\$160,800	\$88,700
SD 1B	Traverse Mountain Blvd	2017	48,60	5,200	\$0	\$1,990,800
SD 5	N. Frontage Rd (Fox Ditch)	2017	36	1800	\$186,900	\$216,500
SD 6	N. Frontage Rd (Industrial)	2019	18	1,900	\$235,900	\$98,300
SD 7	Hwy 85 (2100 N)	2020	30,42,48	8,300	\$902,200	\$1,476,300
SD 8	1500 North 1200 West	2022	36	1,900	\$235,900	\$254,900
SD 9	West 1400 North	2023	18,24	1,800	\$194,600	\$98,600
SD 10	South 850 East	2024	36	1,050	\$110,600	\$128,500
	Total				\$2,361,600	\$5,924,300

It should be noted that Table 6-1 only includes those projects with components of cost that are eligible to be included in the impact fee calculation. Other storm drain projects that may be completed over the next ten years but have not been shown in the table include: projects for maintenance and repair (to be paid for by existing users), enclosure of historic open channels for property owner convenience (to be paid for by property owner), and project level improvements (to be paid for by individual developers).

PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 6-2 provides a breakdown of the impact fee facility projects and the percentage of the project costs attributed to existing and future users. As defined

in Section 11-36-304, the impact fee facilities plan should only include “the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity.”

For some projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g. infrastructure needed solely to serve new development can be 100 percent attributed to new growth). However, while there are no existing deficiencies in the system, there are some projects that will benefit existing users (e.g., no existing deficiency exists, but a new facility is being added that will be used to convey flow from both existing and future sources). An example of this is the situation where an existing development discharges into a small open ditch. The ditch may have capacity for the existing flows but is not capable of conveying future flows. In this case, no existing deficiencies exist at this location. However, with the construction of a new pipeline for future growth, it makes little sense for the City to maintain the ditch parallel to the new pipeline to convey existing flows. As a result, this plan identifies installation of a new pipeline with adequate capacity for both existing and future flows and abandonment of the existing ditch. In this type of situation, costs have been divided between the two categories based on the ratio of flow needed for each type of user. For example, if the peak flow through a proposed facility associated with existing development will be 0.4 cfs but the ultimate capacity of the pipeline needs to be 1.0 cfs to meet new growth, 40 percent of the costs of the project have been assigned to existing users with 60 percent assigned to future growth.

The method used to calculate flows associated with each type of development is as follows:

- **Calculate Potential Drainage Area of the Facilities** – The total drainage area contributing to each project at buildout was calculated.
- **Identify Existing Development** – Based on GIS records and available aerial photography, existing developed areas within each drainage area were identified.
- **Identify 10-year Growth** – Consistent with the growth memorandum prepared by BC&A dated April 18, 2014, the area associated with projected 10-year growth in each area has been calculated.
- **Calculate Percent of Excess Capacity Used by Future Growth** – The percent of capacity being used in each facility was calculated by dividing the developable area of each type (existing, 10-year, and beyond 10-year) contributing to each facility by the total drainage area for the project.

**Table 6-2
Impact Fee Facilities Plan - Costs Required for Future Growth**

Project ID	Project Name	Construction Year	Total Estimated Cost 2015 Dollars	Percentage of Cost Attributable to:		
				Existing	10-year Growth	Beyond 10-Year Growth
SD 1A	Chapel Ridge Bypass	2015	\$167,900	37.2%	11.2%	51.6%
SD 2	Cabela's Blvd	2015	\$787,700	45.5%	21.6%	32.9%
SD 3	1500 North 3600 West	2016	\$616,100	12.8%	50.7%	36.5%
SD 4	West 300 North	2016	\$88,700	21.9%	1.3%	76.8%
SD 1B	Traverse Mountain Blvd	2017	\$1,990,800	37.2%	11.2%	51.6%
SD 5	N. Frontage Rd (Fox Ditch)	2017	\$216,500	1.4%	35.7%	62.9%
SD 6	N. Frontage Rd (Industrial)	2019	\$98,300	13.0%	7.6%	79.4%
SD 7	Hwy 85 (2100 North)	2020	\$1,476,300	0.0%	21.5%	78.5%
SD 8	1500 North 1200 West	2022	\$254,900	52.9%	0.4%	46.7%
SD 9	West 1400 North	2023	\$98,600	28.7%	0.7%	70.6%
SD 10	South 850 East	2024	\$128,500	80.8%	19.2%	0%
		Total	\$5,924,300	\$1,542,504	\$1,153,981	\$3,227,815

It should be noted that Table 6-2 does not include bond costs related to paying for impact fee eligible improvements. These costs, if any, should be added as part of the impact fee analysis.

PROJECT COST ATTRIBUTABLE TO 10 YEAR GROWTH

Included in Table 6-2 is a breakdown of capacity associated with growth through the next 10 years and for growth beyond 10 years. A challenge with Storm Drain infrastructure is that it is not cost effective to add capacity in small increments. Once a pipeline is being built, it needs to be built to satisfy long-term capacity needs. As a result, the improvements proposed in the impact fee facility plan will include capacity for growth beyond the 10-year planning window. To most accurately evaluate the cost of providing service for growth during the next ten years, added consideration has been given to evaluating how much of each improvement will be used in the next 10 years.

This has been done following the same methodology as described above.

BASIS OF CONSTRUCTION COST ESTIMATES

The costs of construction for projects to be completed within ten years have been estimated based on past BC&A experience with projects of a similar nature. Pipeline project costs are based on average per foot costs for pipes of a similar nature. Costs include consideration of other components of the storm drain system including manholes, catch basins, and surface restoration as appropriate for each project.

SECTION 7 ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING (11-36A-302.2)

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the District has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis.

Bonds

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should also be considered in subsequent accounting of impact fee expenditures.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future Storm Drain infrastructure. If a developer constructs facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

No developer dedications are expected for Storm Drain infrastructure.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE (11-36A-302.3)

According to State statute, impact fees cannot be used to correct deficiencies in the system and must be necessary to maintain the proposed level of service established for all users. Only those projects or portions of projects that are required to maintain the proposed level of service for future growth have been included in this IFFP. This will result in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)

As part of the noticing and data collection process for this plan, information was gathered regarding future school district and charter school development. Where the City is aware of the planned location of a school, required public facilities to serve the school have been included in the impact fee analysis.

NOTICING AND ADOPTION REQUIREMENTS (11-36A-502)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the City during the 10 day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. These places may include the City offices and the public libraries within the City's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the City may adopt, amend and adopt, or reject the proposed IFFP.

SECTION 8
IMPACT FEE CERTIFICATION (11-36A-306.1)

This report has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates, makes the following certification:

I certify that this impact fee facility plan:

1. Includes only the cost 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. cost of 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.



Dated: September 10, 2015

Draper, Utah Office:
154 East 14000 South
Draper, Utah 84020
Phone: (801) 495-2224
Fax: (801) 495-2225

Eagle, Idaho Office:
776 East Riverside Drive
Suite 250
Eagle, Idaho 83616
Phone: (208) 939-9561
Fax: (208) 939-9571

St. George, Utah Office:
20 North Main
Suite 107
St. George, Utah 84770
Phone: (435) 656-3299
Fax: (435) 656-2190

WWW.BOWENCOLLINS.COM



Bowen Collins
& Associates, Inc.
CONSULTING ENGINEERS