

Thursday, February 19, 2015
PERRY CITY COUNCIL MEETING AMENDED AGENDA
(Adding Items 4D & 5G)

The Perry City Council will hold a meeting on the Thursday identified above, starting at approximately 7:00 PM, in the City Council Room at 3005 South 1200 West in Perry. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

Approx. 7:00 PM

1. Call to Order and Opening Ceremonies

- A. Invocation – Jana Nelson
- B. Pledge of Allegiance – Malone Molgard
- C. Review and Adopt the Agenda

2. Procedural Issues

- A. Conflicts of Interest Declaration(s), If Any
- B. Pass out Warrants to Council Members (and Possible Discussion)
- C. Business License(s):
 - None

3. Presentations

- A. Public Safety Facilities Plan and Impact Fee Analysis
- B. Culinary Water Capital Facilities Plan and Impact Fee Analysis

4. Approx. 7:15 PM – Public Hearing and Public Comments (No Vote Needed)

Rules: (1) Please Speak Only Once (Maximum of 3 Minutes) per Agenda Item; (2) Please Speak in a Courteous and Professional Manner; (3) Do Not Speak to Specific Member(s) of the City Council, Staff, or Public (Please Speak to the Mayor or to the Council as a Group); (4) Please Present Possible Solutions for All Problems Identified; (5) No Decision May Be Made During this Meeting if the Item Is Not Specifically on the Agenda (with Action on Public Hearings, if any, later in the Meeting); and (6) Comments must be made in person or in writing (with your name being stated for the record).

- A. Ordinance 14-L An Ordinance Allowing Chickens to be kept on Single-Family Residential Lots
- B. Ordinance 15-A Adopting a Public Safety Impact Fee Facilities Plan and Impact Fee
- C. Ordinance 15-B Adopting a Culinary Water Capital Facilities Plan and Impact Fee
- D. Ordinance 15-D to Amend and Clarify Street Names and Signage in the Perry Municipal Code
- E. Public Comments

5. Approx. 7:50 PM – Action Items (Roll Call Vote)

- A. Approval of the Warrants
- B. Approval of Projects for Tourism Grant Applications
- C. Appointments City Boards (Planning Commission, Special Uses & Appeals, Wastewater, Economic Development, Flood Control)
- D. Ordinance 14-L An Ordinance Allowing Chickens to be kept on Single-Family Residential Lots
- E. Ordinance 15-A Adopting a Public Safety Impact Fee Facilities Plan and Impact Fee
- F. Ordinance 15-B Adopting a Culinary Water Capital Facilities Plan and Impact Fee
- G. Ordinance 15-D to Amend and Clarify Street Names and Signage in the Perry Municipal Code

6. Approx. 8:15 PM – Discussion Items

- A. Code Enforcement Ordinance – 1st Draft
- B. Wasatch Front 2040 Plan

7. Approx. 8:30 PM – Minutes & Council/Mayor Reports (Including Council Assignments)

No Council Action May be Taken if an Item is not specifically on the Agenda

- A. **Approval of Consent Items**

- February 5, 2015 City Council Meeting Minutes

- B. Todd Christensen:** Mayor Pro-Tem, Information Technology, Telecommunications, UTOPIA, WWTP
- C. Peter Gerlach:** Streets, Street Lights/Signs, Transportation/UTA, Youth Council, Emergency Services/First Responders
- D. Jana Nelson:** Flood Control Board, Culinary Water, Mosquito Abatement, Cemetery Location
- E. Esther Montgomery:** Parks & Trails, Community Outreach, Fourth of July Co-Chair, Storm Water
- F. Brady Lewis:** Police/Night Out Against Crime, Economic Development, Planning Commission
- G. Mayor Cronin:** Chief Executive Officer, Fourth of July Chairman, Emergency Services Coordinator, City Ambassador
- H. Items for Next City Newsletter**

8. Items for Future Meeting

9. Approx. 8:50 PM-Executive Session (if needed)

10. Approx. 9:30 PM – Adjournment (next regular meeting on Thurs., March 5, 2015 at 7:00PM)

Certificate of Posting

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each Member of the City Council and was posted in three locations at the Perry City Offices, as well as at the Dale Young Park and main Perry City Park, and was faxed to the Ogden Standard-Examiner and Box Elder News Journal on this 12th day of February, 2015. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Shanna S. Johnson, Chief Deputy Recorder

Report Criteria:

Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Brigham City Corp.								
6106	Brigham City Corp.	2/04/2015	walmart sales tax	02/02/2015	17,974.06	17,974.06	02/04/2015	
Total Brigham City Corp.:					17,974.06	17,974.06		
Christensen, Palmer & Ambrose								
10659	Christensen, Palmer & Ambrose	4087	audit services	01/12/2015	5,270.00	5,270.00	01/12/2015	
Total Christensen, Palmer & Ambrose:					5,270.00	5,270.00		
Republic Services								
10200	Republic Services	0493-0004707	garbage service	01/31/2015	16,202.71	16,202.71	02/11/2015	
Total Republic Services:					16,202.71	16,202.71		
Rocky Mountain Power								
2501	Rocky Mountain Power	1/29/2015	city power	01/19/2015	1,651.29	1,651.29	01/29/2015	
2501	Rocky Mountain Power	1/29/2015	city power	01/19/2015	95.71	95.71	01/29/2015	
2501	Rocky Mountain Power	1/29/2015	city power	01/19/2015	4,732.89	4,732.89	01/29/2015	
2501	Rocky Mountain Power	1/29/2015	city power	01/19/2015	96.97	96.97	01/29/2015	
2501	Rocky Mountain Power	1/29/2015	city power	01/19/2015	438.42	438.42	01/29/2015	
Total Rocky Mountain Power:					7,015.28	7,015.28		
Staker & Parson Companies								
10168	Staker & Parson Companies	156617	2014 Street Maintance	02/04/2015	154,611.33	154,611.33	02/11/2015	
10168	Staker & Parson Companies	156617	2014 Street Maintance	02/04/2015	37,000.00	37,000.00	02/11/2015	
Total Staker & Parson Companies:					191,611.33	191,611.33		
Utah Local Govt. Trust								
9107	Utah Local Govt. Trust	4104	workers cmp premium	01/23/2015	2,042.73	2,042.73	01/23/2015	
Total Utah Local Govt. Trust:					2,042.73	2,042.73		
Zions Bank								
11510	Zions Bank	02/04/2015	Utopia	01/27/2015	9,146.31	9,146.31	02/04/2015	
Total Zions Bank:					9,146.31	9,146.31		
Grand Totals:					249,262.42	249,262.42		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Paid and unpaid invoices included.



FOR OFFICE USE ONLY	
Zone _____	Use: P* P C N
Issued _____	Approved _____
Business License No. _____	
License Fee\$ _____	Date Rec'd _____
Receipt # _____	
<input type="checkbox"/> Check # _____	<input type="checkbox"/> Cash <input type="checkbox"/> Other _____

BUSINESS LICENSE APPLICATION

Check all that Apply:

Original application Renewal Application

Change of: Address Ownership Business name

Business Information – Please type or print clearly:

Applicant's Name Jason Tuft

Business Name Tuft Stuff LLC

Business Address 2244 S. 385 W. Perry City, UT 84302

What type of building is this? Home Commercial Other

Will you have visiting clientele at this address? Yes No

Mailing Address 2244 S. 385 W. City Perry State UT Zip 84302

Bus. Phone (435) 239-0935 Business Start Date 1 / 1 2014

Email Address: jason@mannmadeengineering.com (required) Sales Tax # N/A

Website Address: N/A

Is the Applicant the Property Owner? Yes No

If No, Property Owner's Name _____ Phone () _____

Describe Business: Engineering Consulting and Management Services

Check all that Apply:

- | | | |
|--|---|--|
| 1. <input checked="" type="checkbox"/> Professional Services \$34 | 8. <input type="checkbox"/> Food /Fruit Sales \$125 | 15. <input type="checkbox"/> Truck Stop \$2,608 |
| 2. <input type="checkbox"/> Home Business \$30 | 9. <input type="checkbox"/> Large Scale Constr. \$2,359 | 16. <input type="checkbox"/> Restaurant \$125 |
| 3. <input type="checkbox"/> Wholesale/Retail Bus. \$30 | 10. <input type="checkbox"/> Live Performance \$125 | 17. <input type="checkbox"/> Temporary \$34 |
| 4. <input type="checkbox"/> Big Box \$5,000 | 11. <input type="checkbox"/> Movie Theater \$125 | 18. <input type="checkbox"/> Amusement Machines \$30 |
| 5. <input type="checkbox"/> Construction \$125 | 12. <input type="checkbox"/> Public Lodging \$34 | 19. <input type="checkbox"/> Vending Machines \$5 |
| 6. <input type="checkbox"/> Automotive \$34 | 13. <input type="checkbox"/> Rental \$41 (+\$10/unit) | 20. <input type="checkbox"/> Class A Beer \$225 |
| 7. <input type="checkbox"/> Gas Station/Conv. Store \$125 | 14. <input type="checkbox"/> Storage Units \$125 | 21. <input type="checkbox"/> Public Exhibitions \$30/day |
| 22. <input type="checkbox"/> Solicitors \$38 per person (ID required for all participants) | | |

All Licenses expire December 31st. No pro ration for a partial year.

Perry City Contacts:

Duncan Murray, City Administrator/Attorney
435-723-6461 ext.101
duncan.murray@perrycity.org

Robin Matthews, Utility, Permit, & Licensing Clerk
435-723-6461 ext.103
robin.matthews@perrycity.org

Ordinance 15-A

An Ordinance Amending and/or Adopting the Perry City Public Safety Impact Fee

THE PERRY CITY COUNCIL, AS THE GOVERNING BODY OF PERRY CITY, STATE OF UTAH, DOES HEREBY MAKE THE FOLLOWING FINDINGS OF PUBLIC INTEREST AND ORDAINS AS FOLLOWS:

WHEREAS, the Utah Code 11-36a requires “each local political subdivision ... intending to impose an impact fee shall prepare a written analysis of each impact fee.”; and

WHEREAS, Perry City did cause Zions Bank Public Finance to prepare a Public Safety Impact Fee Analysis in December 2014; and

WHEREAS, the Perry City Council agrees with the Public Safety Impact Fee Analysis and Plan; and for good cause otherwise appearing;

NOW THEREFORE, BE IT ORDAINED BY THE PERRY CITY COUNCIL AS FOLLOWS:

Section 1: The Perry City Council does accept and adopt the Public Safety Impact Fee analysis and Plan prepared by Zions Bank Public Finance in December 2014.

The public safety impact fee shall change to \$243.22 per residential unit and \$0.12 per nonresidential square foot of development.

Section 2: **Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 3: **Effective date.** This Ordinance takes effect immediately after approval and posting.

Section 4: **Further Action.** The City Council may take further action consistent with this ordinance or as it deems necessary.

PASSED AND APPROVED by the Perry City Council on this ____ day of February, 2015.

PERRY CITY

BY _____
Mayor Karen Cronin

ATTEST:

COUNCIL MEMBERS: VOTING

City Recorder

	Aye	Nay
CHRISTENSEN	_____	_____
GERLACH	_____	_____
MONTGOMERY	_____	_____
LEWIS	_____	_____
JANA NELSON	_____	_____

RECORDED this ___ day of _____, 20____.

PUBLISHED OR POSTED this ___ day of _____, 20____.

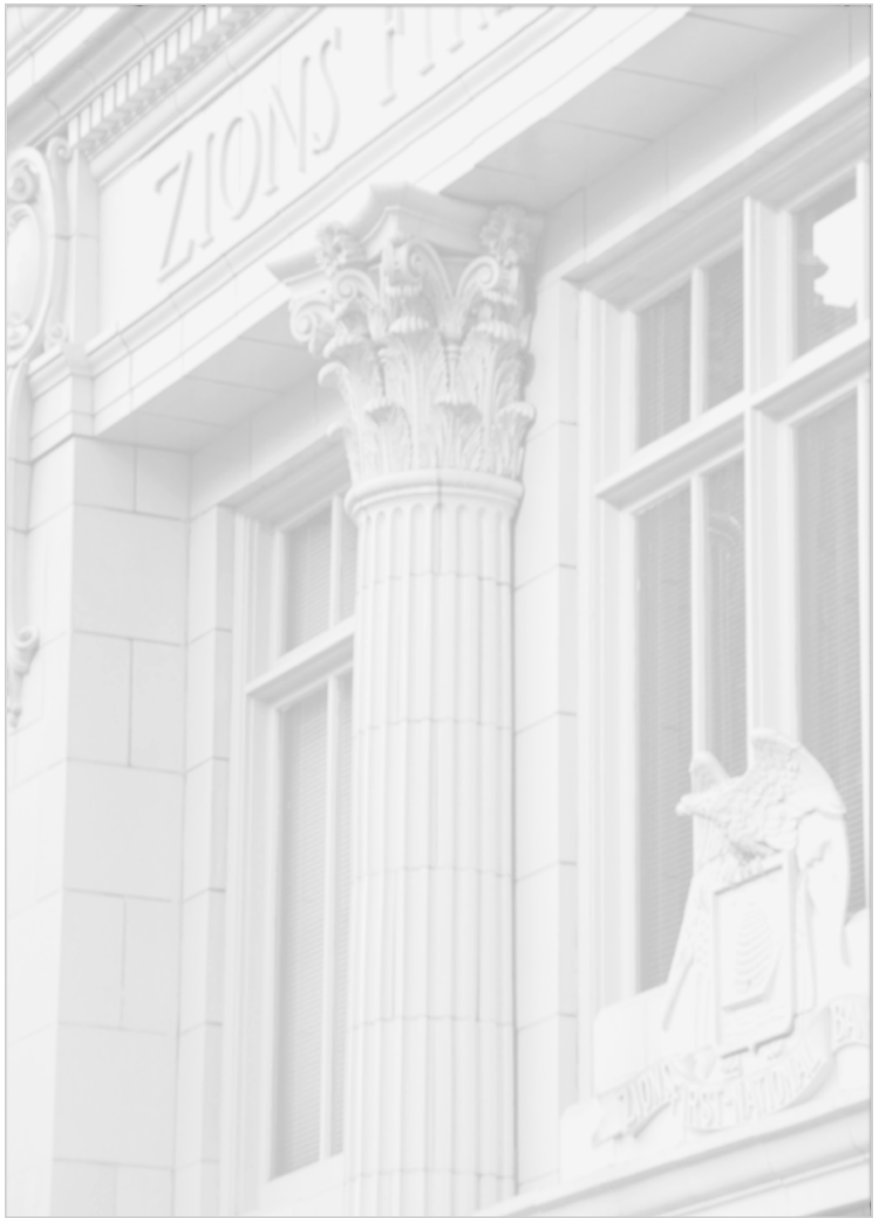
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-711, 1953 as amended, I, the City Recorder of Perry City, Utah, hereby certify that foregoing ordinance was duly passed and published, or posted at

1) _____ 2) _____
and 3) _____ on the above referenced dates.

City Recorder

DATE: _____



Perry City

Public Safety Impact Fee Facilities Plan

ZIONS BANK  PUBLIC FINANCE

December 2014

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Summary of Impact Fee Facilities Plan (IFFP)

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- (i) Existing level of service;
- (ii) Proposed level of service;¹
- (iii) Excess capacity to accommodate future growth at the proposed level of service;
- (iv) Demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”² This analysis complies with all Utah Impact Fee Facility Plan requirements.

This IFFP considers both fire and police service levels and the corresponding capital facility requirements that are associated with new growth and development. For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police. Both service areas match Perry City boundaries.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

In this study, the term “units” means dwelling units when referring to residential development and building square footage when referring to nonresidential development.

Calls for Service

Fire/EMS. Based on 2013 calls for service, there are 0.08728 calls per residential unit per year for fire service and 0.00003848 calls for service per square foot of nonresidential development. These ratios are important in projecting future calls for service and future demand for fire capital facility space.

Table 1: Existing Fire Calls for Service

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls
Residential	125	1,432	0.087277253	87%
Nonresidential	19	493,737	0.00003848	13%
TOTAL	144			

Police. Based on 2013 calls for service, there are 0.51598 calls per residential unit per year for police service and 0.000302 calls for service per square foot of nonresidential development. These

¹ The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-3021(c)(i)

² Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

ratios are important in projecting future calls for service and future demand for police capital facility space.

Table 2: Existing Police Calls for Service

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls
Residential	739	1,432	0.515983118	83%
Nonresidential	149	493,737	0.00030178	17%
TOTAL	888			

Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv)

Existing Level of Service

Fire/EMS. Approximately 50 percent of the existing public safety training facility is allocated to fire uses; the remaining 50 percent is allocated to police uses. The training facility has 2,200 square feet and therefore 1,100 square feet are allocated to fire use. Based on the existing calls for service, the allocation of space between residential and nonresidential use is 954.86 square feet (residential) and 145.14 square feet (nonresidential). The existing level of service is therefore 0.6667³ square feet of space per residential unit and 0.00029 square feet per square foot of nonresidential development.

Table 3: Existing Fire Level of Service – Training Facility

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls	Bldg SF Allocation	Existing LOS – fire sf per unit
Residential	125	1,432	0.08727725	87%	954.86	0.6667012
Nonresidential	19	493,737	0.00003848	13%	145.14	0.000294
TOTAL	144				1,100	

Police. Perry City's Police Department shares the training facility with the Fire Department and is allocated 1,100 square feet of the total 2,200 square feet in the building. The existing level of service for police is 0.6392 square feet per residential unit and 0.000374 square feet of space per square foot of nonresidential space.

Table 4: Existing Police Level of Service – Training Facility

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls	Bldg SF Allocation	Existing LOS – police sf per unit
Residential	739	1,432	0.515983118	83%	915.43	0.63916828
Nonresidential	149	493,737	0.00030178	17%	184.57	0.000374
TOTAL	888				1,100	

³ These numbers have been rounded for ease in reading in this report. However, the unrounded numbers have been included in the spreadsheet for the purpose of impact fee calculations.



In addition, the Police Department has 848 square feet of office space that is located in the City Hall building. However, this facility was built many years ago and the City does not have a record of the actual costs of the building at the time it was acquired. These costs are thought to be minimal and therefore the police office space has not been used in the calculation of impact fees for public safety.

Proposed Service Levels

Fire/EMS. Perry City indicates that the existing training building is at capacity and has made plans to build a new 1,200 square foot training facility for future use by the Fire and Police departments. Fifty percent of the new building is allocated for fire use, with the remaining 50 percent to be used by Police. The proposed level of service furnished by the new building is intended to maintain the existing level of fire service of 0.6667 square feet of fire space per residential unit and 0.000294 square feet of fire space per nonresidential square foot of development.

Due to the demands of rapid growth and the necessity of maintaining rapid response times, the City feels a need to partner with neighboring entities such as Brigham City and Box Elder County for additional fire facilities. However, because these facilities are yet determined and will not likely be built within the next six years, they have not been included in the calculation of impact fees.

Police. Perry City indicates that the existing training building is at capacity and has made plans to build a new 1,200 square foot training facility for future use by the Fire and Police departments. Fifty percent of the new building is allocated for fire use, with the remaining 50 percent to be used by Police. The proposed level of service furnished by the new building is intended to maintain the existing police level of service of 0.6392 square feet of fire space per residential unit and 0.000374 square feet of fire space per nonresidential square foot of development.

Police and Fire/EMS. A comparison of the existing and proposed standards for fire and police service is shown in Table 5.

Table 5: Square Feet of Building Space per Residential Unit/Nonresidential Square Foot – Existing and Proposed Standards through 2020

Summary of Service Levels	Existing	Proposed
Fire		
Residential	0.6667	0.6667
Nonresidential	0.000294	0.000294
Police		
Residential	0.6392	0.6392
Nonresidential	0.000374	0.000374

Excess Capacity

Fire/EMS. The fire portion of the existing training facility is at capacity as of 2014 and there is therefore no excess capacity.

Police. The police portion of the training facility is at capacity as of 2014 and there is therefore no excess capacity.

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

Fire/EMS. The standard for fire service will decline from 0.6667 square feet of fire building space per residential unit to 0.62004 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000294 square feet of space to 0.000225 square feet by 2020 – for each nonresidential square foot of developed space.

Police. The standard for police service will decline from 0.6392 square feet of police building space per residential unit to 0.5944 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000374 square feet of space to 0.000286 square feet by 2020 – for each nonresidential square foot of developed space.

The City plans to build a new training facility in order to meet the demands of new growth. The new facility will include 1,200 square feet, and will cost \$97,905 for the training facility itself; \$80,600 for the training tower and storage shed; and \$65,000 for power to the new facility. An additional \$47,681.90 in grant money will be used for the facility, but has not been included in the calculation of impact fees.

Consideration of Revenue Sources

There is no outstanding debt on the public training facility or the police office space and the City does not intend to issue any new debt for construction of the new facility. Given the amount of growth projected in Perry and the need for a new public safety training facility, impact fees are a logical means of offsetting the demands of new growth on public safety capital facilities.

Utah Code

Utah law requires that communities⁴ prepare an Impact Fee Facilities Plan (IFFP) before preparing an impact fee analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. Perry City has retained Zions Bank Public Finance to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare or amend an IFFP before preparing the IFFP (Utah Code 11-36a-501(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Perry City has complied with this noticing requirement for the IFFP by posting notice on February 7, 2013.

Preparation of Impact Fee Facilities Plan

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) The existing level of service
- (ii) A proposed level of service⁵
- (iii) Excess capacity to accommodate future growth at the proposed level of service
- (iv) Identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
- (v) Identify the means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall “generally consider all revenue sources, to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.”⁶

⁴ Local political subdivisions with populations of less than 5,000 as of the last federal census that collect annual impact fees of less than \$250,000 need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan.

⁵ The proposed level of service may exceed the existing level of service if, “independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.” Utah Code 11-36a-3021(c)(i)

⁶ Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

Growth Projections

Perry City is projected to grow from 1,447 households in 2014 to 1,640 households in 2020, representing an average annual growth rate of 1.04 percent. Nonresidential development is anticipated to grow by approximately six acres per year and roughly 20,000 square feet of building space.

Table 6: Growth Projections

Year	Households	Nonresidential Acres	Nonresidential SF
2013	1,432	144	493,737
2014	1,447	150	514,309
2015	1,462	156	534,882
2016	1,478	162	555,454
2017	1,493	168	576,027
2018	1,509	174	596,599
2019	1,524	181	620,600
2020	1,540	188	644,601

Existing Level of Service (“LOS”), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii)

Existing Level of Service (“LOS”)

Fire/EMS. Perry City’s Fire Department is a volunteer organization and its only capital facility that qualifies for impact fees is the public safety training building. This training building is shared with the police department. Of the total 2,200 square feet of building space, the fire department is allocated 1,100 square feet (50%) and the police department is allocated 1,100 square feet (50%).

The existing level of service is 7.64 square feet of building space per call for service. The existing level of service can also be stated as 0.6667 square feet of fire space for each residential unit and 0.000294 square feet of fire space for each nonresidential square foot currently developed.

Based on 2013 call data, calls are distributed with 87 percent of calls originating from residences and 13 percent coming from nonresidential development. Therefore, of the total 1,100 square feet allocated to fire use, 954.86 square feet are attributed to residential use based on the number of residential calls for service in 2013; the remaining 145.14 square feet of allocated space are given to nonresidential use on the same basis. Total allocated square footage to residential and nonresidential is then divided by the number of residential calls and nonresidential calls in order to arrive at an existing level of service.

Table 7: Existing Fire Level of Service

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls	Bldg SF Allocation	Existing LOS – Fire sf per Call	Public Safety SF per Unit
Residential	125	1,432	0.0872772	87%	954.86	7.64	0.6667
Nonresidential	19	493,737	0.0000384	13%	145.14	7.64	0.000294
TOTAL	144				1,100		

Police. Perry City’s Police Department shares the training facility with the Fire Department and is allocated 1,100 square feet of the total 2,200 square feet in the building.

Table 8: Existing Police Level of Service – Training Facility

Call Allocation 2013	Total Calls	Units/SF	Calls per Unit	% of Total Calls	Bldg SF Allocation	Existing LOS – Police sf per Call	Police sf per Unit
Residential	739	1,432	0.51598311	83%	915.43	1.24	0.6392
Nonresidential	149	493,737	0.00030178	17%	184.57	1.24	0.000374
TOTAL	888				1,100		

The police existing level of service is 1.24 square feet of building space per residential and nonresidential call for service. Another way to state the existing level of service is that there are

0.6392 square feet of police space for each residential unit and 0.000374 square feet of police space for each square foot of nonresidential development.

The allocation of building space is based on the current ratio of calls between residential (83%) and nonresidential (17%). Therefore, of the total 1,100 square feet allocated to police use, 915.43 square feet are attributed to residential use based on the number of residential calls for service in 2013; the remaining 184.57 square feet of allocated space are nonresidential use on the same basis. Total allocated square footage to residential and nonresidential is then divided by the number of residential and nonresidential calls for service in order to arrive at an existing level of service.

In addition, the Police Department has 848 square feet of office space that is located in the City Hall building. However, this facility was built many years ago and the City does not have a record of the actual costs of the building at the time it was acquired. Therefore, the police office space has not been used in the calculation of impact fees for public safety.

Proposed Level of Service

Fire/EMS. Perry City indicates that the existing training building is at capacity and has made plans to build a new 1,200 square foot training facility for future use by the Fire and Police departments. Fifty percent of the new building is allocated for fire use, with the remaining 50 percent to be used by Police. The proposed level of service furnished by the new building is intended to maintain the existing level of fire service of 0.6667 square feet of fire space per residential unit and 0.000294 square feet of fire space per nonresidential square foot of development.

Due to the demands of rapid growth and the necessity of maintaining rapid response times, the City feels a need to partner with neighboring entities such as Brigham City and Box Elder County for additional fire facilities. However, because these facilities are yet determined and will not likely be built within the next six years, they have not been included in the calculation of impact fees.

Police. Perry City indicates that the existing training building is at capacity and has made plans to build a new 1,200 square foot training facility for future use by the Fire and Police departments. Fifty percent of the new building is allocated for fire use, with the remaining 50 percent to be used by Police. The proposed level of service furnished by the new building is intended to maintain the existing police level of service of 0.6392 square feet of fire space per residential unit and 0.000374 square feet of fire space per nonresidential square foot of development.

Police and Fire/EMS. A comparison of the existing and proposed standards for fire and police service is shown in Table 9.

Table 9: Square Feet of Building Space per Residential Unit/Nonresidential Square Foot – Existing and Proposed Standards through 2020

Summary of Service Levels	Existing	Proposed
Fire		
Residential	0.6667	0.6667
Nonresidential	0.000294	0.000294
Police		
Residential	0.6392	0.6392
Nonresidential	0.000374	0.000374

Excess Capacity

Fire/EMS. The fire portion of the existing training facility is at capacity as of 2014 and there is therefore no excess capacity.

Police. The police portion of the training facility is at capacity as of 2014 and there is therefore no excess capacity.

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1)(a)(iv)

Fire. The standard for fire service will decline from 0.6667 square feet of fire building space per residential unit to 0.62004 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000294 square feet of space to 0.000225 square feet by 2020 – for each nonresidential square foot of developed space.

Table 10: Demands Placed on Fire Space by New Development

Year	Households	Nonresidential SF	Residential SF Allocation	Nonres SF Allocation	HH LOS - SF per Unit	Nonresidential LOS - SF per 1,000 Dev
2013	1,432	493,737	954.86	145.14	0.666701	0.000294
2014	1,447	514,309	954.86	145.14	0.659890	0.000282
2015	1,462	534,882	954.86	145.14	0.653120	0.000271
2016	1,478	555,454	954.86	145.14	0.646049	0.000261
2017	1,493	576,027	954.86	145.14	0.639559	0.000252
2018	1,509	596,599	954.86	145.14	0.632777	0.000243
2019	1,524	620,600	954.86	145.14	0.626549	0.000234
2020	1,540	644,601	954.86	145.14	0.620040	0.000225

Police. The standard for police service will decline from 0.6392 square feet of police building space per residential unit to 0.5944 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000374 square feet of space to 0.000286 square feet by 2020 – for each nonresidential square foot of developed space.

Table 11: Demands Placed on Police Space by New Development

Year	Households	Nonresidential SF	Residential SF Allocation – Proposed	Nonres SF Allocation - Proposed	HH LOS - SF per Unit	Nonresidential LOS - SF per 1,000 Dev
2013	1,432	493,737	915.43	184.57	0.639168	0.000374
2014	1,447	514,309	915.43	184.57	0.632639	0.000359
2015	1,462	534,882	915.43	184.57	0.626148	0.000345
2016	1,478	555,454	915.43	184.57	0.619369	0.000332
2017	1,493	576,027	915.43	184.57	0.613147	0.000320
2018	1,509	596,599	915.43	184.57	0.606645	0.000309
2019	1,524	620,600	915.43	184.57	0.600674	0.000297
2020	1,540	644,601	915.43	184.57	0.594434	0.000286

Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Perry City has a 2014 population of 4,761 (1,447 households), with the population projected to increase to 5,067 persons (1,540 households) by 2020. During the same time period, nonresidential growth is expected to increase from 493,737 square feet to 644,601 square feet.

The City plans to build a new training facility in order to meet the demands of new growth. The new facility will include 1,200 square feet, and will cost \$97,905 for the training facility itself; \$80,600 for the training tower and storage shed; and \$65,000 for power to the new facility. An additional \$47,681.90 in grant money will be used for the facility, but has not been included in the calculation of impact fees.

Table 12: Demands Placed on Police Space by New Development

Training Facility	Amount
Building Purchase	\$50,000.00
Moving & Placement of Building	\$11,342.12
Land Improvements (grading and fill)	\$9,323.54
Labor	\$15,139.50
Equipment	\$12,100.00
Subtotal	\$97,905.16
Training Tower	\$30,000.00
4-Bay Steel Storage Shed	\$50,600.00
Subtotal	\$80,600.00
Power to Building	\$65,000.00
Total Costs	\$243,505.16

Consideration of All Revenue Sources - Utah Code 11-36a-302(2)

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance public safety facilities.

General Fund Revenues

The City has historically used impact fees to pay for public safety capital facilities. There is no outstanding debt on public facilities.

General Obligation (“GO”) Bonds

General Obligation (GO) Bonds are generally used to purchase facilities that are widely desired across the community and that benefit all property owners. The City may consider this revenue source if it builds a new fire station.

Special Assessment Areas (“SAA”) Bonds

SAA bonds are used to finance new facilities and place an assessment on real property. Generally these assessments are levied for specific infrastructure improvements in specific geographic areas and are tied to demand – i.e., lot size, frontage, etc. No *new* public safety facilities are required to meet the increased demand for public safety services resulting from population and nonresidential growth and therefore, SAA bonds are not a viable revenue option.

Grants

When possible, grant monies should be obtained to offset public safety capital costs.

Impact Fees

Impact fees are a reasonable means of funding growth-related infrastructure which has been built with a capacity designed to serve future development. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

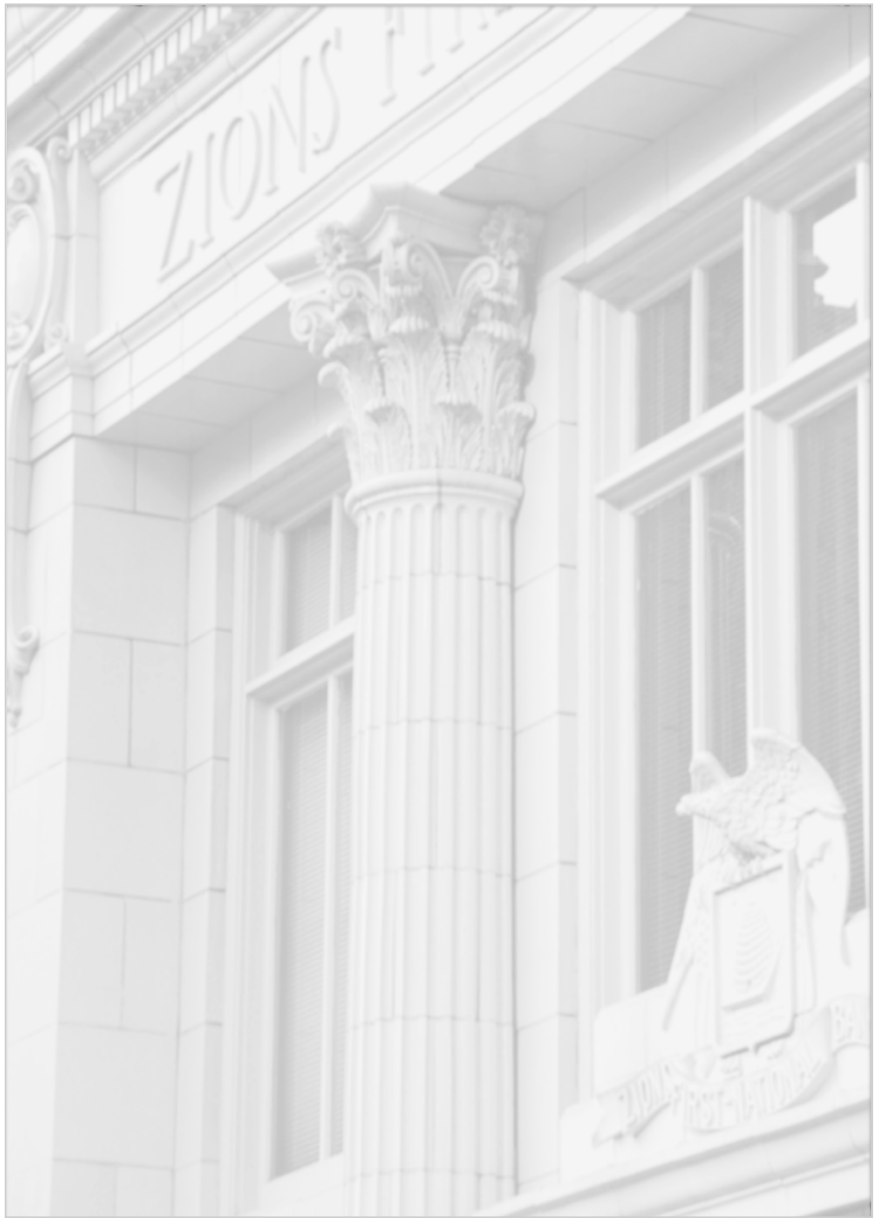
IFFP Certification

Zions Bank Public Finance 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;

3. Complies in each and every relevant respect with the Impact Fees Act.



Perry City

Public Safety Impact Fee Analysis

ZIONS BANK  PUBLIC FINANCE

December 2014

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Introduction to Impact Fee Analysis

Impact fees are one-time charges to new development designed to offset the proportional impact of new development on capital costs incurred by municipalities, counties and local districts to provide necessary public services. Impact fees must be accounted for in separate capital facility accounts and expenditures are limited to the specific public service for which they were assessed. The Utah Impact Fee Act allows impact fees for public safety facilities to be collected for buildings constructed or leased to house police, fire, or other public safety entities or a fire suppression vehicle costing in excess of \$500,000.

Demand for public safety (fire and police) services and facilities are attributable to residential and non-residential development. Impact fees have therefore been calculated based on both residential and non-residential growth.

For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police. Both of these service areas match Perry City boundaries.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

This analysis is compliant with all requirements of the Utah Code Impact Fee Analysis requirements.

Summary of Impact Fee Analysis

The City currently has a 2,200 training facility that is used by both fire and police departments. This facility is at capacity as of 2014 and the City has plans to build a new 1,200 square foot training facility that will serve the demands of new growth and that will maintain the existing level of service as the proposed level of service. The cost of the new facility is \$243,505, and the facility will be used 50 percent by fire and 50 percent by police.

Fire. The fire cost per residential unit is calculated by first determining the cost per square foot of the new facility. With a total cost of \$243,505 and 1,200 square feet in the entire building, the cost per square foot is \$202.92. The proposed level of service of 0.0667 square feet of fire space per residential unit requires an additional 62 square feet of building space to meet new growth demands by 2020; the proposed level of service of .00029396 square feet of fire space per new commercial square foot developed requires 38.3 square feet of additional building space to meet new growth demands by 2020.

Table 1: Fire – Proportionate Share Analysis

Category	Amount
Total sf in new training building	1,200
Sf to fire	600
Cost of new building and metal building structure	\$243,505.16
Cost to fire	\$121,752.58
Cost per sf	\$202.92
SF per residential unit	0.66670124
SF per nonresidential square foot	0.00029396
Residential Growth – Dwelling Units	93
Commercial Growth – Square Feet	130,292
Residential – Additional Fire Space Needed	62.00
Commercial SF Requirements	38.30
Residential Cost	\$12,581.75
Commercial Cost	\$7,772.00
Residential per Unit	\$135.29
Commercial per sf	\$0.06

Police. The police cost per residential unit is calculated by first determining the cost per square foot of the new facility. With a total cost of \$243,505 and 1,200 square feet in the entire building, the cost per square foot is \$202.92. The proposed level of service of 0.63917 square feet of police space per residential unit requires an additional 59.44 square feet of building space to meet new growth demands by 2020; the proposed level of service of .000373827 square feet of fire space per new commercial square foot developed requires 48.71 square feet of additional building space to meet new growth demands by 2020.

Table 2: Police – Proportionate Share Analysis

Category	Amount
----------	--------

Category	Amount
Total sf in new training building	1,200.00
Sf to police	600.00
Cost of new building and metal bldg structure	\$243,505.16
Cost to police	\$121,752.58
Cost per sf	\$202.92
Square feet per residential unit	0.639168277
Square feet per nonresidential sf	0.000373827
Residential Growth	93
Commercial Growth	130,292
Residential SF Reqt's	59.44
Commercial SF Reqt's	48.71
Residential Cost	\$12,062.16
Commercial Cost	\$9,883.60
Residential per Unit	\$129.70
Commercial per sf	\$0.08

In addition, consulting fees and impact fee fund balances must be considered. Consulting and engineering fees add \$2.78 to the residential fire fee and \$2.66 to the residential police fee. The gross fee is summarized as follows:

Table 3: Summary of Gross Fire and Police Impact Fees

	Residential	Nonresidential
Fire	\$138.07	\$0.06
Police	\$132.36	\$0.08
TOTAL	\$270.43	\$0.14

Further, credits must be made against the Fire and Police impact fees to reflect the fact that the City has placed \$25,000 in an account to pay for the future training facility.

Table 4: Summary of Maximum Impact Fees

	Residential	Nonresidential
Gross Impact Fees		
Fire	\$138.07	\$0.06
Police	\$132.36	\$0.08
TOTAL - Gross Fee	\$270.43	\$0.14
Credits		
Credits - Fire	(\$13.89)	(\$0.01)
Credits - Police	(\$13.32)	(\$0.01)

Maximum Impact Fees



	Residential	Nonresidential
Fire	\$124.18	\$0.05
Police	\$119.05	\$0.07
TOTAL - Gross Fee	\$243.22	\$0.12

Therefore, the maximum impact fees allowable by law are \$243.22 for residential development and \$0.12 per commercial square foot.

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Utah Code Legal Requirements

Utah law requires that communities¹ prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. Perry City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. Perry City has complied with this noticing requirement for the IFA by posting notice on February 7, 2013.

Preparation of Impact Fee Analysis

Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee” (Utah Code 11-36a-303).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- (a) Anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) Anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) How anticipated impacts are reasonably related to the anticipated development activity;
- (d) Estimate the proportionate share of:
 - (i) Costs for existing capacity that will be recouped; and
 - (ii) Costs of impacts on system improvement that are reasonably related to the new development activity; and
- (e) How the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) The cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) The cost of system improvements for each public facility;
- (c) Other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

¹ Local political subdivisions with populations of less than 5,000 as of the last federal census need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan.

- (d) The relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) The relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) The extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) Extraordinary costs, if any in servicing the newly developed properties; and
- (h) The time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- (a) Construction contract price;
- (b) Cost of acquiring land, improvements, materials, and fixtures;
- (c) Cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) Debt service charges for a political subdivision, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis

Utah Code states that an impact analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Impact Fee Analysis

Impact on Consumption of Existing Capacity – Utah Code 11-36a-304(1)(a)

Fire/EMS. The fire portion of the existing training facility is at capacity as of 2014 and there is therefore no excess capacity.

Police. The police portion of the training facility is at capacity as of 2014 and there is therefore no excess capacity.

Impact on System Improvements – Utah Code 11-36a-304(1)(b)

Fire. The standard for fire service will decline from 0.6667 square feet of fire building space per residential unit to 0.62004 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000294 square feet of space to 0.000225 square feet by 2020 – for each nonresidential square foot of developed space.

Table 5: Demands Placed on Fire Space by New Development

Year	Households	Nonresidential SF	Residential SF Allocation	Nonres SF Allocation	HH LOS - SF per Unit	Nonresidential LOS - SF per 1,000 Dev
2013	1,432	493,737	954.86	145.14	0.666701	0.000294
2014	1,447	514,309	954.86	145.14	0.659890	0.000282
2015	1,462	534,882	954.86	145.14	0.653120	0.000271
2016	1,478	555,454	954.86	145.14	0.646049	0.000261
2017	1,493	576,027	954.86	145.14	0.639559	0.000252
2018	1,509	596,599	954.86	145.14	0.632777	0.000243
2019	1,524	620,600	954.86	145.14	0.626549	0.000234
2020	1,540	644,601	954.86	145.14	0.620040	0.000225

Police. The standard for police service will decline from 0.6392 square feet of police building space per residential unit to 0.5944 square feet of space by 2020, if no new facilities are built. The nonresidential level of service will decline from 0.000374 square feet of space to 0.000286 square feet by 2020 – for each nonresidential square foot of developed space.

Table 6: Demands Placed on Police Space by New Development

Year	Households	Nonresidential SF	Residential SF Allocation – Proposed	Nonres SF Allocation - Proposed	HH LOS - SF per Unit	Nonresidential LOS - SF per 1,000 Dev
2013	1,432	493,737	915.43	184.57	0.639168	0.000374
2014	1,447	514,309	915.43	184.57	0.632639	0.000359
2015	1,462	534,882	915.43	184.57	0.626148	0.000345
2016	1,478	555,454	915.43	184.57	0.619369	0.000332
2017	1,493	576,027	915.43	184.57	0.613147	0.000320
2018	1,509	596,599	915.43	184.57	0.606645	0.000309
2019	1,524	620,600	915.43	184.57	0.600674	0.000297
2020	1,540	644,601	915.43	184.57	0.594434	0.000286

Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements - Utah Code 11-36a-304(1)(c)

The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Perry City has a 2014 population of 4,761 (1,447 households), with the population projected to increase to 5,067 persons (1,540 households) by 2020. During the same time period, nonresidential growth is expected to increase from 493,737 square feet to 644,601 square feet.

The City plans to build a new training facility in order to meet the demands of new growth. The new facility will include 1,200 square feet, and will cost \$97,905 for the training facility itself; \$80,600 for the training tower and storage shed; and \$65,000 for power to the new facility. An additional \$47,681.90 in grant money will be used for the facility, but has not been included in the calculation of impact fees.

Table 7: Demands Placed on Police Space by New Development

Training Facility	Amount
Building Purchase	\$50,000.00
Moving & Placement of Building	\$11,342.12
Land Improvements (grading and fill)	\$9,323.54
Labor	\$15,139.50
Equipment	\$12,100.00
Subtotal	\$97,905.16
Training Tower	\$30,000.00
4-Bay Steel Storage Shed	\$50,600.00
Subtotal	\$80,600.00
Power to Building	\$65,000.00
Total Costs	\$243,505.16

Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)

Fire. The fire cost per residential unit is calculated by first determining the cost per square foot of the new facility. With a total cost of \$243,505 and 1,200 square feet in the entire building, the cost per square foot is \$202.92. The proposed level of service of 0.0667 square feet of fire space per residential unit requires an additional 62 square feet of building space to meet new growth demands by 2020; the proposed level of service of .00029396 square feet of fire space per new commercial square foot developed requires 38.3 square feet of additional building space to meet new growth demands by 2020.

Table 8: Fire – Proportionate Share Analysis

Category	Amount
Total sf in new training building	1,200
Sf to fire	600
Cost of new building and metal building structure	\$243,505.16
Cost to fire	\$121,752.58
Cost per sf	\$202.92
SF per residential unit	0.66670124
SF per nonresidential square foot	0.00029396
Residential Growth – Dwelling Units	93
Commercial Growth – Square Feet	130,292
Residential – Additional Fire Space Needed	62.00
Commercial SF Requirements	38.30
Residential Cost	\$12,581.75
Commercial Cost	\$7,772.00
Residential per Unit	\$135.29
Commercial per sf	\$0.06

Police. The police cost per residential unit is calculated by first determining the cost per square foot of the new facility. With a total cost of \$243,505 and 1,200 square feet in the entire building, the cost per square foot is \$202.92. The proposed level of service of 0.63917 square feet of police space per residential unit requires an additional 59.44 square feet of building space to meet new growth demands by 2020; the proposed level of service of .000373827 square feet of fire space per new commercial square foot developed requires 48.71 square feet of additional building space to meet new growth demands by 2020.

Table 9: Police – Proportionate Share Analysis

Category	Amount
Total sf in new training building	1,200.00
Sf to police	600.00
Cost of new building and metal bldg structure	\$243,505.16
Cost to police	\$121,752.58
Cost per sf	\$202.92
Square feet per residential unit	0.639168277
Square feet per nonresidential sf	0.000373827
Residential Growth	93
Commercial Growth	130,292
Residential SF Reqt's	59.44
Commercial SF Reqt's	48.71
Residential Cost	\$12,062.16
Commercial Cost	\$9,883.60

Category	Amount
Residential per Unit	\$129.70
Commercial per sf	\$0.08

Table 10: Fire and Police Fee Summary (not including Other Costs)

	Residential	Nonresidential
Police	\$129.70	\$0.08
Fire	\$135.29	\$0.06
TOTAL	\$264.99	\$0.14

Other Costs

The cost of preparing the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) can be included in the calculation of impact fees. The total cost for the IFFP and IFA is \$5,000, divided equally between the fire and police fees.

Table 11: Fire Consulting Costs

Consulting Fees	Amount
Fire portion	\$2,500.00
Sf to fire	600
Cost per sf	\$4.17
Square feet per residential unit	0.66670124
Square feet per nonresidential sf	0.00029396
Cost per residential unit	\$2.78
Cost per nonresidential sf	\$0.00

Table 12: Police Consulting Costs

Consulting Fees	Amount
Police portion	\$2,500.00
Sf to police	600
Cost per sf	\$4.17
Square feet per residential unit	0.63916828
Square feet per nonresidential sf	0.00037383
Cost per residential unit	\$2.66
Cost per nonresidential sf	\$0.00

The City has contributed \$25,000 to the new training facility. Therefore, both fire and police must be credited this amount against the gross impact fee.

Table 13: Fire Impact Fee Credits

Category	Amount
Total Fire Capacity of New Building	600

Category	Amount
2020 Residential Ratio of Calls	61.8%
2020 Commercial Ratio of Calls	38.2%
SF to Residential Growth	370.89
SF to Commercial Growth	229.10
LOS - SF per Residential Unit	0.66670124
LOS - SF per Commercial SF	0.00029396
Residential Units Supportable	556.30
Commercial Units Supportable	779,384
Credit	\$12,500.00
Credit Allocation – Residential	\$7,726.92
Credit Allocation – Commercial	\$4,773.08
Residential Credit	\$13.89
Commercial Credit	\$0.006

Table 14: Police Impact Fee Credits

Category	Amount
Total Police Capacity of New Building	600
2020 Residential Ratio	55.0%
2020 Commercial Ratio	45.0%
Square Feet to Residential Growth	329.78
SF to Commercial Growth	270.22
LOS - SF per Residential Unit	0.63916828
LOS - SF per Commercial SF	0.00037383
Residential Units Supportable	515.95
Commercial Units Supportable	722,845
Credit	\$12,500.00
Credit Allocation – Residential	\$6,870.44
Credit Allocation – Commercial	\$5,629.56
Residential Credit	\$13.32
Commercial Credit	\$0.008

Summary of Gross Fee

The maximum public safety impact fee for Perry City is \$243.22 per residential unit and \$0.12 per nonresidential square foot of development.

Table 15: Summary of Gross Fee

	Residential	Nonresidential
Fire	\$124.18	\$0.05



	Residential	Nonresidential
Police	\$119.05	\$0.07
TOTAL	\$243.22	\$0.12

Fee Adjustment for Financing Structures - Utah Code 11-36a-304(2)(d)(e)(f)

The Impact Fees Act requires credits to be given to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. At this point, the City is not anticipating issuing any bonds for construction of the training facility and there are no bonds outstanding on the existing facility.

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Certification

Zions Bank Public Finance 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.

Ordinance 15-B

An Ordinance Amending and/or Adopting the Perry City Culinary Water Impact Fee

THE PERRY CITY COUNCIL, AS THE GOVERNING BODY OF PERRY CITY, STATE OF UTAH, DOES HEREBY MAKE THE FOLLOWING FINDINGS OF PUBLIC INTEREST AND ORDAINS AS FOLLOWS:

WHEREAS, the Utah Code 11-36a requires “each local political subdivision ... intending to impose an impact fee shall prepare a written analysis of each impact fee.”; and

WHEREAS, Perry City did cause Zions Bank Public Finance to prepare a Culinary Water Impact Fee Analysis in January 2015; and

WHEREAS, the Perry City Council agrees with the Culinary Water Impact Fee Analysis and Plan; and for good cause otherwise appearing;

NOW THEREFORE, BE IT ORDAINED BY THE PERRY CITY COUNCIL AS FOLLOWS:

Section 1: The Perry City Council does accept and adopt the Culinary Water Impact Fee analysis and Plan prepared by Zions Bank Public Finance in January 2015.

The Culinary Water impact fee shall change annually as follows:

Meter Size	ERU Conversion	2015	2016	2017	2018	2019	2020-2025
0.75	1	\$2,643	\$2,665	\$2,688	\$2,711	\$1,734	\$2,760
1.00	1.67	\$4,414	\$4,451	\$4,489	\$4,527	\$4,566	\$4,609
1.50	3.33	\$8,801	\$8,874	\$8,951	\$9,028	\$9,104	\$9,191
2.00	5.33	\$14,087	\$14,204	\$14,327	\$14,450	\$14,572	\$14,711
3.00	10.67	\$28,201	\$28,436	\$28,681	\$28,926	\$29,172	\$29,449
4.00	16.67	\$44,059	\$44,426	\$44,809	\$45,192	\$45,576	\$46,008
6.00	33.33	\$88,091	\$88,824	\$89,591	\$90,358	\$91,124	\$91,989
8.00	53.33	\$140,951	\$142,124	\$143,351	\$144,578	\$145,804	\$147,188

Section 2: **Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 3: **Effective date.** This Ordinance takes effect immediately after approval and posting.

Section 4: **Further Action.** The City Council may take further action consistent with this ordinance or as it deems necessary.

PERRY CITY CORPORATION

Culinary Water Capital Facilities Plan & Impact Fee Facilities Plan

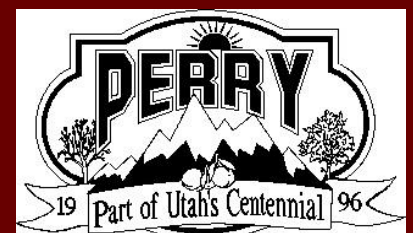


Prepared by

JONES & ASSOCIATES
Consulting Engineers



February 2015



CULINARY WATER SYSTEM CAPITAL FACILITIES PLAN & IMPACT FEE FACILITIES PLAN

for

PERRY CITY CORPORATION



February 2015

Prepared By:

Jones and Associates Consulting Engineers

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South Ogden, Utah 84403

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1.0 INTRODUCTION

1.1 Background

Perry City is located in Box Elder County approximately 50 miles north of Salt Lake City. The 2010 census places the city's population at 4,512. Interstate 15, Highway 89 and the Union Pacific Railroad all run from north to south within the city limits and dissect the city into areas three areas surrounded by these topographic features. The city has a total area of 7.7 square miles. Perry City is bordered by Brigham City to the north, and Willard City to the south. Perry City was settled in 1851 and has been a small agricultural community. In recent years the city has seen increased residential development, especially in the areas east of Highway 89.

This document is an update to the 2006 Culinary Water Master Plan & Impact Fee Study completed by JUB Engineers and Lewis, Young, Robertson & Burningham. The first part of this report includes data that explains the existing distribution system and needs for the future system. A water system model was prepared for the distribution system as part of the 2006 study, many projects and recommendations from this previous study are still applicable will be summarized and updated in this Capital Facilities Plan. This report will attempt to summarize some of the more important items from the 2006 study for convenience, but the previous study should be referenced for additional details as necessary. The last section of the report is called an Impact Fee Facilities Plan (IFFP) which is a short term (6-10 year) look at the city's needs in relation to land development. The IFFP is required by Utah State Code (Title 11 Chapter 36a) for any city that wishes to charge an Impact Fee. A separate Impact Fee Analysis (IFA) is being prepared by Zions Bank which will be based on the results of this report.

1.2 System Overview

Perry City's culinary water system mainly serves the area within the Perry City boundary. Most of the water within the city is treated and used for indoor water use and is not used for irrigation purposes. Outdoor water use was not considered in this plan due to the fact that Pineview Water Systems provides Perry City with pressurized irrigation water service and appears to be able to provide this water to the city through build-out.

The city's water is produced from one spring and three wells. Stokes Spring is located southwest of Evans Canyon and east of the Ogden-Brigham Canal, the wells are located on 2400 South, 2700 South, and near 1760 South. These four sources can supply an approximate maximum flow rate of 1,990 g. There are currently three reservoirs (storage tanks) with a total of 1.65 million gallons of storage. The two largest water users in the city are Walmart and Geneva Rock.

1.3 Study Area

The Perry City water system is surrounded on the north by the Brigham City water system, on the south by the Willard City water system, on the east by the mountains, and on the west by wetlands. Expansion of the culinary water system beyond the current city boundaries is not anticipated in this study. The Impact Fees calculated from data within this report are given for the study area as defined by the existing city boundaries. No other zones or divisions are considered for separate fee structures in this study.

2.0 ERU – EQUIVALENT RESIDENTIAL UNIT

2.1 Introduction

The use of the culinary water system and the cost to construct the system needs to be fairly divided among all the users of the system. The basic unit to do this in most capital facility planning is an Equivalent Residential Unit or ERU. An ERU quantifies the typical impact of one single family residential unit within the system. This is the most common type of development within the City. Once an ERU is defined, it can be used to compare multifamily, commercial, and industrial sites.

2.2 ERU Definition

Peak water production during the summer months is used to define an ERU since all planning for the distribution system, storage, and production must be able to meet the peak day demand. The peak water production during the summer months was determined in the 2006 culinary water study is equivalent to 1 ERU.

1 ERU = 810 gallons per day.

Large water users may be the equivalent of many ERU's. For example, Walmart could use 5,533 gallons per day in the summer and an average single family home uses 810 gallons per day. Therefore, Walmart water use equals approximately 7 ERU's. Growth projections for Perry City will be addressed in the Impact Fee Analysis that will be completed by Zions Public Finance. This report does not try to estimate ERUs in relation to population growth. The report does summarize the estimated existing ERUs and build out ERUs in order to establish an existing level of service and provide a basis for planning the future infrastructure needs.

3.0 WATER SUPPLY

3.1 Existing Water Supply

Perry City’s current culinary water supply comes from one spring and four wells. The city also owns an agricultural well which is used to irrigate an orchard. The agricultural well needs to be rehabilitated and brought up to drinking water standards in order to be used in the culinary water system.

Flows from Stokes Springs fluctuate throughout the year with a high of approximately 130 gallons per minute and an approximate rate during the summer of 90 gallons per minute. 90 gallons per minute was used for determining source capacity from Stokes Springs. There are four wells that provide culinary water to the system when the demand of Stokes Springs is exceeded. Well #1, Well #2, Anderson Well, and East Bench Well #4. The total flow rate from these four wells is 1,900 gallons per minute. The combined theoretical flow rate of the existing system on a peak day is 1,990 gallons per minute.

The following table shows the current culinary water sources, the water right associated with them and their theoretical maximum volume.

Table 3.1.1 - Water Source Summary

Water Right Summary							
	Source Name	Water Right No.	Water Right Flows Allowed (Paper)			Theoretical Maximum Volume²	
			cfs	gpm	ac*ft/ year¹	Peak MGD²	ac*ft/ year³
1	2700 North & 600 West Well	29-1017	0.957	429.5	N.E.	0.618	346.4
2	2400 South & 500 West Well	29-1192	0.89	399.5	N.E.	0.575	322.2
3	2400 South & 500 West Well	29-162	0.55	246.9	N.E.	0.356	199.1
4	Stokes Springs (Walker Springs)	29-2869	0.29	130.2	N.E.	0.187	105.0
5	2250 South & 850 West Well	29-3570	0.5	224.4	N.E.	0.323	181.0
6	1800 South & Maple Hills Well	29-3728	2.0	897.7	500	1.293	500.0
7	Nielson Well*	29-1297	1.783	800.3	N.E.	1.152	645.4
Totals			6.97	3,128.5		4.504	2,299.1

Notes:

- 1 N.E. means that a maximum volume was not specified in the water right (Not Evaluated)
- 2 Pumping 24 hours per day where a pump is used to produce water
- 3 Pumping 12 hours per day where a maximum volume was not specified and where pumping was necessary

* *Agricultural well*

Definitions

cfs *cubic feet per second*
gpm *gallons per minute*
*ac*ft/year* *acre feet per year*
MGD *million gallons per day*

3.2 Existing Water Use

Several types of demands are placed upon a water system. The peak instantaneous demand is calculated from the average summer day demand and then multiplied by a factor to get the peak day demand. The peak day demand is then multiplied by another factor to get the peak hour, or the peak instantaneous demand. The peak hour demand is the highest demand the water system will experience. Guidelines have been established by the State of Utah in order to estimate these demands. The 2006 study estimated the peak day demand to be 810 gallons per minute and the peak instantaneous demand to be 1,136 gallons per minute.

3.3 Water Use Projections

Water systems should be able to produce water equal to the peak day demand in the system. Projections for the peak day demand are based on historical monthly use, and future ERU estimates. The 2006 study estimated that at build out there will be approximately 7,760 ERUs. The estimated future ERUs was estimated by using the city's land use map and developed densities based on this proposed land use. This would result in a peak day demand of 6.29 million gallons (7,760 ERUs x 810 gallons per minute) or 4,365 gallons per minute and a peak instantaneous demand of 6,111 gallons per minute.

The data shows that the peak average day demand per ERU occurs during the summer months. There is no significant difference on any single day, so the average day from those months is considered the average peak day. The data shows the following:

1 ERU uses 810 gallons per day (0.563 gpm) (summer)

Table 3.3.1 (Projected Peak Day Water Use) shows the current and projected water use for the culinary water system based on the number of ERUs. This can be used as a guide to estimate the demands placed on the system based on the estimated number of ERUs at the time. No attempt has been made to estimate the number of ERUs along with population through build out.

Table 3.3.1 - Projected Peak Day Water Use

ERU's	Projected Peak Day Demand (gpm)	Projected Peak Day Demand (MGD)
<i>1,481</i>	<i>834</i>	<i>1.20</i>
2,000	1,126	1.62
2,500	1,408	2.03
3,000	1,689	2.43
<i>3,500</i>	<i>1,971</i>	<i>2.84</i>
4,000	2,252	3.24
4,500	2,534	3.65
5,000	2,815	4.05
5,500	3,097	4.46
6,000	3,378	4.86
6,500	3,660	5.27
7,000	3,941	5.68
<i>7,760</i>	<i>4,365</i>	<i>6.29</i>

Definitions
gpm - gallons per minute
MGD - million gallons per day

3.4 Future Needs

The existing water rights will allow for a theoretical peak flow rate of 3,128.5 gallons per minute. Due to the difference between the current water rights and the additional water rights needed for build out. An additional 1,237.5 gallons per minute, in water rights, will be needed for build out conditions (4,366 gallons per minute – 3,128.5 gallons per minute = 1,237.5 gallons per minute).

Existing source capacity allows for a peak flow rate of approximately 1,990 gallons per minute. Additional source capacity will be needed for build out. An additional 2,367 gallons per minute, in source capacity, will be needed for build out conditions (4,366 gallons per minute – 1,999 gallons per minute = 2,367 gallons per minute). This will require additional sources to be identified and developed in the future.

It is important that new water rights and sources are secured and developed so that the city can meet its projected culinary water needs and demands in the future. Conservation methods should be employed when possible to extend the culinary water available.

The city is in the process of securing the water right for the Nielson agricultural well and wants to upgrade this well to drinking water standards in order to use it as a culinary water source. This work is an important part of meeting the future water needs of the city and should be completed as soon as possible. The city should also pursue securing the additional water rights needed for build out conditions. When the Utah State Engineer's office determines that a particular basin's capacity has been exceeded the availability of new water rights can be restricted. When this takes place a basin becomes closed to new water rights and any necessary water rights have to be secured from other existing water rights.

4.0 WATER STORAGE

4.1 Existing Water Storage

Water storage provides a reservoir to compensate or equalize the varying amount of demand as a result of time of day and season. Water storage provides storage for demands placed on the system from the peak day use as well as demands due to firefighting activities. Perry City has existing storage capacity of 1.65 million gallons in three reservoirs. There's a 1 million gallon storage reservoir located on the north bench of the city and two storage reservoirs located on the south bench of the city, one reservoir is 300,000 gallons and the other reservoir is 350,000 gallons. All of the storage tanks are in fair or good condition.

4.2 Water Storage Requirements

Water storage requirements typically contain three components; indoor use storage, fire storage, and outdoor irrigation storage. Since Perry City is serviced by Pineview outdoor irrigation requirements were not evaluated.

Indoor Use Storage

The indoor storage requirement is given by the state code and is 400 gallons per ERU. There are now approximately 1,481 ERUs, this equates to 592,400 gallons needed for indoor use water storage. At build out there will be approximately 7,760 ERUs, this equates to 3,104,000 gallons needed in the future for indoor use water storage.

Fire Storage

Required fire storage should be equal to the largest fire flow demand as determined by the local fire authority. In Perry City the largest fire flow need is at the Walmart facility with a requirement of 3,500 gpm for 2 hours. Walmart is able to have a lower fire flow rate and flow duration due to the structure being protected by a fire suppression system. This equates to 420,000 gallons of storage.

The following table summarizes the storage requirements through build out as required for indoor use storage and fire storage requirements.

Table 4.2.1 - Storage Requirements

ERU's	Indoor Use Storage Req'd (gallons)	Fire Storage Req'd (gallons)	Total Storage Required (gallons)
<i>1,481</i>	<i>592,400</i>	<i>420,000</i>	<i>1,012,400</i>
2,000	800,000	420,000	1,220,000
2,500	1,000,000	420,000	1,420,000
3,000	1,200,000	420,000	1,620,000
<i>3,075</i>	<i>1,230,000</i>	<i>420,000</i>	<i>1,650,000</i>
3,500	1,400,000	420,000	1,820,000
4,000	1,600,000	420,000	2,020,000
4,500	1,800,000	420,000	2,220,000
5,000	2,000,000	420,000	2,420,000
5,500	2,200,000	420,000	2,620,000
6,000	2,400,000	420,000	2,820,000
6,500	2,600,000	420,000	3,020,000
7,000	2,800,000	420,000	3,220,000
7,500	3,000,000	420,000	3,420,000
<i>7,760</i>	<i>3,104,000</i>	<i>420,000</i>	<i>3,524,000</i>

4.3 Current and Future Needs

The city currently has 1.65 million gallons in storage capacity. This is enough capacity to meet the storage requirements until there are 3,075 ERUs in the system. After that, additional storage reservoirs will need to be constructed to meet the storage requirements.

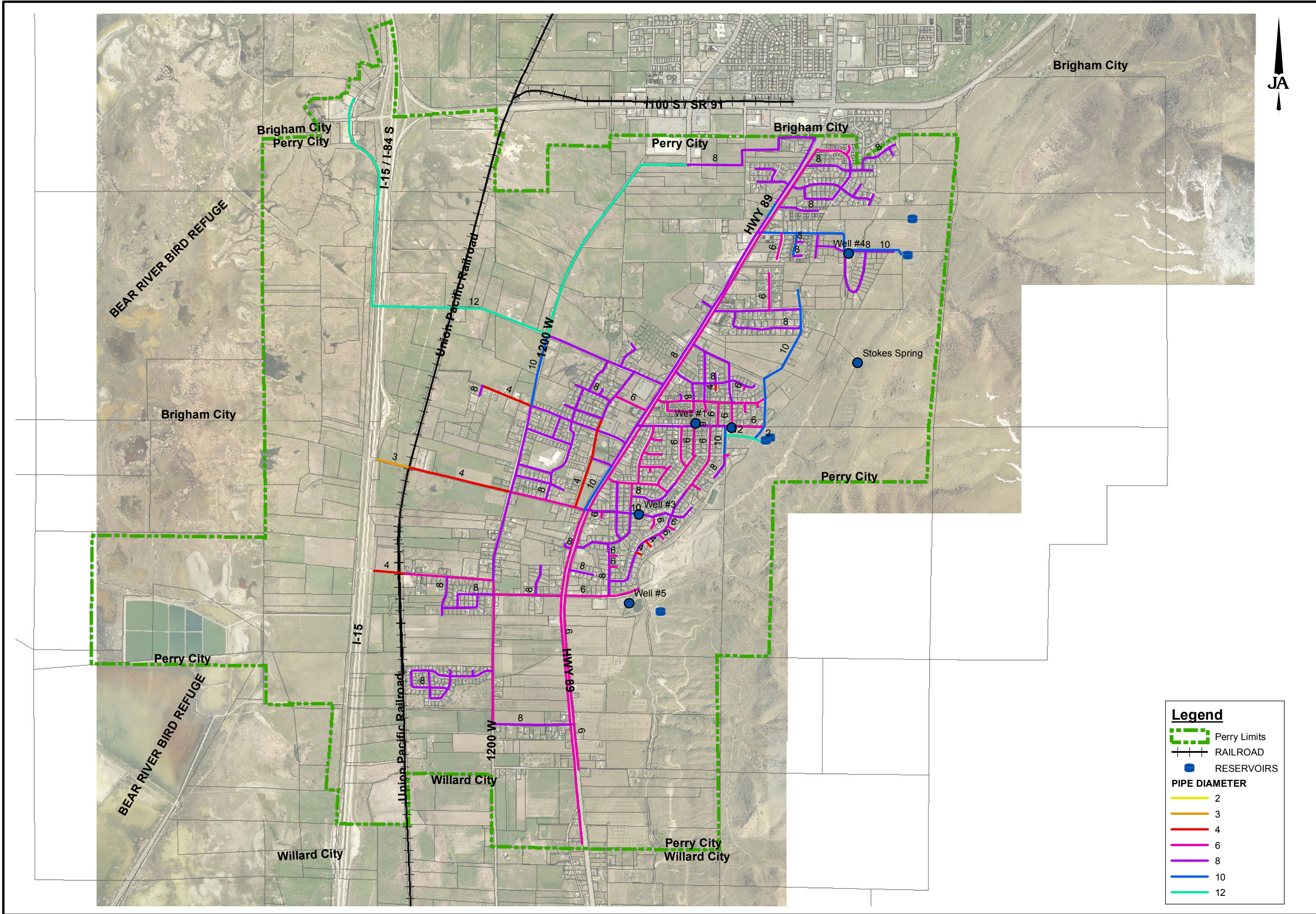
5.0 DISTRIBUTION SYSTEM

5.1 Existing System

The existing distribution system consists of several different type of pipes including PVC, steel, and cast iron as well as several pressure reducing valves (PRV) and pressure sustaining valves (PSV). Figure 5.1.1 is a map of the city showing the existing water system. The distribution system will be expanded and upgraded in the future to meet the demands placed upon it from development. There are several deficiencies within the existing distribution system. Most of these deficiencies are due to small diameter pipe which are smaller than the State of Utah requirement of 8" diameter. Estimates for these projects are included in Appendix A. These locations where the existing piping is smaller than the recommended State of Utah minimum have been identified in this study for future replacement.

Utah State Code requires that the system be able to provide the following pressures in the distribution system, this is also helps define the current level of service provided:

1. 20 psi during conditions of fire flow and fire demand experienced during peak day demand;
2. 30 psi during peak instantaneous demand; and
3. 40 psi during peak day demand.



PERRY CITY CORPORATION
CAPITAL FACILITIES PLAN
EXISTING CULINARY
WATER SYSTEM

SEH DESIGNED	SEH DRAWN	DDA CHECKED
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SCALE:
1 in = 2,000 ft

DATE:
02/25/2014



FIGURE
5.1.1

5.2 Future System

The current culinary water system is functioning well and meeting the needs of the city. As Perry City grows there additional water rights, water sources, and water storage will be necessary. The biggest deficiency is the small diameter water mains located throughout the city. The securing of new water rights should take place in the near future. Other important projects surround the upsizing of lines from the springs near the Bear River and the trunk lines from the existing reservoirs. Additional storage and sources will be needed as the city approaches 3,000 equivalent connections or ERUs.

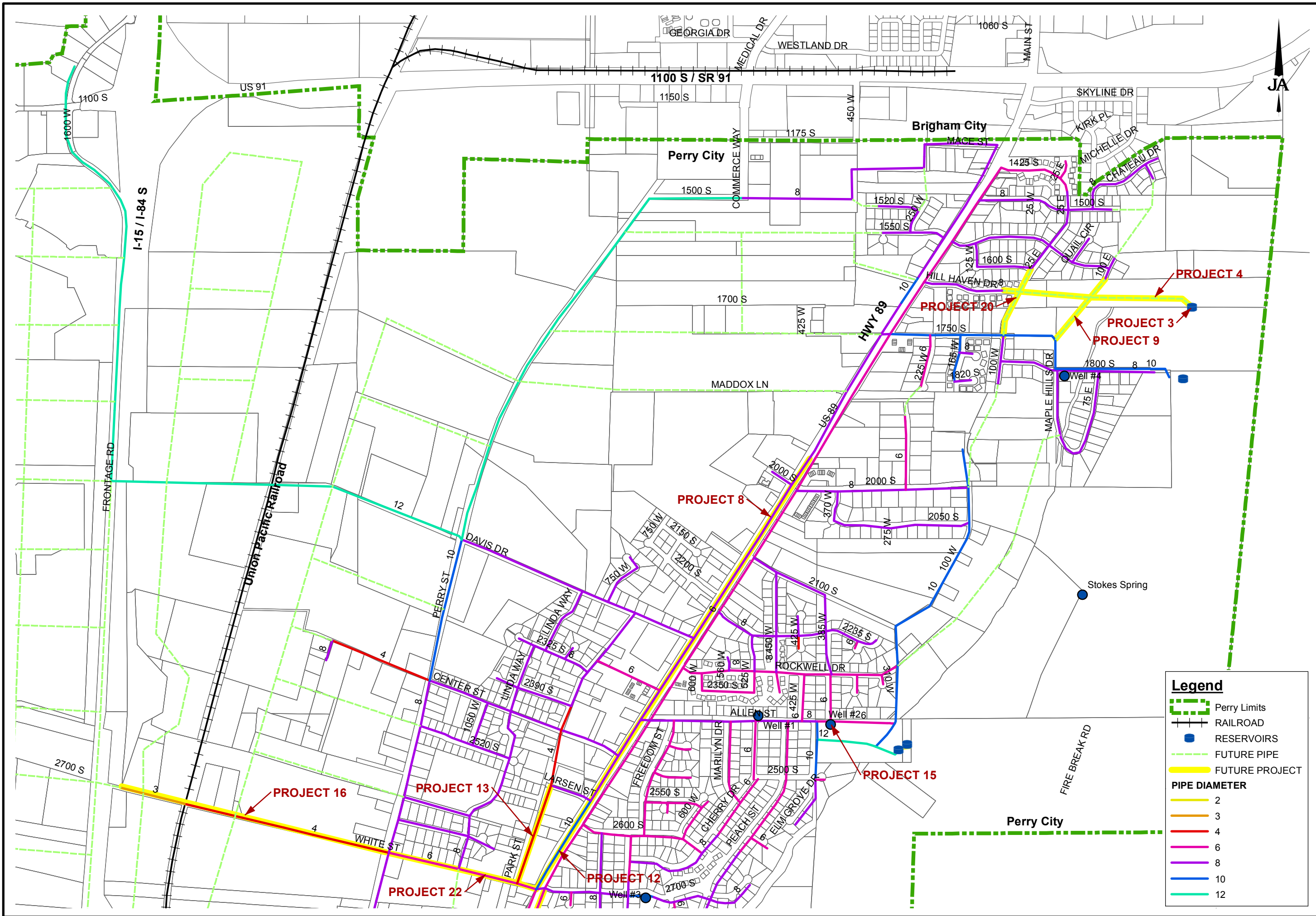
The planned capital facilities projects are shown in Figure 5.4.2, (Capital Facilities Projects), and itemized in Appendix A.

5.3 Capital Facilities Plan

Figure 5.3.2 and 5.3.3 are maps of the city which show the projects associated with the overall Capital Facilities Plan. A summarized list of the projects is shown below in Table 5.3.1, and itemized cost estimates and descriptions for each of the projects are included in Appendix A. The table below divides the project costs between developer costs (i.e. a Project Improvement as defined by UCA 11-36a-102), Impact Fee Eligible projects (i.e. System Improvement as defined by UCA 11-36a-102), and current replacement or deficiencies. Impact Fee Eligible projects are those projects necessary to support growth through built out.

Table 5.3.1 - Summary of Capital Improvement Projects

	Project Description	Total Estimated Cost	Cost Breakdown		
			Replacement /Deficiency	Impact Fee Eligible	Developer Cost
1	Nielson Well Rehabilitation	\$1,309,750.00	\$0.00	\$1,309,750.00	\$0.00
2	South Bench Water Wells	\$2,697,500.00	\$0.00	\$2,697,500.00	\$0.00
3	1750 South Water Reservoir	\$1,215,500.00	\$0.00	\$1,215,500.00	\$0.00
4	12" Water Main on 1750 S.	\$188,110.00	\$0.00	\$188,110.00	\$0.00
5	3100 South Water Reservoir	\$1,215,500.00	\$0.00	\$1,215,500.00	\$0.00
6	16" Water Main on 3200 S.	\$178,360.00	\$0.00	\$178,360.00	\$0.00
7	10" Water Main on 800 W.	\$241,280.00	\$0.00	\$43,680.00	\$197,600.00
8	10" Water Main on Hwy. 89	\$819,422.50	\$655,538.00	\$163,884.50	\$0.00
9	10" Water Main on Valley View	\$104,650.00	\$0.00	\$104,650.00	\$0.00
10	12" Water Main on 2950 S.	\$479,830.00	\$0.00	\$379,600.00	\$100,230.00
11	10" Water Main on 3550 S.	\$295,438.00	\$0.00	\$202,800.00	\$92,638.00
12	10" Water Main on Hwy. 89	\$421,668.00	\$379,501.20	\$42,166.80	\$0.00
13	8" Water Main on 900 W.	\$133,432.00	\$67,716.00	\$67,716.00	\$0.00
14	Fire Hydrant Upgrades	\$152,594.00	\$152,594.00	\$0.00	\$0.00
15	East Bench Chlorinator	\$39,000.00	\$8,970.00	\$30,030.00	\$0.00
16	8" Water Main on 2700 S.	\$268,944.00	\$134,472.00	\$134,472.00	\$0.00
17	8" Water Main on 1200 W.	\$440,596.00	\$220,298.00	\$220,298.00	\$0.00
18	10" Water Main on Hwy. 89	\$917,182.50	\$458,591.25	\$458,591.25	\$0.00
19	10" Water Main on Hwy. 89	\$1,745,672.50	\$872,836.25	\$872,836.25	\$0.00
20	12" Water Main on 1650 S.	\$186,680.00	\$0.00	\$186,680.00	\$0.00
21	10" Water Main to Gun Range	\$250,536.00	\$0.00	\$250,536.00	\$0.00
22	8" Water Main on 2700 S.	\$188,955.00	\$125,970.00	\$62,985.00	\$0.00
Totals		\$13,301,645.50	\$3,075,486.70	\$10,024,645.80	\$390,468.00



Legend

- Perry Limits
- RAILROAD
- RESERVOIRS
- FUTURE PIPE
- FUTURE PROJECT

PIPE DIAMETER

- 2
- 3
- 4
- 6
- 8
- 10
- 12

PERRY CITY CORPORATION
 CAPITAL FACILITIES PLAN
CULINARY WATER SYSTEM
CAPITAL FACILITIES PLAN NORTH

SEH DESIGNED	SEH DRAWN	DDA CHECKED
SCALE: 1 in = 1,000 ft	DATE: 02/25/2014	



FIGURE
5.3.2

6.0 IMPACT FEE FACILITIES PLAN

6.1 Introduction

The Culinary Water System Impact Fee will be enacted as a means for new development to pay for their impact on the existing Culinary Water System. Utah state law requires that an Impact Fee Facilities Plan (IFFP) be prepared before an Impact Fee can be implemented. The law requires that the IFFP only contains the costs for short term (6-10 year) growth, and it must also not raise the existing level of service. This section will summarize information from Sections 1-5 of this report (Capital Facilities Plan) as it pertains to the enactment of the impact fee. The IFFP is a subset of the data contained in the Capital Facilities Plan and that information will be summarized in this section.

Title 11-36a, Section 300, of the Utah State Code outlines the requirements of the Impact Fee Analysis which is also required to be prepared before an Impact Fee can be implemented. The Impact Fee Analysis (IFA) will be performed by Zions Bank and will be contained in a separate document.

6.2 Growth Projections

Growth projections for Perry City will be addressed in the Impact Fee Analysis that will be completed by Zions Public Finance.

6.3 Level of Service and Excess Capacity

Utah Code outlines minimum levels of service for storage, supply, and system pressure. The level of service for the water supply is outlined in Section 3, the storage requirements are outlined in Section 4, and the distribution system is outlined in Section 5.

The level of service is defined as meeting the State of Utah requirements for a culinary water system. The culinary water system currently meets all levels of service as outlined in these previously mentioned sections. In Table 5.3.1 (Capital Improvement Projects) where a Replacement/Deficiency is shown, it typically represents an older line that will need to be replaced due to age or the need to upsize a line for future development where a single line would be more desirable to two smaller lines. The replacement of the existing smaller line is shown in the Replacement/Deficiency column.

It is estimated that the culinary water system has 58% excess capacity in supply (wells, well houses, and springs), 63% excess capacity in storage (water reservoirs), and 5% excess capacity in the distribution system (pipes, PRVs, & PSVs).

6.4 Future Development Needs

With so much ground that remains undeveloped, it is nearly impossible to predict where growth will happen over the next 10 years. The most active areas over the past few years are the developments on the east side of Highway 89. It is anticipated that the south end of the city east of Highway 89 will soon develop. Projects will be chosen, however, to serve the need where the development arises. Figures 5.3.2 and 5.3.3, Capital Improvement Projects, show the planned project locations.

Table 6.4.1 below shows the projects most likely to be constructed in the next 10 years. The column labeled “Developer Share” shows costs that should be borne by each individual developer at the time of construction (i.e. Project Improvements as defined UCA 11-36a-102). The column labeled “Impact Fee Eligible” are the portions of the projects that should be paid for thorough Impact Fees (i.e. System Improvements as defined in UCA 11-36a-102). It is likely that not all of these projects will be built within the next 10 years. These are simply the most likely projects to be built.

Projects 1, 2, 5 and 6 are needed for build out and may or may not be fully completed within the short term (6-10 year) time. These projects have been included in the IFFP because the city will need to perform preliminary engineering work and also purchase and preserve the land upon where these improvements will eventually be built. Only 5.4 percent of total build out is expected to take place within the short term (6-10 year) time and thus only 5.4 percent of the total cost of these projects is included in Table 6.4.1. Funds for all impact fee eligible projects need to be spent or encumbered within six years after the day on which each impact fee is paid.

Table 6.4.1 – Most Likely Capital Improvement Projects

Proj.	Project Description – Est. Construction Yr.	New ERU's Served	Current Deficiency	Developer Participation	Impact Fee Improvements	% Impact Fee Qual.	Total
1	Nielson Well Rehabilitation*	68	\$0.00	\$0.00	\$70,726.50	100%	<i>\$70,726.50</i>
2	South Bench Water Wells*	68	\$0.00	\$0.00	\$145,665.00	100%	<i>\$145,665.00</i>
5	3100 South Water Reservoir*	68	\$0.00	\$0.00	\$65,637.00	100%	<i>\$65,637.00</i>
6	16" Water Main on 3200 S.*	68	\$0.00	\$0.00	\$9,631.44	100%	<i>\$9,631.44</i>
7	10" Water Main on 800 W. 2022-2023	240	\$0.00	\$197,600.00	\$43,680.00	18%	<i>\$241,280.00</i>
8	10" Water Main on Highway 89 2019-2020	156	\$655,538.00	\$0.00	\$163,884.50	20%	<i>\$819,422.50</i>
9	10" Water Main on Valley View Dr. 2014-2015	195	\$0.00	\$0.00	\$104,650.00	100%	<i>\$104,650.00</i>
12	10" Water Main on Highway 89 2015-2016	40	\$379,501.20	\$0.00	\$42,166.80	10%	<i>\$421,668.00</i>
13	8" Water Main on 900 W. 2015-2016	50	\$66,716.00	\$0.00	\$66,716.00	50%	<i>\$133,432.00</i>
15	East Bench Chlorination 2014	68	\$8,970.00	\$0.00	\$30,030.00	77%	<i>\$39,000.00</i>
20	12" Water Main on 1650 S. 2014-2015	158	\$0.00	\$0.00	\$186,680.00	100%	<i>\$186,680.00</i>
21	10" Water Main to the Gun Range 2016-2017	15	\$0.00	\$0.00	\$250,536.00	100%	<i>\$250,536.00</i>
22	8" Water Main on 2700 S. 2015-2017	10	\$125,970.00	\$0.00	\$62,985.00	33%	<i>\$188,955.00</i>
Totals			\$1,236,695.20	\$197,600.00	\$1,242,988.24		<i>\$2,677,283.44</i>

*Cost to perform planning, preliminary engineering, and purchase and preserve the land

6.5 Certification

"I certify 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; or
 - 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."

Dean D. Ayala

Dean D. Ayala, P.E.

Appendix A – Project Cost Estimates

Perry City Corporation
2014 Capital Facilities Plan
Project Cost Estimates Summary

Culinary Water

December 2014

Project #	Current Deficiency	Developer Participation	Capital Improvements*	Total Project Cost
1	\$0.00	\$0.00	\$1,309,750.00	\$1,309,750.00
2	\$0.00	\$0.00	\$2,697,500.00	\$2,697,500.00
3	\$0.00	\$0.00	\$1,215,500.00	\$1,215,500.00
4	\$0.00	\$0.00	\$188,110.00	\$188,110.00
5	\$0.00	\$0.00	\$1,215,500.00	\$1,215,500.00
6	\$0.00	\$0.00	\$178,360.00	\$178,360.00
7	\$0.00	\$197,600.00	\$43,680.00	\$241,280.00
8	\$655,538.00	\$0.00	\$163,884.50	\$819,422.50
9	\$0.00	\$0.00	\$104,650.00	\$104,650.00
10	\$0.00	\$100,230.00	\$379,600.00	\$479,830.00
11	\$0.00	\$92,638.00	\$202,800.00	\$295,438.00
12	\$379,501.20	\$0.00	\$42,166.80	\$421,668.00
13	\$66,716.00	\$0.00	\$66,716.00	\$133,432.00
14	\$152,594.00	\$0.00	\$0.00	\$152,594.00
15	\$8,970.00	\$0.00	\$30,030.00	\$39,000.00
16	\$134,472.00	\$0.00	\$134,472.00	\$268,944.00
17	\$220,298.00	\$0.00	\$220,298.00	\$440,596.00
18	\$458,591.25	\$0.00	\$458,591.25	\$917,182.50
19	\$872,836.25	\$0.00	\$872,836.25	\$1,745,672.50
20	\$0.00	\$0.00	\$186,680.00	\$186,680.00
21	\$0.00	\$0.00	\$250,536.00	\$250,536.00
22	\$125,970.00	\$0.00	\$62,985.00	\$188,955.00
Totals	\$3,075,486.70	\$390,468.00	\$10,024,645.80	\$13,490,600.50

* These projects should be funded or reimbursed through the collection of Impact Fees to support new development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 1

Location : Approximately 3200 South & 700 West

Description : Nielson Well Rehabilitation

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Drill and redevelop 850 gpm well	1	ea.	\$500,000.00	\$500,000.00
2	Construct pump station	1	ea.	\$500,000.00	\$500,000.00
3	Source protection plan	1	ea.	\$7,500.00	\$7,500.00
				SUBTOTAL	\$1,007,500.00
				30%± Contingency & Engineering	\$302,250.00
				TOTAL	\$1,309,750.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 2
 Location : South Bench
 Description : Culinary Water Wells

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Drill and redevelop 850 gpm well	2	ea	\$500,000.00	\$1,000,000.00
2	Construct pump station	2	ea	\$500,000.00	\$1,000,000.00
3	Source protection plan	2	ea	\$7,500.00	\$15,000.00
4	Property acquisition	2	ea	\$30,000.00	\$60,000.00
				SUBTOTAL	\$2,075,000.00
				30%± Contingency & Engineering	\$622,500.00
				TOTAL	\$2,697,500.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 3

Location : Approximately 1750 South & East Bench

Description : Culinary Water Reservoir

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct new 1 million gallon reservoir	1	ea	\$850,000.00	\$850,000.00
2	Property acquisition	1	ea	\$60,000.00	\$60,000.00
3	Connection to the system	1	ea	\$25,000.00	\$25,000.00
				SUBTOTAL	\$935,000.00
				30%± Contingency & Engineering	\$280,500.00
				TOTAL	\$1,215,500.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 4

Location : Approximately 1750 South & East Bench

Description : Construct new 12" Water Main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 12" waterline	2,250	lf	\$54.00	\$121,500.00
2	Install 12" gate valves	2	ea	\$2,600.00	\$5,200.00
3	Connect to existing waterline	1	ea	\$15,000.00	\$15,000.00
4	Asphalt patching	750	sf	\$4.00	\$3,000.00
				SUBTOTAL	\$144,700.00
				30%± Contingency & Engineering	\$43,410.00
				TOTAL	\$188,110.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 5

Location : Approximately 3100 South & East Bench

Description : Culinary Water Reservoir

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct new 1 million gallon reservoir	1	ea	\$850,000.00	\$850,000.00
2	Property acquisition	1	ea	\$60,000.00	\$60,000.00
3	Connection to the system	1	ea	\$25,000.00	\$25,000.00
				SUBTOTAL	\$935,000.00
				30%± Contingency & Engineering	\$280,500.00
				TOTAL	\$1,215,500.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 6

Location : Approximately 3200 South & East Bench

Description : Construct new 16" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 16" waterline	1,800	lf	\$64.00	\$115,200.00
2	Install 16" butterfly valves	2	ea	\$3,500.00	\$7,000.00
3	Connect to existing waterline	1	ea	\$15,000.00	\$15,000.00
				SUBTOTAL	\$137,200.00
				30%± Contingency & Engineering	\$41,160.00
				TOTAL	\$178,360.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 7

Location : 800 West from approximately 3000 South to 3600 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	4,000	lf	\$42.00	\$168,000.00
2	Install 10" gate valves	4	ea	\$2,000.00	\$8,000.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	400	sf	\$4.00	\$1,600.00
SUBTOTAL					\$185,600.00
30%± Contingency & Engineering					\$55,680.00
TOTAL					\$241,280.00

DEVELOPER'S ESTIMATED COST

1	Construct 8" waterline	4,000	lf	\$34.00	\$136,000.00
2	Install 8" gate valves	4	ea	\$1,600.00	\$6,400.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	400	sf	\$4.00	\$1,600.00
SUBTOTAL					\$152,000.00
30%± Contingency & Engineering					\$45,600.00
TOTAL DEVELOPER'S COST					\$197,600.00
TOTAL CITY PORTION					\$43,680.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 8

Location : Highway 89 from approximately 1900 South to 2450 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	3,800	lf	\$50.00	\$190,000.00
2	Install 10" gate valves	21	ea	\$2,300.00	\$48,300.00
3	Connect to existing waterline	2	ea	\$5,000.00	\$10,000.00
4	Asphalt patching	30,400	sf	\$7.00	\$212,800.00
5	Imported Trench Material	2,400	ton	\$14.00	\$33,600.00
6	Flowable Fill	845	cy	\$125.00	\$105,625.00
7	Traffic control	1	LS	\$20,000.00	\$20,000.00
8	Mobilization	1	LS	\$10,000.00	\$10,000.00
				SUBTOTAL	\$630,325.00
				30%± Contingency & Engineering	\$189,097.50
				TOTAL	\$819,422.50

* 80% of project fixes a deficiency, 20% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 9

Location : Valley View Dr. from approximately 1550 South to 1800 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	1,200	lf	\$42.00	\$50,400.00
2	Install 10" gate valves	4	ea	\$2,000.00	\$8,000.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	400	sf	\$4.00	\$1,600.00
5	Furnish & install trench import fill	1,250	ton	\$10.00	\$12,500.00
				SUBTOTAL	\$80,500.00
				30%± Contingency & Engineering	\$24,150.00
				TOTAL	\$104,650.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 10
 Location : 2950 South near Railroad & I-15
 Description : Construct new 12" water main with PRV

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 12" waterline	1,500	lf	\$54.00	\$81,000.00
2	Install 12" gate valves	2	ea	\$2,600.00	\$5,200.00
3	Connect to existing waterline	2	ea	\$5,000.00	\$10,000.00
4	Asphalt patching	400	sf	\$4.00	\$1,600.00
5	Bore under railroad with 24" carrier pipe	120	lf	\$900.00	\$108,000.00
6	PRV Station	2	ea	\$75,000.00	\$150,000.00
7	Imported Trench Material	950	ton	\$14.00	\$13,300.00
				SUBTOTAL	\$369,100.00
				30%± Contingency & Engineering	\$110,730.00
				TOTAL	\$479,830.00

DEVELOPER'S ESTIMATED COST

1	Construct 8" waterline	1,500	lf	\$34.00	\$51,000.00
2	Install 8" gate valves	2	ea	\$1,600.00	\$3,200.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	400	sf	\$4.00	\$1,600.00
5	Imported Trench Material	950	ton	\$14.00	\$13,300.00
				SUBTOTAL	\$77,100.00
				30%± Contingency & Engineering	\$23,130.00
				TOTAL DEVELOPER'S COST	\$100,230.00
				TOTAL CITY PORTION	\$379,600.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 11
 Location : 3550 South near Railroad
 Description : Construct new 10" water main with PRV

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	1,400	lf	\$42.00	\$58,800.00
2	Install 10" gate valves	2	ea	\$2,000.00	\$4,000.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
5	Bore under railroad with 20" carrier pipe	120	lf	\$700.00	\$84,000.00
6	PRV Station	1	ea	\$60,000.00	\$60,000.00
7	Imported Trench Material	890	ton	\$14.00	\$12,460.00
				SUBTOTAL	\$227,260.00
				30%± Contingency & Engineering	\$68,178.00
				TOTAL	\$295,438.00

DEVELOPER'S ESTIMATED COST

1	Construct 8" waterline	1,400	lf	\$34.00	\$47,600.00
2	Install 8" gate valves	2	ea	\$1,600.00	\$3,200.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
5	Imported Trench Material	890	ton	\$14.00	\$12,460.00
				SUBTOTAL	\$71,260.00
				30%± Contingency & Engineering	\$21,378.00
				TOTAL DEVELOPER'S COST	\$92,638.00
				TOTAL CITY PORTION	\$202,800.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 12

Location : Highway 89 from approximately 2450 South to 2700 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	1,800	lf	\$50.00	\$90,000.00
2	Install 10" gate valves	12	ea	\$2,300.00	\$27,600.00
3	Connect to existing waterline	2	ea	\$5,000.00	\$10,000.00
4	Asphalt patching	14,400	sf	\$7.00	\$100,800.00
5	Imported Trench Material	1,140	ton	\$14.00	\$15,960.00
6	Flowable Fill	400	cy	\$125.00	\$50,000.00
7	Traffic control	1	LS	\$20,000.00	\$20,000.00
8	Mobilization	1	LS	\$10,000.00	\$10,000.00
				SUBTOTAL	\$324,360.00
				30%± Contingency & Engineering	\$97,308.00
				TOTAL	\$421,668.00

* 90% of project fixes a deficiency, 10% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 13

Location : 900 West from approximately 2550 South to 2700 South

Description : Construct new 8" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 8" waterline	1,200	lf	\$34.00	\$40,800.00
2	Install 8" gate valves	9	ea	\$1,600.00	\$14,400.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	7,200	sf	\$4.00	\$28,800.00
5	Imported Trench Material	760	ton	\$14.00	\$10,640.00
				SUBTOTAL	\$102,640.00
				30%± Contingency & Engineering	\$30,792.00
				TOTAL	\$133,432.00

* 50% of project fixes a deficiency, 50% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 14
 Location : Along Highway 89 corridor
 Description : Fire Hydrants Project

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Fire hydrant assembly	12	ea	\$4,500.00	\$54,000.00
2	Traffic control	1	LS	\$20,000.00	\$20,000.00
3	Mobilization	1	LS	\$10,000.00	\$10,000.00
4	Imported Trench Material	230	ton	\$14.00	\$3,220.00
5	Flowable Fill	80	cy	\$125.00	\$10,000.00
6	Asphalt patching	2,880	sf	\$7.00	\$20,160.00
				SUBTOTAL	\$117,380.00
				30%± Contingency & Engineering	\$35,214.00
				TOTAL	\$152,594.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 15
 Location : 1800 South & Maple Hills Drive
 Description : East Bench Chlorinator Project

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Provide Chlorination Equipment Complete	1	LS	\$30,000.00	\$30,000.00
				SUBTOTAL	\$30,000.00
				30%± Contingency & Engineering	\$9,000.00
				TOTAL	\$39,000.00

* 23% of project serves existing development, 77% of project will service development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 16

Location : 2700 South from approximately 1200 West to 1700 West

Description : Construct new 8" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 8" waterline	3,200	lf	\$34.00	\$108,800.00
2	Install 8" gate valves	7	ea	\$1,600.00	\$11,200.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	14,400	sf	\$4.00	\$57,600.00
5	Imported Trench Material	1,520	ton	\$14.00	\$21,280.00
				SUBTOTAL	\$206,880.00
				30%± Contingency & Engineering	\$62,064.00
				TOTAL	\$268,944.00

* 50% of project fixes a deficiency, 50% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 17

Location : 1200 West from approximately 2950 South to 3400 South

Description : Construct new 8" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 8" waterline	4,400	lf	\$34.00	\$149,600.00
2	Install 8" gate valves	18	ea	\$1,600.00	\$28,800.00
3	Connect to existing waterline	4	ea	\$4,000.00	\$16,000.00
4	Asphalt patching	26,400	sf	\$4.00	\$105,600.00
5	Imported Trench Material	2,780	ton	\$14.00	\$38,920.00
				SUBTOTAL	\$338,920.00
				30%± Contingency & Engineering	\$101,676.00
				TOTAL	\$440,596.00

* 50% of project fixes a deficiency, 50% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 18

Location : Highway 89 from approximately 3400 South to 4000 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	4,600	lf	\$50.00	\$230,000.00
2	Install 10" gate valves	4	ea	\$2,300.00	\$9,200.00
3	Connect to existing waterline	2	ea	\$5,000.00	\$10,000.00
4	Asphalt patching	36,800	sf	\$7.00	\$257,600.00
5	Imported Trench Material	2,900	ton	\$14.00	\$40,600.00
6	Flowable Fill	1,025	cy	\$125.00	\$128,125.00
7	Traffic control	1	LS	\$20,000.00	\$20,000.00
8	Mobilization	1	LS	\$10,000.00	\$10,000.00
				SUBTOTAL	\$705,525.00
				30%± Contingency & Engineering	\$211,657.50
				TOTAL	\$917,182.50

* 50% of project fixes a deficiency, 50% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 19

Location : Highway 89 from approximately 2700 South to 3400 South

Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	9,500	lf	\$50.00	\$475,000.00
2	Install 10" gate valves	19	ea	\$2,300.00	\$43,700.00
3	Connect to existing waterline	10	ea	\$5,000.00	\$50,000.00
4	Asphalt patching	76,000	sf	\$7.00	\$532,000.00
5	Imported Trench Material	6,000	ton	\$14.00	\$84,000.00
6	Flowable Fill	1,025	cy	\$125.00	\$128,125.00
7	Traffic control	1	LS	\$20,000.00	\$20,000.00
8	Mobilization	1	LS	\$10,000.00	\$10,000.00
				SUBTOTAL	\$1,342,825.00
				30%± Contingency & Engineering	\$402,847.50
				TOTAL	\$1,745,672.50

* 50% of project fixes a deficiency, 50% of project will service future development

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 20

Location : 1650 South and 25 East Intersection

Description : Construct new 12" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 12" waterline	1,700	lf	\$54.00	\$91,800.00
2	Install 12" gate valves	4	ea	\$2,600.00	\$10,400.00
3	Connect to existing waterline	2	ea	\$5,000.00	\$10,000.00
4	Asphalt patching	1,200	sf	\$4.00	\$4,800.00
5	Imported Trench Material	1,900	ton	\$14.00	\$26,600.00
				SUBTOTAL	\$143,600.00
				30%± Contingency & Engineering	\$43,080.00
				TOTAL	\$186,680.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs
 Project No. : 21
 Location : Gun Range Waterline
 Description : Construct new 10" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 10" waterline	4,160	lf	\$42.00	\$174,720.00
2	Install 10" gate valves	7	ea	\$2,000.00	\$14,000.00
3	Connect to existing waterline	1	ea	\$4,000.00	\$4,000.00
				SUBTOTAL	\$192,720.00
				30%± Contingency & Engineering	\$57,816.00
				TOTAL	\$250,536.00

Perry City Corporation
2014 Capital Facilities Plan
Culinary Water
Preliminary Estimate of Probable Costs

Project No. : 22

Location : 2700 South from 1200 West to Highway 89

Description : Construct 8" water main

Item	Description	Quantity	Unit	Unit Price	Total Amount
1	Construct 8" waterline	1,800	lf	\$34.00	\$61,200.00
2	Install 8" gate valves	8	ea	\$1,600.00	\$12,800.00
3	Connect to existing waterline	2	ea	\$4,000.00	\$8,000.00
4	Asphalt patching	10,800	sf	\$4.00	\$43,200.00
5	Furnish & install trench import fill	2,015	ton	\$10.00	\$20,150.00
				SUBTOTAL	\$145,350.00
				30%± Contingency & Engineering	\$43,605.00
				TOTAL	\$188,955.00

Appendix B – Water Rights Information



Search

Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-1017** APPLICATION/CLAIM NO.: **A11904** CERT. NO.: 4096
CHANGES: [a10200](#) (Filed:) Water User's Claim (Issued:)

=====

NAME: Perry City (Public Water Supplier)
ADDR: 3005 South 1200 West
Perry UT 84302
INTEREST: 100%

=====

LAND OWNED BY APPLICANT? COUNTY TAX ID#: FILED: 12/19/1935|PRIORITY: 07/08/1950|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARING HLD: |SE ACTION: []|ActionDate:09/01/1937|PROOF DUE:
EXTENSION: |ELEC/PROOF:[Proof]|ELEC/PROOF:06/06/1950|CERT/WUC: 09/12/1950|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []
PD BOOK: [29-2]|MAP: [[109a](#)]|PUB DATE: 07/03/2006

*TYPE -- DOCUMENT -- STATUS--
Type of Right: Application to Appropriate Source of Info: Proposed Determination Status: Water User's Claim

=====

LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****[MAP VIEWER](#)***[GOOGLE VIEW](#)*
FLOW: 0.957 cfs
SOURCE: Underground Water Well
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)
[\(1\) S 2065 ft W 1887 ft from NE cor, Sec 02, T 8N, R 2W, SLBM](#)
DIAMETER OF WELL: 12 ins. DEPTH: 400 to ft. YEAR DRILLED: WELL LOG? Yes [WELL ID#: 2251](#)

=====

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO.: [26385](#). Water Rights Appurtenant to the following use(s):
[29-707 \(DIS\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [1864 \(DIS\)](#)
.....
DOMESTIC: Sole Supply: UNEVALUATED EDUs Group Total: 1.0000 PERIOD OF USE: 01/01 TO 12/31

=====

SUPPLEMENTAL GROUP NO.: [28196](#). Water Rights Appurtenant to the following use(s):
[29-162 \(WUC\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [2869 \(WUC\)](#), [3728 \(CERT\)](#)
.....
MUNICIPAL: Perry PERIOD OF USE: 01/01 TO 12/31
Acre Feet Contributed by this Right for this Use: Unevaluated

=====

Storage from 01/01 to 12/31, inclusive, in Perry City Reservoirs (2) with a maximum capacity of 1.690 acre-feet, located in:
Height of Dam: NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
Area Inundated: NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 01 T 8N R 2W SLBM * X: : : * * : : : * * : : : * * : : : *

Small Dam Required?: No

=====

UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:*****

[NS017](#) |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP

*****E N D O F D A T A*****



Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-1192** APPLICATION/CLAIM NO.: **A28726** CERT. NO.:
CHANGES: [a10197](#) (Filed:) Terminated

=====

NAME: Perry City (Public Water Supplier)
ADDR: 3005 South 1200 West
Perry UT 84302
INTEREST: 100%

=====

LAND OWNED BY APPLICANT? COUNTY TAX ID#: FILED: 12/03/1956|PRIORITY: 12/03/1956|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: []|ActionDate:12/09/1958|PROOF DUE: 08/31/1965
EXTENSION: |ELEC/PROOF:[Election]|ELEC/PROOF:07/25/1962|CERT/WUC: 07/02/1964|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []
PD BOOK: [29-2]|MAP: [[99d](#)]|PUB DATE: 07/03/2006

***TYPE -- DOCUMENT -- STATUS--**
Type of Right: Application to Appropriate Source of Info: Proposed Determination Status: Water User's Claim

=====

LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****[MAP VIEWER](#)***[GOOGLE VIEW](#)*
FLOW: 0.89 cfs
SOURCE: Underground Water Well
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)
[\(1\) N 45 ft W 652 ft from SE cor, Sec 35, T 9N, R 2W, SLBM](#)
DIAMETER OF WELL: 12 ins. DEPTH: 192 to ft. YEAR DRILLED: 1954 WELL LOG? Yes [WELL ID#: 2265](#)

=====

USES OF WATER RIGHT*** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family**

SUPPLEMENTAL GROUP NO.: [26385](#). Water Rights Appurtenant to the following use(s):
[29-707 \(DIS\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [1864 \(DIS\)](#)

.....
DOMESTIC: Sole Supply: UNEVALUATED EDUs Group Total: 1.0000 PERIOD OF USE: 01/01 TO 12/31

=====

SUPPLEMENTAL GROUP NO.: [28196](#). Water Rights Appurtenant to the following use(s):
[29-162 \(WUC\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [2869 \(WUC\)](#), [3728 \(CERT\)](#)

.....
MUNICIPAL: Perry PERIOD OF USE: 01/01 TO 12/31
Acre Feet Contributed by this Right for this Use: Unevaluated

=====

Storage from 01/01 to 12/31, inclusive, in Perry City Reservoirs (2) with a maximum capacity of 1.690 acre-feet, located in:
Height of Dam: NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
Area Inundated: NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 01 T 8N R 2W SLBM * : X: : * * : : : * * : : : * * : : : *

Small Dam Required?: No

=====

UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:*****

=====

[NS017](#) |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP

*****E N D O F D A T A*****



Search

Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 04/01/2014

WATER RIGHT: **29-1297** APPLICATION/CLAIM NO.: **A32724** CERT. NO.:

OWNERSHIP*****

NAME: George A. Nielson Jr.
ADDR: c/o Ralph D. Nielson
491 North 500 East
Brigham City, UT 84302
INTEREST: 100%

DATES, ETC.*****

LAND OWNED BY APPLICANT? COUNTY TAX ID#: FILED: 02/16/1961|PRIORITY: 02/16/1961|PUB BEGAN: |PUB ENDED: |NEWSPAPER: ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: []|ActionDate:06/01/1961|PROOF DUE: EXTENSION: |ELEC/PROOF:[Election]|ELEC/PROOF:07/10/1962|CERT/WUC: 07/21/1964|LAP, ETC: |LAPS LETTER: RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: [] PD BOOK: [29-2]|MAP: [109a]|PUB DATE: 07/03/2006

*TYPE -- DOCUMENT -- STATUS--
Type of Right: Application to Appropriate Source of Info: Proposed Determination Status: Water User's Claim

LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****[MAP VIEWER](#)***[GOOGLE VIEW](#)*

FLOW: 1.783 cfs
SOURCE: Underground Water Well
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)
[\(1\) N 1272 ft E 534 ft from S4 cor, Sec 02, T 8N, R 2W, SLBM](#)
DIAMETER OF WELL: 12 ins. DEPTH: 330 to ft. YEAR DRILLED: 1961 WELL LOG? Yes [WELL ID#: 9185](#)

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO.: [25844](#). Water Rights Appurtenant to the following use(s):
[29-160 \(WUC\)](#), [1297 \(WUC\)](#), [2031 \(WUC\)](#), [35-7397 \(CERT\)](#)

IRRIGATION: Sole Supply: 0.0 acres of the Group Total of 18.0 PERIOD OF USE: 04/01 TO 10/31

###PLACE OF USE:	*-----NORTH WEST QUARTER-----*	*-----NORTH EAST QUARTER-----*	*-----SOUTH WEST QUARTER-----*	*-----SOUTH EAST QUARTER-----*
	* NW NE SW SE	* NW NE SW SE	* NW NE SW SE	* NW NE SW SE
Sec 02 T 8N R 2W SLBM				7.4000*

SUPPLEMENTAL GROUP NO.: [25845](#). Water Rights Appurtenant to the following use(s):
[29-1297 \(WUC\)](#), [35-7397 \(CERT\)](#)

IRRIGATION: Sole Supply: 19.9 acres of the Group Total of 19.9 PERIOD OF USE: 04/01 TO 10/31

STOCKWATER: Sole Supply: 53.0000 ELUs of the Group Total of 53.0000 PERIOD OF USE: 01/01 TO 12/31

###PLACE OF USE:	*-----NORTH WEST QUARTER-----*	*-----NORTH EAST QUARTER-----*	*-----SOUTH WEST QUARTER-----*	*-----SOUTH EAST QUARTER-----*
	* NW NE SW SE	* NW NE SW SE	* NW NE SW SE	* NW NE SW SE
Sec 02 T 8N R 2W SLBM				



Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-162** APPLICATION/CLAIM NO.: **U990** CERT. NO.:
CHANGES: [a10199](#) (Filed:) Water User's Claim (Issued:)

=====

NAME: Perry City (Public Water Supplier)
ADDR: c/o Robert N. Duke
3005 South 1200 West
Perry UT 84302
INTEREST: 100%

=====

LAND OWNED BY APPLICANT? Yes COUNTY TAX ID#:
FILED: 11/21/1935|PRIORITY: / /1929|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: []|ActionDate: |PROOF DUE:
EXTENSION: |ELEC/PROOF:[Election]|ELEC/PROOF:08/17/1961|CERT/WUC: 10/28/1982|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []
PD BOOK: [29-2]|MAP: [[109a](#)]|PUB DATE: 07/03/2006

TYPE -- DOCUMENT -- STATUS-----
Type of Right: **Underground Water Claim** Source of Info: Proposed Determination Status: **Water User's Claim**

=====

LOCATION OF WATER RIGHT*****(Points of Diversion: Click on Location to access PLAT Program.)*******[MAP VIEWER](#)***[GOOGLE VIEW](#)*
FLOW: 0.55 cfs
SOURCE: Underground Water Well
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)
[\(1\) S 40 ft E 190 ft from NW cor, Sec 01, T 8N, R 2W, SLBM](#)
DIAMETER OF WELL: 10 ins. DEPTH: 270 to ft. YEAR DRILLED: WELL LOG? No [WELL ID#: 2156](#)
[\(2\) S 2065 ft W 1887 ft from NE cor, Sec 02, T 8N, R 2W, SLBM](#)
DIAMETER OF WELL: 16 ins. DEPTH: 400 to ft. YEAR DRILLED: WELL LOG? No [WELL ID#: 2251](#)

=====

USES OF WATER RIGHT*** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family**
SUPPLEMENTAL GROUP NO.: [28196](#). Water Rights Appurtenant to the following use(s):
[29-162 \(WUC\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [2869 \(WUC\)](#), [3728 \(CERT\)](#)
.....
MUNICIPAL: Perry PERIOD OF USE: 01/01 TO 12/31
Acre Feet Contributed by this Right for this Use: Unevaluated

Storage from 01/01 to 12/31, inclusive, in Perry City Reservoirs (2) with a maximum capacity of 1.690 acre-feet, located in:
Height of Dam: NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
Area Inundated: NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 01 T 8N R 2W SLBM * : X: : * * : : : * * : : : * * : : : *

Small Dam Required?: No

=====

UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:*****
[NS017](#) |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP

*****E N D O F D A T A*****



Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-2869** APPLICATION/CLAIM NO.: CERT. NO.:

=====
OWNERSHIP*****
=====

NAME: Perry City (Public Water Supplier)
ADDR: c/o Robert N. Duke
3005 South 1200 West
Perry, UT 84302
INTEREST: 100%

=====
DATES, ETC.*****
=====

LAND OWNED BY APPLICANT? Yes COUNTY TAX ID#:
FILED: |PRIORITY: / /1897|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: []|ActionDate: |PROOF DUE:
EXTENSION: |ELEC/PROOF:[]|ELEC/PROOF: |CERT/WUC: 01/28/1986|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []
PD BOOK: [29-2]|MAP: [100c]|PUB DATE: 07/03/2006
*TYPE -- DOCUMENT -- STATUS--

Type of Right: Diligence Claim Source of Info: Proposed Determination Status: Water User's Claim

=====
LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****MAP VIEWER***GOOGLE VIEW*
=====

FLOW: 0.29 cfs
SOURCE: Stokes Springs AKA Walker Springs
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINTS OF DIVERSION -- SURFACE:

- (1) N 1485 ft E 3030 ft from SW cor, Sec 36, T 9N, R 2W, SLBM
Diverting Works: Drain lines & pipelines Source:
(2) N 1675 ft E 2760 ft from SW cor, Sec 36, T 9N, R 2W, SLBM
Diverting Works: Drainlines & pipelines. Source:

Stream Alt Required?: No

=====
USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family
=====

SUPPLEMENTAL GROUP NO.: 28196. Water Rights Appurtenant to the following use(s):
29-162 (WUC), 1017 (WUC), 1192 (WUC), 2869 (WUC), 3728 (CERT)

MUNICIPAL: Perry Acre Feet Contributed by this Right for this Use: Unevaluated PERIOD OF USE: 01/01 TO 12/31

Storage from 01/01 to 12/31, inclusive, in Perry City with a maximum capacity of 1.690 acre-feet, located in:
Height of Dam: NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
Area Inundated: NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 01 T 8N R 2W SLBM * : X: : * * : : : * * : : : * * : : : *

Small Dam Required?: No

=====
OTHER COMMENTS*****
=====

Maximum reservoir storage 550,000 gallons.

=====
UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:*****
=====

NS017 |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP

*****END OF DATA*****



Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-3570** APPLICATION/CLAIM NO.: **A64340** CERT. NO.:
CHANGES: [a24068](#) (Filed: 01/13/2000) Approved

=====

NAME: Perry City Corporation
ADDR: c/o Reese Quayle
3005 South 1200 West
Perry UT 84302

=====

LAND OWNED BY APPLICANT? No COUNTY TAX ID#:
FILED: 12/11/1989|PRIORITY: 12/11/1989|PUB BEGAN: 12/27/1989|PUB ENDED: |NEWSPAPER: The Box Elder News Journal
ProtestEnd:02/09/1990|PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:05/06/1994|PROOF DUE: 05/31/2023
EXTENSION: |ELEC/PROOF:[]|ELEC/PROOF: |CERT/WUC: |LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []|50YR DATE: 05/06/2044
PD BOOK: [29-]|MAP: []|PUB DATE:

=====

TYPE -- DOCUMENT -- STATUS--

Type of Right: Application to Appropriate Source of Info: Application to Appropriate Status: Approved

=====

LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****[MAP VIEWER](#)***[GOOGLE VIEW](#)*

=====

FLOW: 0.5 cfs
SOURCE: Basin Springs
COUNTY: Box Elder COMMON DESCRIPTION: Perry Basin

=====

POINT OF DIVERSION -- SURFACE:
[\(1\) S 1100 ft W 660 ft from NE cor, Sec 01, T 8N, R 2W, SLBM](#)

Diverting Works: Source:

Stream Alt Required?: No

=====

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)

[\(1\) N 1533 ft W 2934 ft from SE cor, Sec 35, T 9N, R 2W, SLBM](#)
DIAMETER OF WELL: 10 ins. DEPTH: to 300 ft. YEAR DRILLED: WELL LOG? No [WELL ID#:](#)

=====

[USES OF WATER RIGHT](#)***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO.: [634373](#)

MUNICIPAL: Perry PERIOD OF USE: 01/01 TO 12/31

Acre Feet Contributed by this Right for this Use: Unevaluated

Used within the municipal boundaries of Perry City

Storage from 01/01 to 12/31, inclusive, in Perry City Reservoirs (2) with a maximum capacity of 1.690 acre-feet, located in:

Height of Dam: NORTH-WEST¼ NORTH-EAST¼ SOUTH-WEST¼ SOUTH-EAST¼
Area Inundated: NW NE SW SE NW NE SW SE NW NE SW SE NW NE SW SE
Sec 01 T 8N R 2W SLBM * : X: : * * : : : * * : : : *

Small Dam Required?: No

=====

OTHER COMMENTS*****

=====

Used within the municipal boundaries of Perry City.

=====

APPLICATIONS FOR EXTENSIONS OF TIME WITHIN WHICH TO SUBMIT PROOF*****

FILED: 08/25/1997|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:09/10/1997|PROOF DUE: 08/31/2005

FILED: 08/10/2005|PUB BEGAN: |PUB ENDED: |NEWSPAPER: No Adv Required
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:12/15/2005|PROOF DUE: 05/31/2008

FILED: 05/15/2008|PUB BEGAN: 06/18/2008|PUB ENDED: 06/25/2008|NEWSPAPER: The Box Elder News Journal
ProtestEnd:07/15/2008|PROTESTED: []|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:10/08/2008|PROOF DUE: 05/31/2013

FILED: 05/17/2013|PUB BEGAN: 06/05/2013|PUB ENDED: 06/12/2013|NEWSPAPER: The Box Elder News Journal
ProtestEnd:07/02/2013|PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:08/29/2013|PROOF DUE: 05/31/2023

=====

UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:*****

[NS017](#) |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP

=====

*****E N D O F D A T A*****

Utah Division of Water Rights | 1594 West North Temple Suite 220, P.O. Box 146300, Salt Lake City, Utah 84114-6300 | 801-538-7240
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Utah Division of Water Rights



Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 03/31/2014

WATER RIGHT: **29-3728** APPLICATION/CLAIM NO.: **A67007** CERT. NO.: CERTIFICAT

===== OWNERSHIP***** =====

NAME: Perry City Corporation (Public Water Supplier)
ADDR: c/o Reese Quayle
3005 South 1200 West
Perry, UT 84302

===== DATES, ETC.***** =====

LAND OWNED BY APPLICANT? No COUNTY TAX ID#:
FILED: 06/30/1993|PRIORITY: 06/30/1993|PUB BEGAN: 08/04/1993|PUB ENDED: |NEWSPAPER: The Box Elder News Journal
ProtestEnd:09/17/1993|PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:09/30/1994|PROOF DUE: 08/31/2001
EXTENSION: |ELEC/PROOF:[Proof]|ELEC/PROOF:08/24/2001|CERT/WUC: 01/03/2003|LAP, ETC: |LAPS LETTER:
RUSH LETTR: |RENOVATE: |RECON REQ: |TYPE: []
PD BOOK: [29-2]|MAP: []|PUB DATE: 07/03/2006

*TYPE -- DOCUMENT -- STATUS--
Type of Right: Application to Appropriate Source of Info: Proposed Determination Status: Certificate

===== LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)*****MAP VIEWER***GOOGLE VIEW* =====

FLOW: 2.0 cfs OR 500.0 acre-feet
SOURCE: Underground Water Well
COUNTY: Box Elder COMMON DESCRIPTION: Perry

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)
[\(1\) S 1399 ft E 80 ft from N4 cor, Sec 36, T 9N, R 2W, SLBM](#)
DIAMETER OF WELL: 12 ins. DEPTH: 390 to ft. YEAR DRILLED: 1997 WELL LOG? Yes [WELL ID#: 16288](#)

===== USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family =====

SUPPLEMENTAL GROUP NO.: [28196](#). Water Rights Appurtenant to the following use(s):
[29-162 \(WUC\)](#), [1017 \(WUC\)](#), [1192 \(WUC\)](#), [2869 \(WUC\)](#), [3728 \(CERT\)](#)
.....
MUNICIPAL: Perry PERIOD OF USE: 01/01 TO 12/31
Acre Feet Contributed by this Right for this Use: Unevaluated

===== APPLICATIONS FOR EXTENSIONS OF TIME WITHIN WHICH TO SUBMIT PROOF***** =====

FILED: 08/21/1998|PUB BEGAN: |PUB ENDED: |NEWSPAPER:
ProtestEnd: |PROTESTED: [No]|HEARNG HLD: |SE ACTION: [Approved]|ActionDate:09/29/1998|PROOF DUE: 08/31/2001
=====

===== UNDERLYING RIGHT FOR THE FOLLOWING SEWAGE REUSE NOTICES:***** =====

[NS017](#) |FILED: September 23, 2010 |APPLICANT: Perry City |STATUS: UNAP
.....
*****E N D O F D A T A*****
.....

Appendix C – Historical Flow Data



Search

Utah Division of Water Rights



WUSEVIEW Water Records/Use Information Viewer

Version: 2013.08.20.00 Rundate: 04/03/2014 05:36 PM

Public Water Supplier Information

[View Reports](#) [Quit System](#)

System Name: Perry City Water System
 Address: 3005 South 1200 West
 City: Perry State: UT Zip: 84302
 Business phone: (435) 723-6461 ext:
 Supervisor: Paul Nelson
 Title:
 Entry Person: Robin Matthews Phone: (435) 723-6461 ext:
 County: Box Elder
 Primary Use: Water Supplier
 Standard Industrial Code: 4941 Dual Irrigation: N
 Sewage Treatment Fac. ID: 021148 Hydro Unit Code: 16010204
 Health ID Number: 02019
 DEQ System Category: Community

System Comments:

(1988) 1. Waste water return from 324 connections was 5,302,000 gallons to the Perry City Sewer Lagoons.
 2. Spring totals do not include overflow from storage tanks.
 **** 2004 **** Annual Water Use Breakdown ****
 **** 2004 **** Irrigation ****
 **** 2004 **** Annual Water Use Breakdown ****
 **** 2004 **** Irrigation ****
 **** 2008 **** Annual Water Use Breakdown ****
 **** 2008 **** Irrigation ****
 **** 2009 **** Annual Water Use Breakdown ****
 **** 2009 **** Irrigation ****
 **** 2010 **** Annual Water Use Breakdown ****
 **** 2010 **** Irrigation ****
 (2011) No water use breakdown
 **** 2013 **** Annual Water Use Breakdown ****
 **** 2013 **** Irrigation ****

General Annual Info

Year	Date Received	Population	Dual System Percentage	Storage 10 ³ Gal	Number Of Tanks
2013	01/29/2014	5100	0	1650	3
2012	02/07/2013	0	0	0	0
2011	07/06/2012	1500		1650	3
2010	03/10/2011	4500	0	1650	3
2009	03/30/2010	4500	0	2	3
2008	04/09/2009	4500	0	2	3
2007	03/19/2008	0	0	0	0
2005	04/18/2006	3500		1650	3
2004	02/03/2005	3000	0	1650	3
2003	05/06/2004	0	60	1650	3
2002	03/11/2003	2900	60	1650	3
2001	01/25/2002	2800	50	1650	3
2000	04/04/2001	2500	50	1650	0
1999	02/02/2000	2025	50	1650	0
1998	01/28/1999	1966		650	0
1997	01/22/1998	1750	50	650	0

1996	02/07/1997	1700	50	650	0
1995	03/19/1996	1661	50	650	0
1994	03/13/1995	1560	50	650	0
1993	02/22/1994	1499	50	650	0
1992	01/25/1993	1472		650	0
1991	03/05/1992	1435	0	650	0
1990	01/23/1991	1399	0	650	0
1989	02/26/1990	1399	0	650	0
1988	03/09/1989	1380		650	0
1987	05/17/1988	1370		650	0
1986	03/17/1987	1400		650	0
1985	03/17/1986	0	40	600	0
1984	01/21/1985	1370		650	0
1983	03/28/1984	1100		600	0
1982	03/03/1983	1100		600	0
1981	03/30/1982	903		600	0
1979	03/19/1980	1000		0	0

Annual Connection Info

Year	Domestic	Commercial	Industrial	Institutnl	Stock	Wholesale	Other	Unmetered	Total
2013	1350	17	0	5	0	0	0	0	1372
2012	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0
2010	1406	23	0	5	0	0	0	0	1434
2009	1400	35	1	4	0	0	0	0	1440
2008	1385	35	1	4	0	0	0	0	1425
2007	0	0	0	0	0	0	0	0	0
2005	1192	29	1	6	0	0	0	0	1231
2004	1149	29	5	11	0	0	0	0	1075
2003	998	25	1	11	0	0	0	0	1035
2002	979	19	2	10	0	0	0	0	1010
2001	912	16	3	9	0	0	0	0	940
2000	791	18	3	11	0	0	0	0	823
1999	748	18	3	11	0	0	0	0	780
1998	0	0	0	0	0	0	0	0	739
1997	611	21	9	0	0	0	0	0	641
1996	572	21	9	0	0	0	0	0	602
1995	0	0	0	0	0	0	0	0	453
1994	0	0	0	0	0	0	0	0	435
1993	0	0	0	0	0	0	0	0	415
1992	363	17	7	2	0	0	0	0	389
1991	361	17	6	1	0	0	0	0	385
1990	350	18	7	1	0	0	0	0	376
1989	335	17	6	1	0	0	0	0	359
1988	326	23	0	300	0	0	0	0	649
1987	331	22	0	300	0	0	0	0	653
1986	320	5	0	320	0	0	0	0	645
1985	325	5	0	325	0	0	0	0	655
1984	0	0	0	0	0	0	0	0	319
1983	0	0	0	0	0	0	0	0	312
1982	0	0	0	0	0	0	0	0	312
1981	300	20	0	0	0	0	0	0	320
1979	0	0	0	0	0	0	0	0	306

Annual Use Info (Acft)

Year	Domestic	Commercial	Industrial	Institutnl	Stock	Wholesale	Other	Unmetered	Total
2013	469.54	89.00	0.00	9.21	0.00	0.00	0.00	0.00	567.74
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	506.37	55.24	0.00	9.21	0.00	0.00	0.00	0.00	570.81
2009	460.33	108.63	3.36	2.71	0.00	0.00	0.00	0.00	575.03
2008	460.33	108.63	3.36	2.71	0.00	0.00	0.00	0.00	575.03
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	409.57	70.62	5.13	3.22	0.00	0.00	0.00	0.00	488.54
2004	529.38	47.98	4.68	19.82	0.00	0.00	0.00	0.00	601.87
2003	353.63	49.04	4.62	19.77	0.00	0.00	0.00	0.00	427.07
2002	327.36	28.60	2.16	40.71	0.00	0.00	0.00	0.00	398.84
2001	444.14	20.96	5.34	85.11	0.00	0.00	0.00	0.00	555.55
2000	447.42	27.40	50.26	39.97	0.00	0.00	0.00	0.00	565.05
1999	32.56	34.28	140.60	31.37	0.00	0.00	0.00	0.00	238.80
1998	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1997	366.79	27.82	16.76	0.00	0.00	0.00	0.00	0.00	411.38
1996	302.50	18.17	27.82	0.00	0.00	0.00	0.00	0.00	348.49
1995	271.78	14.42	38.99	162.42	0.00	0.00	0.00	0.00	487.61
1994	279.42	9.12	30.77	112.08	0.00	0.00	0.00	0.00	431.39
1993	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	377.71
1992	213.65	9.88	32.48	55.24	0.00	0.00	0.00	0.00	311.25
1991	190.10	11.54	27.63	27.62	0.00	0.00	0.00	0.00	355.23
1990	208.56	10.70	26.06	33.76	0.00	0.00	0.00	0.00	279.08
1989	204.97	13.05	28.90	30.69	0.00	0.00	0.00	0.00	377.54
1988	217.56	37.23	0.00	96.77	0.00	0.00	0.00	0.00	351.57

1987	177.09	51.16	0.00	93.82	0.00	0.00	0.00	0.00	0.00	322.06
1986	228.65	44.81	0.00	83.79	0.00	0.00	0.00	0.00	0.00	357.24
1985	205.69	20.74	0.00	79.11	0.00	0.00	0.00	0.00	0.00	305.54
1984	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.54
1983	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.03
1982	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254.85
1981	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265.74
1979	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Source Summary

Source Name: Allen St. Well No. 1 (10 in.)
 PLS Location: Section 01 T8N R2W SLB&M
 Source Type: Well
 Primary Use: Water Supplier
 Diversion Type: Withdrawal
 Hydrologic Unit Code: 16010204
 DEHN Source Code: 02019-01
 Saline Water: N
 Well ID Number: [2156](#) (Click for well information)

Water Right Numbers: [29-162](#) [29-707](#)

Source Comments:

**** 2004 **** Allen St. Well No. 1 (10 in.) ****
 Well off all year
 **** 2004 **** Allen St. Well No. 1 (10 in.) ****
 Well off all year
 **** 2008 **** Allen St. Well No. 1 (10 in.) ****
 WELL OFF ALL YEAR
 **** 2009 **** Allen St. Well No. 1 (10 in.) ****

 **** 2010 **** Allen St. Well No. 1 (10 in.) ****

 **** 2013 **** Allen St. Well No. 1 (10 in.) ****

Source Record (ACFT)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann	Measuring Method
2013	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	meter
2012	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	meter
2010	32.1	32.6	38.5	37.9	33.2	50.4	53.5	59.8	62.5	53.3	51.5	62.4	567.6	meter
2009	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
2008	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
2007	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	meter
2005	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Master Meter
2004	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Master Meter
2001	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Master Meter
2000	0.0	13.3	24.6	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	38.7	Master Meter
1999	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
1998	0.0	0.0	0.0	0.0	0.0	25.8	0.0	0.0	0.0	0.0	0.0	0.0	25.8	Master Meter
1997	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.7	11.0	10.6	7.4	7.4	49.1	Master Meter
1995	0.0	6.1	5.9	7.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.9	
1994	0.0	0.0	0.0	8.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0	
1993	7.0	6.6	5.6	7.4	7.3	6.6	3.5	0.0	0.0	0.0	0.0	0.0	44.0	
1992	3.9	3.6	0.0	0.0	0.0	0.0	0.0	0.0	7.3	5.8	4.4	4.0	29.0	
1991	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.2	6.0	2.4	9.1	24.8	
1990	24.2	22.7	27.2	2.1	3.5	22.0	8.6	0.0	0.0	0.0	0.0	0.0	110.3	
1989	8.1	9.3	21.8	16.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.3	72.8	
1988	0.0	9.3	15.2	22.8	8.0	15.8	0.0	0.0	0.0	0.0	0.0	15.8	86.9	
1987	12.8	12.9	15.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	29.7	71.1	
1986	15.9	12.2	7.0	5.9	3.0	0.0	0.0	0.0	0.0	4.8	12.2	15.3	76.2	
1985	0.0	0.0	7.7	14.1	0.0	0.0	0.0	0.0	0.0	10.9	14.6	13.8	61.2	Master Meter
1984	11.5	11.5	11.9	11.9	11.9	4.4	0.0	0.0	0.0	0.0	0.0	0.0	63.2	
1983	11.5	10.6	11.9	11.0	12.4	7.1	0.0	0.0	0.0	0.0	8.4	9.3	82.2	
1982	11.5	10.6	11.9	11.5	11.5	0.0	0.0	0.0	0.0	0.0	11.5	12.4	80.9	
1981	13.7	12.4	13.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.3	13.7	66.7	Estimated

Source Summary

Source Name: Allen St. Well No. 2 (16 in.)
 PLS Location: Section 01 T8N R2W SLB&M
 Source Type: Well
 Primary Use: Water Supplier
 Diversion Type: Withdrawal
 Hydrologic Unit Code: 16010204
 DEHN Source Code: 02019-02
 Saline Water: N
 Well ID Number: [2251](#) (Click for well information)

Water Right Numbers: [29-707](#) [29-162](#) [29-1017](#)

Source Comments:

**** 2004 **** Allen St. Well No. 2 (16 in.) ****
 **** 2004 **** Allen St. Well No. 2 (16 in.) ****
 **** 2008 **** Allen St. Well No. 2 (16 in.) ****
 **** 2009 **** Allen St. Well No. 2 (16 in.) ****
 **** 2010 **** Allen St. Well No. 2 (16 in.) ****
 **** 2013 **** Allen St. Well No. 2 (16 in.) ****

Source Record (ACFT)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann	Measuring Method
2013	0.0	4.3	0.0	0.2	1.7	28.6	3.6	24.6	14.4	4.2	0.0	24.6	106.3	meter
2011	29.5	26.5	23.7	20.7	28.8	37.2	49.5	28.6	16.3	3.9	1.7	1.4	267.7	Calculated
2010	0.0	0.0	0.0	0.0	0.0	0.0	50.0	0.3	23.8	0.0	0.0	0.0	74.3	meter
2009	19.4	21.0	22.0	11.9	16.4	18.8	27.6	24.6	21.4	9.1	19.1	34.1	245.4	meter
2008	4.4	5.1	4.3	4.9	8.5	12.6	16.2	14.7	12.8	6.2	2.0	0.8	92.5	estimate
2007	7.5	10.8	14.1	19.5	24.1	18.7	7.9	11.5	12.1	7.3	2.7	2.8	139.1	meter
2005	1.9	3.2	13.4	14.8	18.9	23.7	36.2	26.6	10.7	6.2	3.3	2.3	161.2	Master Meter
2004	23.5	25.5	33.1	10.3	23.9	27.3	32.7	24.4	0.0	0.0	0.0	0.0	200.7	Master Meter
2003	0.0	0.0	0.0	0.0	25.8	29.3	39.2	27.4	9.7	5.6	0.0	0.0	136.9	Master Meter
2002	6.1	0.9	1.1	1.6	2.6	3.8	3.3	1.0	0.4	1.5	0.0	0.0	22.1	Master Meter
2001	9.9	16.0	13.0	11.2	27.0	17.5	36.3	23.8	15.7	16.3	6.2	5.1	198.0	Master Meter
2000	7.3	21.2	0.0	0.0	20.8	25.6	31.7	11.5	13.2	5.1	2.1	9.9	148.4	Master Meter
1999	24.9	18.4	12.2	28.2	38.0	41.3	41.9	21.9	9.4	10.6	6.0	7.4	260.2	Master Meter
1998	22.0	19.1	21.9	22.0	26.2	23.3	42.2	42.9	43.8	14.9	24.7	20.5	323.6	Master Meter
1997	19.2	20.4	17.7	24.4	58.2	48.2	49.9	35.4	31.2	23.3	20.7	21.6	370.0	Master Meter
1996	9.5	8.9	7.6	9.7	15.3	22.6	21.9	49.3	98.8	26.5	16.4	22.3	308.8	Master Meter
1995	9.3	7.5	10.7	14.8	13.6	20.5	11.1	19.6	19.6	11.3	6.5	8.2	152.8	
1994	9.3	12.6	12.1	14.4	18.3	18.1	17.3	17.8	17.2	9.8	5.4	7.0	159.2	
1993	0.0	2.3	4.9	8.5	5.1	19.2	16.2	19.3	15.6	8.2	6.0	8.6	113.8	
1992	9.3	7.6	15.1	21.7	17.5	24.1	21.5	27.8	17.9	0.0	0.0	0.0	162.4	
1991	9.9	19.6	20.5	24.7	26.5	25.6	25.3	0.0	0.0	14.1	2.4	7.5	176.1	
1990	0.0	0.0	13.9	3.1	10.4	13.4	30.8	18.9	27.4	10.5	8.8	6.1	143.3	
1989	0.0	0.0	0.0	6.3	17.4	19.5	22.4	27.2	16.5	9.4	11.1	0.0	129.9	
1988	0.0	0.0	0.0	1.1	7.7	22.5	30.7	12.2	11.8	14.7	11.0	0.0	111.7	
1987	0.0	0.0	0.0	17.6	16.2	18.5	21.4	17.5	16.2	6.7	12.0	0.0	126.1	
1985	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.5	0.0	0.0	0.0	17.5	
1983	0.0	0.0	0.0	0.0	4.6	17.9	21.7	13.5	9.9	6.3	4.8	0.0	78.6	
1982	0.0	0.0	0.0	2.4	5.4	13.8	15.0	13.3	10.0	8.4	0.0	0.0	68.3	Master Meter
1981	0.0	0.0	0.0	6.0	6.4	15.0	18.6	14.8	13.0	12.5	0.0	0.0	86.3	Estimated

Source Summary

Source Name: Anderson Well No. 3 (12 in.)
 PLS Location: N 45 ft W 652 ft from SE Cor Section 35 T9N R2W SLB&M
 Source Type: Well
 Primary Use: Water Supplier
 Diversion Type: Withdrawal
 Hydrologic Unit Code: 16010204
 DEHN Source Code: 02019-03
 Saline Water: N
 Well ID Number: [2265](#) (Click for well information)

Water Right Numbers: [29-1192](#)

Source Comments:

**** 2004 **** Anderson Well No. 3
 (12 in.) ****

Well off all year
 **** 2004 **** Anderson Well No. 3
 (12 in.) ****
 Well off all year
 **** 2008 **** Anderson Well No. 3
 (12 in.) ****
 WELL IS OFF
 **** 2010 **** Anderson Well No. 3
 (12 in.) ****
 **** 2013 **** Anderson Well No. 3
 (12 in.) ****

Source Record (ACFT)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann	Measuring Method
2013	0.0	0.0	0.0	0.0	0.0	0.0	6.7	13.9	6.9	4.0	0.0	0.0	31.4	meter
2011	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.8	6.6	0.0	0.0	0.0	20.4	Master Meter
2010	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	1.6	1.9	0.0	0.0	4.3	meter
2008	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
2007	0.0	0.0	0.0	0.0	0.0	5.2	17.2	13.2	0.0	0.0	0.0	0.0	35.7	meter
2005	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Master Meter
2004	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Master Meter
2002	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	Master Meter
2001	0.0	0.0	0.0	0.0	0.0	0.0	10.0	20.0	0.0	0.0	0.0	0.0	30.0	Master Meter
1999	0.0	0.0	0.0	0.0	0.0	18.0	7.5	6.2	0.0	0.0	0.0	0.0	31.7	Master Meter
1998	0.0	0.0	0.0	0.0	6.1	28.8	15.8	0.0	27.7	0.0	0.0	0.0	78.4	Master Meter
1997	0.0	0.0	0.0	0.0	0.0	18.4	12.8	13.6	11.7	1.8	27.3	27.3	113.0	Master Meter
1996	8.4	9.8	11.4	10.0	22.1	40.3	48.3	43.1	22.3	0.0	0.0	0.0	215.7	Master Meter
1995	16.6	0.0	0.0	0.0	39.8	35.1	31.1	31.1	23.0	19.9	8.1	11.9	216.5	
1994	8.8	0.0	0.0	13.2	14.9	26.1	32.1	40.1	25.2	14.3	13.4	14.2	202.2	
1993	16.1	8.2	13.6	10.4	17.9	28.7	16.9	25.8	20.8	11.6	13.0	8.6	191.6	
1992	36.8	0.0	0.0	16.0	25.9	24.7	29.8	39.9	22.6	16.3	13.3	18.4	243.7	
1991	16.1	8.2	1.6	0.0	0.0	24.2	22.5	14.3	10.8	18.7	15.9	0.0	132.4	
1990	0.0	0.0	0.0	0.0	21.7	33.2	29.9	18.7	30.7	11.6	17.6	18.6	182.0	
1989	0.0	0.0	0.0	0.0	14.0	24.2	25.4	30.8	18.7	10.5	10.9	0.0	134.6	
1988	0.0	0.0	0.0	3.1	12.1	23.2	35.2	13.9	18.5	16.7	12.6	0.0	135.2	
1987	0.0	0.0	0.0	0.0	15.8	20.3	24.4	19.9	18.4	7.6	3.6	0.0	110.1	
1986	0.0	0.0	0.0	0.0	16.7	34.1	37.0	34.9	19.2	6.2	0.0	0.0	148.0	
1985	10.4	14.1	3.3	0.0	26.9	27.2	30.0	32.4	7.1	0.0	0.0	0.0	151.4	
1984	0.0	0.0	0.0	0.0	11.7	16.2	25.2	21.9	14.9	8.5	9.3	6.8	114.4	
1983	0.0	0.0	0.0	0.0	0.0	8.7	28.4	21.3	17.1	9.5	2.3	0.0	87.2	
1982	0.0	0.0	0.0	0.0	0.0	23.6	28.2	27.5	19.4	7.2	0.0	0.0	105.9	Master Meter
1981	0.0	0.0	0.0	0.0	24.3	32.7	28.7	21.0	6.0	0.0	0.0	0.0	112.7	Estimated

Source Summary

Source Name: East Bench Well No. 4
 Source Type: Well
 Primary Use: Water Supplier
 Diversion Type: Delivery
 Hydrologic Unit Code: 16010204
 DEHN Source Code: 02019
 Saline Water: N

Source Comments:

**** 2004 **** East Bench Well No. 4 ****
 **** 2004 **** East Bench Well No. 4 ****
 **** 2008 **** East Bench Well No. 4 ****
 **** 2009 **** East Bench Well No. 4 ****
 **** 2010 **** East Bench Well No. 4 ****
 **** 2013 **** East Bench Well No. 4 ****

Source Record (ACFT)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann	Measuring Method
2013	37.8	37.0	53.9	46.7	51.4	46.9	57.3	47.6	48.9	43.4	39.1	47.7	557.7	meter

2011	54.2	49.6	46.2	56.8	54.3	50.1	48.5	57.0	46.6	55.8	35.2	33.5	587.9	Master Meter
2010	32.1	32.6	38.5	37.9	33.2	504.3	53.5	59.8	62.5	53.3	51.5	62.4	1021.5	meter
2009	46.2	44.1	48.9	65.1	32.9	59.1	61.7	56.7	51.3	41.4	39.0	43.3	589.5	
2008	41.0	40.3	42.5	49.1	49.3	44.4	60.3	33.9	38.1	41.2	30.0	55.4	525.5	meter
2007	23.3	21.8	23.3	26.3	46.6	45.6	46.9	52.1	44.0	47.1	42.4	45.7	465.1	meter
2005	29.8	32.7	24.4	24.7	22.1	29.5	43.6	45.6	41.9	29.5	30.3	29.8	383.9	Master Meter
2004	0.0	0.0	0.0	30.3	28.9	37.7	40.6	47.7	58.0	47.5	39.1	31.7	361.6	Master Meter
2003	32.7	28.7	43.2	36.1	49.9	43.3	54.0	49.4	41.8	46.7	56.1	29.0	510.8	Master Meter
2002	7.3	26.7	26.4	37.4	47.7	54.0	40.5	51.5	42.8	32.6	41.0	32.7	440.5	Master Meter
2001	5.6	23.5	24.7	26.8	46.2	47.7	8.9	29.3	26.7	50.4	16.3	27.2	333.3	Master Meter
2000	10.4	26.1	25.2	41.1	54.9	53.7	0.0	0.0	0.0	12.1	32.4	56.0	311.9	Master Meter
1999	0.0	0.0	0.0	0.0	0.0	74.4	45.9	43.7	39.6	24.9	21.3	16.8	266.6	Master Meter

Source Summary

Source Name: Stokes (Walker) Springs
 PLS Location: Section 36 T9N R2W SLB&M
 Source Type: Spring
 Primary Use: Water Supplier
 Diversion Type: Withdrawal
 Hydrologic Unit Code: 16010204
 DEHN Source Code: 02019-04
 Saline Water: N

Water Right Numbers: [29-2869](#)

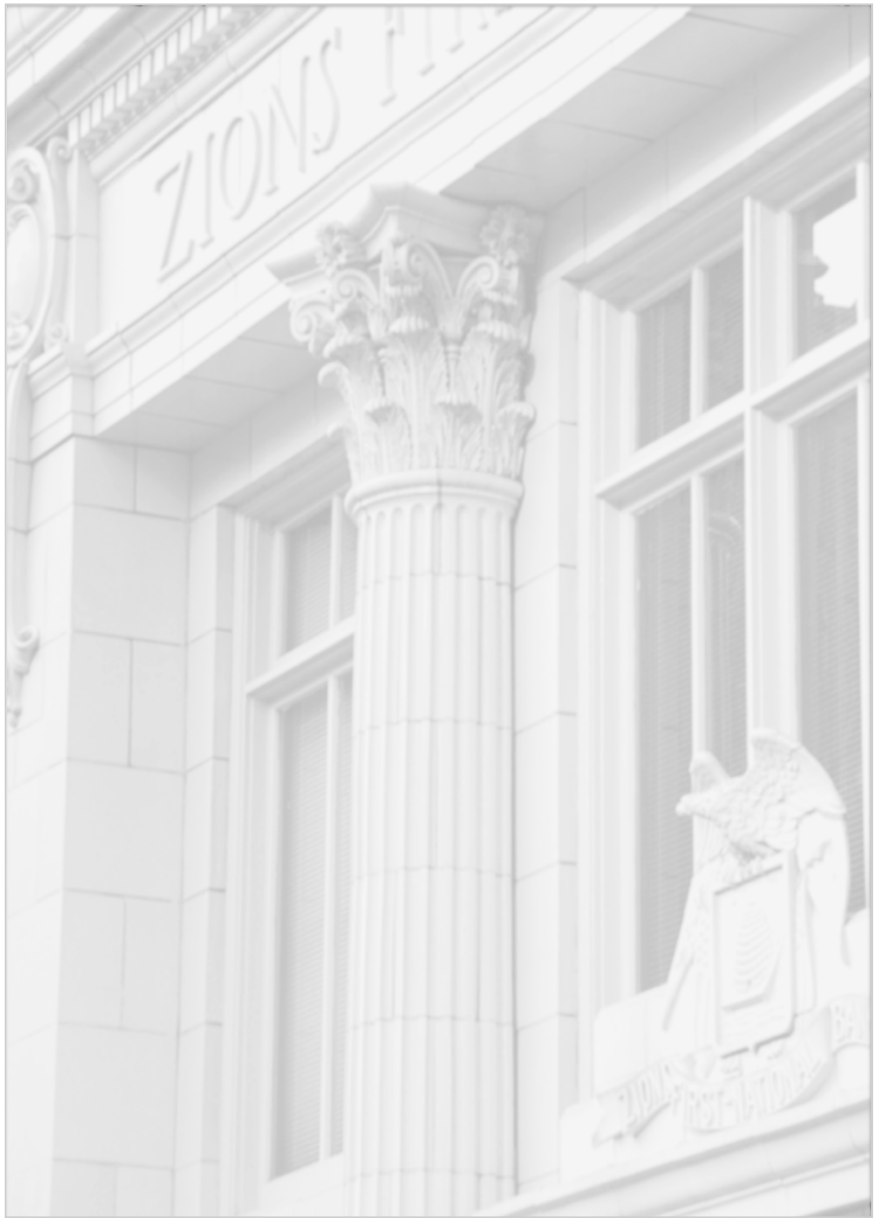
Source Comments:

(1996) THERE WERE NO METER READINGS FOR JULY AND AUGUST. AND AVERAGE WATER USE VALVE WAS USED FROM PAST DATA.
 **** 2004 **** Stokes (Walker) Springs ****
 **** 2004 **** Stokes (Walker) Springs ****
 **** 2008 **** Stokes (Walker) Springs ****
 **** 2009 **** Stokes (Walker) Springs ****
 **** 2010 **** Stokes (Walker) Springs ****
 **** 2013 **** Stokes (Walker) Springs ****

Source Record (ACFT)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann	Measuring Method
2013	0.5	3.8	4.4	3.1	3.8	4.0	4.0	3.3	5.7	4.1	3.6	3.9	44.2	meter
2011	3.7	3.2	7.0	5.8	3.5	4.3	4.3	4.4	5.6	1.8	2.1	1.8	47.5	Calculated
2010	3.7	3.8	5.2	4.5	4.5	5.0	4.0	3.8	3.6	3.8	3.4	3.2	48.4	meter
2009	3.5	2.8	3.8	5.9	10.6	8.6	6.3	7.1	5.4	4.9	4.8	6.5	70.3	meter
2008	3.4	3.9	2.0	6.1	3.6	3.4	4.0	4.0	3.8	3.4	2.9	3.5	43.9	meter
2007	5.4	5.2	6.4	5.4	8.9	3.4	3.6	2.9	3.1	3.3	3.7	3.0	54.3	meter
2005	1.7	1.6	1.6	1.5	3.7	12.2	9.7	8.1	8.5	6.9	5.9	5.9	67.2	Master Meter
2004	3.0	2.6	2.8	2.9	2.4	2.7	2.4	2.7	1.4	1.9	1.8	1.7	28.4	Master Meter
2003	1.6	3.1	0.8	3.1	3.3	3.4	3.4	3.6	2.5	3.4	2.7	0.4	31.4	Master Meter
2002	7.9	3.5	4.0	3.4	3.7	3.7	3.6	3.3	3.6	3.7	3.3	3.8	47.5	Master Meter
2001	3.7	4.6	6.6	8.9	3.8	3.2	0.0	0.0	0.0	0.0	0.0	0.0	30.9	Estimated
2000	0.0	0.0	0.0	0.0	0.0	0.0	4.6	4.0	6.6	4.0	2.8	2.7	24.8	Master Meter
1999	7.3	5.6	10.6	8.1	5.9	8.5	6.7	5.4	5.4	5.8	6.2	6.1	81.5	Master Meter
1998	7.2	6.8	9.5	10.4	6.3	6.1	5.7	5.7	5.6	5.6	6.8	5.7	81.2	Master Meter
1997	4.4	6.6	15.4	6.8	4.3	11.1	7.6	5.1	6.1	8.0	8.5	8.7	92.6	Master Meter
1996	10.3	3.4	6.9	7.0	7.2	8.2	5.1	5.4	4.6	3.9	3.4	3.9	69.3	Master Meter
1995	9.6	5.4	8.1	8.8	12.2	9.0	8.2	6.8	7.7	6.9	7.0	8.5	98.4	
1994	3.6	3.9	4.4	5.0	5.8	6.7	0.0	5.4	4.2	4.7	4.9	3.4	52.0	
1993	0.4	0.5	0.6	5.7	6.4	0.4	0.6	1.1	4.3	2.3	2.4	3.6	28.3	
1992	2.9	0.4	0.1	0.0	0.0	0.0	0.0	0.0	0.1	2.5	3.4	2.2	11.6	
1991	2.3	2.7	2.4	2.6	3.5	3.3	2.5	0.6	0.5	0.5	0.5	0.5	21.9	
1990	3.0	2.7	3.6	2.7	2.9	2.5	3.1	1.9	3.2	1.9	2.4	2.1	32.0	
1989	1.9	3.0	2.5	4.1	4.1	4.4	3.4	3.3	4.3	3.3	2.3	3.5	40.2	
1988	7.2	6.1	6.8	6.8	4.9	3.4	3.5	3.1	2.6	2.2	1.9	3.4	51.7	
1987	7.9	7.8	8.5	8.4	7.0	6.1	5.1	5.8	5.9	4.7	6.7	5.8	79.9	
1986	7.6	8.8	13.7	14.0	20.6	14.5	14.8	16.9	9.3	10.0	8.5	9.9	148.6	
1985	6.4	6.6	6.6	7.0	6.9	6.9	6.4	6.5	6.4	6.1	7.0	7.5	80.4	Master Meter
1984	0.0	0.0	0.0	0.0	0.0	7.5	13.7	13.7	13.3	10.6	8.0	5.1	71.9	Estimated





Perry City

Culinary Water Impact Fees

ZIONS BANK  PUBLIC FINANCE

February 2015

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Utah Code 11-36a

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Perry City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility
- how anticipated impacts are reasonably related to the anticipated development activity
- the proportionate share of:
 - costs for existing capacity that will be recouped; and
 - costs of impacts on system improvement that are reasonably related to the new development activity; and
- how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- the cost of system improvements for each public facility;
- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- extraordinary costs, if any, in servicing the newly developed properties; and
- the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;
- cost of acquiring land, improvements, materials, and fixtures;

- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. Perry City has complied with this noticing requirement for the IFA by posting notice on [REDACTED]. A copy of the notice is included in Appendix A.

Executive Summary

The maximum allowable impact fees calculated in this report are given for one service area as defined by the City boundary. The primary measurement of capacity and demand in the City's culinary water system is the Equivalent Residential Unit or ERU. An ERU quantifies the typical impact of one single family residential unit and allows for an equitable division of the existing capacity and future construction costs for the culinary water system among all users. Water use for commercial water users such as Walmart may be the equivalent of many ERUs.

The peak average day demand in Perry City occurs during the summer months. The data showed that the average peak water use on any given summer day was 1 ERU = 810 gallons per day.¹ In other words, an average single family home uses 810 gallons of culinary water per day in the summer.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity - *Utah Code 11-36a-304(1)(a)*

Perry City currently has an estimated population of 4,811. The City's population is projected to reach 5,299 in 2025.² Commercial acreage is projected to increase from 156 developed acres in 2015 to 274 developed acres in 2025. The City's ERU's are projected to increase from approximately 1,510 ERU's in 2015 to 1,895 ERU's in 2025 – an increase of 385 ERU's.

Water Supply - Perry City's current culinary water supply comes from one spring and four wells. The City also owns an agricultural well which is used to irrigate an orchard.³ With a current flow rate of the existing system on a peak day of 1,990 gallons per minute and 1,510 existing ERU's, the existing water supply system has approximately 57 percent excess capacity, or a total capacity of 3,538 ERU's. Based on the residential, commercial and institutional growth projections no additional water supply sources are required to maintain the current water supply LOS over the next ten years.

Water Storage - Water storage requirements for Perry City contain both indoor use and fire storage components.⁴ Perry City has existing storage capacity of 1.65 million gallons in three reservoirs. Projected 2015 storage use⁵ is approximately 1,024,000 gallons with 38 percent excess storage capacity to serve new growth. Based on current residential, commercial and institutional growth projections, no additional water storage capacity is required to maintain the current water storage LOS over the next ten years.

Water Distribution - The existing distribution system consists of several different types of pipes including PVC, steel, and cast iron as well as several pressure reducing valves (PRV) and pressure sustaining valves (PSV).

¹ Culinary Water System Capital Facilities Plan & Impact Fee Facilities Plan, Jones Engineering

² Source: 2010 Census, BEBR residential building permits 2011 – 2013, projected additional housing for 2014, average household size = 3.19

³ The agricultural well needs to be rehabilitated and brought up to drinking water standards in order to be used in the culinary water system.

⁴ Pineview Water Systems provides Perry City with pressurized irrigation water service and appears to be able to provide this water to the City through build-out.

⁵ Includes indoor and fire storage

The current water system can serve an estimated 1,589 ERU's at capacity. With a projected 1,510 ERU's in 2015, there is excess capacity of approximately five percent in the City's distribution system to serve new growth. Based on residential, commercial and institutional growth projections, if no new water distribution facilities are constructed, the current water distribution system will reach capacity in 2017/2018. The existing water distribution LOS will begin to decline in 2018 if no new water distribution facilities are constructed.

Impact on System Improvements by Anticipated Development Activity - *Utah Code 11-36a-304(1)(b)*

The City intends to maintain its existing culinary water LOS. As growth occurs from increased development activity, additional culinary water capital facilities will be needed to maintain the existing level of service. The total impact fee eligible costs for new culinary water capital projects to maintain the proposed culinary water LOS over the next ten years is \$1,267,087. Only the portions of project costs attributable to growth are included as impact fee eligible costs.⁶

Relationship of Anticipated Impacts to Anticipated Development Activity - *Utah Code 11-36a-304(1)(c)*

The demand placed on existing culinary water facilities by new development activity is attributed to residential, commercial and institutional growth. Residential population is projected to increase from 4,881 to 5,299 residents over the next ten years. Developed commercial acres are projected to increase from 156 acres in 2015 to 274 acres over the next ten years and institutional acres are projected to increase from 30 acres to 33 acres. Increased development will result in an increase of 385 ERU's over the next ten years. As growth occurs as a result of increased development activity, additional culinary water capital facilities are needed to maintain existing standards.

Proportionate Share Analysis - *Utah Code 11-36a-304(1)(d)(i)(ii)*

Costs for Existing Capacity

The existing culinary water supply system has excess capacity to serve new development for the next ten years. The actual cost of the culinary water supply is \$100,175 resulting in an excess capacity buy-in cost of \$28 per ERU.

The existing culinary water storage system has excess capacity to serve new development for the next ten years. The actual cost of the culinary water storage system is \$1,146,424 resulting in an excess capacity buy-in cost of \$373 per ERU.

The existing culinary water distribution system will reach capacity in 2017. The buy-in cost for excess capacity in the culinary water distribution system is \$1,432.

Costs Reasonably Related to New Development Activity

The cost of new impact fee eligible system improvements required to maintain the proposed level of culinary water services over the next ten years of \$1,267,087 is allocated among the 1,204 ERU's served by the new construction. The resulting cost is \$1,052 per ESU.

The consultant cost for the preparation of the culinary water CFP/IFFP and IFA is \$39 per ERU. An impact fee fund balance credit of \$47 is allocated per ERU based on the current impact fee fund balance of \$291,441 and projected additional ERU's through capacity of 6,250.

⁶ The portions of project costs attributable to current deficiencies as well as other costs not attributable to growth such as system upgrades and developer participation costs are not included as impact fee eligible costs.

Summary of Impact Fee - *Utah Code 11-36a-304(1)(e)*

The total impact fee eligible cost for culinary water is \$2,877 per ERU.

TABLE E1: SUMMARY OF IMPACT FEE

Description	Amount
Per Capita Water Supply Buy-In Cost per ERU	\$28
Per Capita Water Supply Buy-In Cost per ERU	\$373
Per Capita Water Distribution Buy-In Cost per ERU	\$1,432
Future Construction Costs	\$1,052
Impact Fee Fund Balance Credit	(\$47)
Consultant Costs	\$39
Total Impact Fee Eligible Cost per ERU	\$2,877

The City has one outstanding culinary water revenue bond issued for culinary water capital infrastructure⁷ in 1998. The projected net present value of future bond payments per ERU is subtracted from the total impact fee eligible cost per ERU to calculate the maximum allowable impact fee per ERU. Table E2 shows the maximum allowable impact fee for each meter size.

TABLE E2: MAXIMUM IMPACT FEE BY METER SIZE

Meter Size	ERU Conversion (Equivalency)	2015	2016	2017	2018	2019	2020 - 2025
0.75	1	\$2,760	\$2,782	\$2,805	\$2,828	\$2,851	\$2,877
1.00	1.67	\$4,609	\$4,646	\$4,684	\$4,723	\$4,761	\$4,805
1.50	3.33	\$9,191	\$9,264	\$9,341	\$9,417	\$9,494	\$9,580
2.00	5.33	\$14,711	\$14,828	\$14,951	\$15,073	\$15,196	\$15,334
3.00	10.67	\$29,449	\$29,684	\$29,929	\$30,175	\$30,420	\$30,697
4.00	16.67	\$46,009	\$46,376	\$46,759	\$47,143	\$47,526	\$47,959
6.00	33.33	\$91,991	\$92,724	\$93,491	\$94,257	\$95,024	\$95,889
8.00	53.33	\$147,191	\$148,364	\$149,591	\$150,817	\$152,044	\$153,428

The impact fee formula shown below in Table E3 for a non-standard user is based upon the anticipated annual water demand of that particular user.

TABLE E3: CALCULATION OF NON-STANDARD IMPACT FEE

Calculation of Non-Standard Impact Fee	
Average Day Demand Divided by 400 Gallons =	Equivalent ERU's
Multiply Equivalent ERU's by	\$2,877

Manner of Financing - *Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)*:

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

⁷ New reservoir, east bench well and new waterlines to connect well and reservoir to system on east side of Perry.

Impact Fee Credits - The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice.

Extraordinary Costs and Time Price Differential - It is not anticipated that there will be any extraordinary costs in servicing new construction for culinary water capital facilities. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, historical costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

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Impact Fee Analysis

Perry City's culinary water system mainly serves the area within the Perry City boundary. Most of the water within the City is treated and used for indoor water use and is not used for irrigation purposes.⁸ The Perry City water system is surrounded on the north by Brigham City water system, on the south by the Willard City water system, on the east by the mountains and on the west by wetlands. Expansion of the culinary water system beyond the current City boundaries is not anticipated and the impact fees calculated in this study are given for the study area as defined by the existing City boundaries. No other zones or divisions are considered for separate fee structures in this study.

The Impact Fees Act allows for the inclusion of three primary cost components in the calculation of the impact fees. These cost components are (1) the construction costs of growth-driven improvements, (2) appropriate professional services and (3) the costs of issuance and interest that relate to bonds that were issued to finance impact fee qualifying infrastructure. Impact fees can only fund system improvements which are defined as facilities or lines that contribute to the entire system's capacity rather than just to a very small localized area.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Please note that, for ease of reading, numbers in this report are rounded and are not shown to the full number of decimals in the spreadsheet analysis. Therefore, there may be some rounding differences in the tables/text included in this report.

1 Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a): an impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity

Based on the most recent Census, Perry City had a 2010 population of 4,512 and currently has an estimated population of 4,811.⁹ The City's population is projected to reach 5,299 in 2025, an increase of 488 residents.¹⁰ Commercial, residential and institutional growth will place additional demand on culinary water facilities. Taking into account building permit growth in the past five years and known commercial land designation through absorption rates for the 11000 South CDA, commercial acreage is projected to increase from 156 developed acres in 2015 to 274 developed acres in 2025 and institutional acreage is projected to increase three acres from approximately 30 developed acres in 2015 to 33 developed acres in 2025.

The primary measurement of capacity and demand in the City's culinary water system is the Equivalent Residential Unit or ERU. An ERU quantifies the typical impact of one single-family residential unit and allows for an equitable division of the existing capacity and future construction

⁸ Culinary Water System Capital Facilities Plan & Impact Fee Facilities Plan, December 2014, Jones Engineering. Outdoor water use was not considered due to the fact that Pineview Water Systems provides Perry City with pressurized irrigation water service and appears to be able to provide this water to the City through build-out.

⁹ Source: 2010 Census, BEBR residential building permits 2011 – 2013, projected additional 2014 housing units, average household size = 3.19

¹⁰ Source: Perry City land use map, historical growth.

costs for the culinary water system among all users. Water use for commercial water users such as Walmart may be the equivalent of many ERU's.

The peak average day demand in Perry City occurs during the summer months. The data shows that the average peak water use on any given summer day is 1 ERU = 810 gallons per day.¹¹ In other words, an average single-family home uses 810 gallons of culinary water per day in the summer.

TABLE 1: ERU

Description	Amount
1 ERU =	810 Gallons per Day

Table 2 shows the projected residential, commercial and institutional growth of 385 ERU's over the next ten years between 2015 and 2025 in Perry City.¹²

TABLE 2: ERU GROWTH - RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL

Year	Residential ERU's	Commercial & Institutional ERU's	Total ERU's	ERU Growth
2014 ¹³	-	-	1,481	
2015	1,462	48	1,510	
2016	1,478	60	1,538	28
2017	1,493	72	1,565	27
2018	1,509	84	1,593	28
2019	1,524	98	1,622	29
2020	1,540	112	1,652	30
2021	1,554	142	1,696	44
2022	1,568	174	1,742	46
2023	1,582	208	1,790	48
2024	1,596	244	1,840	50
2025	1,611	284	1,895	55
Growth in ERU's				385

The City's existing and proposed culinary water level of service (LOS) is defined as complying with the Utah State Division of Drinking Water minimum sizing standards and providing the following pressures in the distribution system as required by Utah State Code:

1. 20 psi during conditions of fire flow and fire demand experienced during peak day demand;
2. 30 psi during peak instantaneous demand; and
3. 40 psi during peak day demand.

New growth will gradually increase water demands as the density of development increases, extending pipe networks and other facilities as development stretches farther away. For every new

¹¹ Culinary Water System Capital Facilities Plan & Impact Fee Facilities Plan, December 2014, Jones Engineering

¹² Source: Perry City land use, building permit growth over the past five years; Current ERU's per developed commercial/institutional acres is 0.19. Assumes higher density commercial development in the future of 2 ERU's per acre.

¹³ Current ERU's based on the 2014 IFFP is 1,481. This table projects out ERU's through the end of each year.

home, business, or institutional user the City must also comply with the Utah State Division of Drinking Water minimum sizing standards. The capacity needed for new growth is found in both existing facilities that the City has built ahead of the growth and in the future capital projects that will be constructed in the next six to ten years. The recommended impact fee will balance the cost of capacity that is already “in the ground” and new projects that are needed to serve the additional anticipated growth.

Water Supply

Perry City’s current culinary water supply comes from one spring and four wells. The City also owns an agricultural well which is used to irrigate an orchard. The agricultural well needs to be rehabilitated and brought up to drinking water standards in order to be used in the culinary water system.

With a current flow rate of the existing system on a peak day of 1,990 gallons per minute and 1,510 existing ERU’s, the existing water supply system has approximately 57 percent excess capacity, or a total capacity of 3,538 ERU’s.

TABLE 3: EXCESS CAPACITY

Description	Gallon per Minute	Gallons per Day	Total Projected ERU's at Capacity
Current Flow Rate - Peak Day	1,990	2,865,600	3,538
2015 ERU's			1,510
Excess Capacity			2,028
Percent Excess Capacity			57.3%

Based on residential, commercial and institutional growth projections, no additional water supply sources are required to maintain the current water supply LOS over the next ten years.

TABLE 4: PROJECTED EXCESS CAPACITY ERU'S – WATER SUPPLY

Year	ERU's	Existing Capacity ERU's	Excess Capacity ERU's
2015	1,510	3,538	2,028
2016	1,538	3,538	2,000
2017	1,565	3,538	1,973
2018	1,593	3,538	1,945
2019	1,622	3,538	1,916
2020	1,652	3,538	1,886
2021	1,696	3,538	1,842
2022	1,742	3,538	1,796
2023	1,790	3,538	1,748
2024	1,840	3,538	1,698
2025	1,895	3,538	1,643

Table 5 classifies the capital expenditures for water supply projects of \$100,175 that have been expended to date. These costs do not consider standard O&M expenses.

TABLE 5: CAPITAL EXPENDITURES FOR WATER SUPPLY

Project Description	Date in Service	Actual Cost	Book Period
Springs	1997	\$4,508	50
Well & Pump House	1997	\$16,095	50
Well-Nielsen	1997	\$40,000	50
East Bench Well	1997	\$39,572	50
Total		\$100,175	

Water Storage

Water storage covers varying demands on the system due to season, time of day, and firefighting activities. Water storage requirements for Perry City contain both indoor use and fire storage components.¹⁴ The indoor storage use level of service (LOS) is 400 gallons per ERU. The required fire storage is equal to the largest fire flow demand as determined by the local fire authority which is 3,500 gallons per minute for two hours which equates to 420,000 gallons of storage.

TABLE 6: WATER STORAGE LOS

Description	Amount
Indoor Water Storage LOS	400 Gallons per Day per ERU
Fire Storage LOS	420,000 Gallons

Perry City has existing storage capacity of 1.65 million gallons in three reservoirs. Projected 2015 storage use is approximately 1,024,000 gallons with approximately 38 percent excess storage capacity to serve new growth.

TABLE 7: WATER STORAGE EXCESS CAPACITY

Description	Amount
Water Storage LOS per ERU	400
Projected 2015 ERU's	1,510
Current Use of Water Storage (<i>gallons</i>)	604,000
Fire Storage (<i>gallons</i>)	420,000
Total Storage Use (<i>gallons</i>)	1,024,000
Total Storage Capacity	1,650,000
Excess Capacity	626,000
Percent Excess Capacity	37.9%

Given current residential, commercial and institutional growth projections, no additional water storage capacity is required to maintain the current water storage LOS over the next ten years.

¹⁴ Pineview Water Systems provides Perry City with pressurized irrigation water service and appears to be able to provide this water to the City through build-out.

TABLE 8: WATER STORAGE EXCESS CAPACITY

Year	ERU's	Indoor Storage Requirements (Gallons)	Fire Storage Requirements (Gallons)	Total Storage Requirements (Gallons)	Current Storage Capacity (Gallons)	Excess Capacity (Gallons)
2015	1,510	604,000	420,000	1,024,000	1,650,000	626,000
2016	1,538	615,200	420,000	1,035,200	1,650,000	614,800
2017	1,565	626,000	420,000	1,046,000	1,650,000	604,000
2018	1,593	637,200	420,000	1,057,200	1,650,000	592,800
2019	1,622	648,800	420,000	1,068,800	1,650,000	581,200
2020	1,652	660,800	420,000	1,080,800	1,650,000	569,200
2021	1,696	678,400	420,000	1,098,400	1,650,000	551,600
2022	1,742	696,800	420,000	1,116,800	1,650,000	533,200
2023	1,790	716,000	420,000	1,136,000	1,650,000	514,000
2024	1,840	736,000	420,000	1,156,000	1,650,000	494,000
2025	1,895	758,000	420,000	1,178,000	1,650,000	472,000

Table 9 lists the capital expenditures for water storage projects of \$1,146,424 that have been expended to date. These costs do not consider standard O&M expenses.

TABLE 9: WATER STORAGE CAPITAL ASSETS

Project Description	Date in Service	Actual Cost	Book Period
Reservoir 1979	6/01/79	\$202,393	50
Reservoir 1980	6/01/80	\$241,411	50
Reservoir 1984	6/01/84	\$43,408	50
Reservoir 1985	6/01/85	\$16,920	50
Reservoir 1985	7/01/85	\$9,850	50
East Bench Reservoir	1/01/98	\$531,743	50
East Bench Reservoir	7/01/98	\$93,548	50
Clean-Out Reservoirs	9/12/04	\$3,280	50
Fire Hydrant Upgrade/2400 S	6/01/05	\$3,871	50
Total		\$1,146,424	

Water Distribution

The existing distribution system consists of several different types of pipes including PVC, steel, and cast iron as well as several pressure reducing valves (PRV) and pressure sustaining valves (PSV). Utah State Code requires that the system be able to provide the following pressures in the distribution system:

- 20 psi during conditions of fire flow and fire demand experienced during peak day demand
- 30 psi during peak instantaneous demand
- 40 psi during peak day demand

The current LOS for water distribution in Perry City is 400 gallons per day per ERU.¹⁵

TABLE 10: WATER DISTRIBUTION LOS

Description	Amount
Water Distribution LOS	400 Gallons per Day per ERU

The current water distribution system can serve an estimated 1,589 ERU's at capacity. With approximately 1,510 ERU's in 2015, there is excess capacity of approximately five percent in the City's distribution system to serve new growth.¹⁶ Assuming no new water distribution facilities are constructed in the next six to ten years, the current culinary water distribution system will reach capacity in 2017/2018. The existing water distribution LOS will begin to decline in 2018 if no new water distribution facilities are constructed.

TABLE 11: WATER DISTRIBUTION EXCESS CAPACITY

Year	ERU's	Existing Capacity ERU's	Excess Capacity ERU's
2015	1,510	1,589	79
2016	1,538	1,589	51
2017	1,565	1,589	24
2018	1,593	1,589	-4
2019	1,622	1,589	-33
2020	1,652	1,589	-63
2021	1,696	1,589	-107
2022	1,742	1,589	-153
2023	1,790	1,589	-201
2024	1,840	1,589	-251
2025	1,895	1,589	-306

Table 12 lists the capital expenditures for water distribution projects of \$2,917,019 that have been expended to date. These costs do not consider standard O&M expenses.

TABLE 12: WATER DISTRIBUTION CAPITAL EXPENDITURES

Project Description	Date in Service	Actual Cost	Book Period
Pump House	31/05/89	\$4,479	50
Water Line Equip	1/01/98	\$3,250	15
Auto Meters	14/01/99	\$12,222	15
Impact Wrench	14/05/99	\$3,648	15
Auto Meter Readers	31/01/00	\$5,087	15
Auto Meter Readers	8/11/00	\$4,480	15
Auto Meter Readers	19/07/00	\$4,121	15
Auto Meter Readers	5/10/01	\$7,523	15
Auto Meters	31/12/01	\$10,597	15
Auto Meters	31/12/01	\$10,163	15

¹⁵ Source: Jones Engineering

¹⁶ Source: Jones Engineering

Project Description	Date in Service	Actual Cost	Book Period
Water Equip	14/12/01	\$2,500	15
Water Line Ext	30/06/87	\$9,614	50
Water Line Ext	6/01/88	\$35,901	50
Water Line-2000 S	31/01/89	\$16,556	50
Water Line Ext	30/01/88	\$39,620	50
East Hwy Water Line Ext	31/07/88	\$7,628	50
East Hwy Water Line Ext	5/01/90	\$58,534	50
East Hwy Water Line Ext	31/03/91	\$172,066	50
Water Line Ext	30/06/92	\$20,570	50
Engineering for Water Line Ext	7/01/92	\$3,275	50
Water Line Ext	30/09/92	\$15,247	50
Water Line Ext	15/10/93	\$7,293	50
Water Line Ext	16/12/94	\$9,095	50
Engineering	7/01/94	\$9,495	50
Water Lines-Engineering	30/06/96	\$16,146	50
Water Lines Improvements	0/11/96	\$5,069	50
Water Line Engineering	30/06/97	\$39,375	50
Water Line Ext	30/06/97	\$4,685	50
Update Old Water Lines	30/06/97	\$31,394	50
Water Line Ext	1/01/98	\$40,442	50
Water Line - Engineering	25/02/99	\$5,183	50
Replace 1200 W water	26/08/98	\$9,309	50
Update Old Water Lines	1/12/98	\$4,673	50
Water Line Ext	24/09/99	\$3,695	50
Engineering-Water Lines	0/15/99	\$9,225	50
Water Line Ext	6/09/00	\$7,456	50
Water Line Ext	29/02/00	\$6,640	50
2540 S Water	17/11/00	\$3,800	50
Water Line - Engineering	31/12/01	\$22,738	50
3450 S water line	31/12/01	\$18,660	50
Water Line Ext	15/11/01	\$6,020	50
Water Pipe to Walmart	31/12/01	\$66,430	50
Water Lines	7/01/01	\$50,000	50
Water Lines	7/01/01	\$10,609	50
Auto Meters	2/01/03	\$10,985	15
Water Equipment	6/01/03	\$6,327	15
Update Old Water Lines	6/01/03	\$20,915	50
Replace Pump on East Bench Well	4/01/04	\$21,156	15
Water Line Ext-2700 S	4/01/04	\$8,299	50
Auto Meters	3/01/11	\$7,875	15
Cherish View Estates-Utility Infrastructure	13/10/04	\$117,340	50
Heather Ridge II- Utility Infrastructure	6/01/04	\$89,044	50

Project Description	Date in Service	Actual Cost	Book Period
Palmer Sub- Utility Infrastructure	6/01/04	\$9,000	50
Canyon Gate 3- Utility Infrastructure	5/01/02	\$32,916	50
Cherry Ridge II- Utility Infrastructure	1/01/01	\$150,748	50
Hill Haven III- Utility Infrastructure	7/01/01	\$5,543	50
Upgrade Water Line-1400 S	1/01/98	\$10,000	50
New Water Pipe-2600 S	1/01/91	\$12,427	50
Extend Water Main Hwy 89	1/01/68	\$5,000	50
Water Line Ext-East Hwy 89	1/01/87	\$16,953	50
Water Line 2700 S-3000 S Hwy 89	1/01/89	\$12,000	50
East Side Water-3000 S Hwy 89	1/01/90	\$150,000	50
West Side 3600 S Hwy 89	1/01/90	\$80,500	50
West Side 2850 S Hwy 89 - Water	1/01/90	\$40,000	50
West Side Water 2450 S-2700 S Hwy	1/01/96	\$17,000	50
Water Main	1/01/60	\$34,880	50
400 W Water	1/01/73	\$10,000	50
1000 W Water Line	1/01/88	\$5,799	50
Water Main-2950 S 2700 S	1/01/98	\$15,000	50
Auto Meters	8/01/04	\$6,448	15
Water Laterals	1/01/06	\$4,825	50
Water Laterals	1/01/06	\$3,525	50
Probe	1/01/06	\$2,550	15
Auto Meters	1/01/06	\$22,704	15
Water Line Ext-900 W	1/01/06	\$45,383	50
Water Laterals	1/01/06	\$4,000	50
Pointe Perry Water Lines	1/01/06	\$52,992	50
Highway 89 Main Replacement	30/04/09	\$394,590	50
Building Addition-Water	31/07/08	\$15,010	30
Vintage Farms	Jun 2005	\$82,146	50
Quail Pointe Phase 1	Aug 2004	\$52,363	50
Quail Pointe Phase 2	Jul 2005	\$27,673	50
Quail Pointe Phase 3	Mar 2006	\$47,060	50
Quail Pointe Phase 4	Nov 2006	\$31,550	50
Maple Hills	Sep 2006	\$121,937	50
Alpine Meadows Phase 1	Jun 2007	\$35,460	50
Alpine Meadows Phase 2	Sep 2007	\$30,845	50
Orchard Creek Phase 1	Apr 2006	\$52,745	50
Orchard Creek Phase 2	Mar 2007	\$56,022	50
Orchard Creek Phase 3	8/22/2014	\$68,070	50
Barker Farms	Aug 2007	\$34,900	50
Total		\$2,917,019	

2 Impact on System Improvements by Anticipated Development *Activity*

Utah Code 11-36a-304(1)(b): an impact fee analysis shall identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

The City intends to maintain its existing culinary water level of service. As growth occurs from increased development activity, additional culinary water distribution capital facilities will be needed to maintain the existing level of service.

With so much ground that remains undeveloped, it is nearly impossible to predict where growth will happen over the next ten years. The most active areas over the past few years are the developments on the east side of Highway 89. It is anticipated that the south end of the City east of Highway 89 will soon develop. Projects will be chosen, however, to serve the needs where the development arises.¹⁷ Table 13 shows the most likely capital improvement projects over the next ten years as included in the Perry City Culinary Water IFFP.

Projects one, two, five and six are needed for build-out and may or may not be fully completed within the short-term (six to ten year) time frame. These projects have been included in the IFFP because in the next six to ten years, the City will need to perform preliminary engineering work and purchase and preserve the land where these improvements will eventually be built.

Only the portion of the costs for each project attributable to growth of approximately \$1,267,087 is included in the impact fee amount. The cost for the portion of each project not attributable to growth must be funded by means other than impact fees.

TABLE 13: CULINARY WATER CAPITAL IMPROVEMENT PROJECTS – SIX TO TEN YEARS

Proj. #	Project Description	New ERU's Served	Current Cost	Estimated Construction Year	Future Construction Cost	% Impact Fee Qualified	Impact Fee Eligible Improvements
1	Nelson Well Rehabilitation	68	\$70,727	NA	\$70,727	100%	\$70,727
2	South Bench Water Wells	68	\$145,665	NA	\$145,665	100%	\$145,665
5	3100 South Water Reservoir	68	\$65,637	NA	\$65,637	100%	\$65,637
6	16" Water Main on 3200 South	68	\$9,631	NA	\$9,631	100%	\$9,631

¹⁷ Source: Perry City Culinary Water System IFFP, Jones Engineering, 2014

Proj. #	Project Description	New ERU's Served	Current Cost	Estimated Construction Year	Future Construction Cost	% Impact Fee Qualified	Impact Fee Eligible Improvements
7	10" Water Main on 800 West	240	\$241,280	2022 - 2023	\$277,155	18%	\$49,888
8	10" Water Main on Hgwy 89	156	\$819,423	2019-2020	\$886,969	20%	\$177,394
9	10" Water Main on Valley View Dr.	195	\$104,650	2015	\$104,650	100%	\$104,650
12	10" Water Main on Hgwy 89	40	\$421,668	2015 - 2016	\$421,668	10%	\$42,167
13	8" Water Main on 900 West	50	\$133,432	2015 - 2016	\$133,432	50%	\$66,716
15	East Bench Chlorination	68	\$39,000	2015	\$39,000	77%	\$30,030
20	12" Water Main on 1650 South	158	\$186,680	2015	\$186,680	100%	\$186,680
21	10" Water Main to the Gun range	15	\$250,536	2016 - 2017	\$255,547	100%	\$255,547
22	8" Water Main on 2700 South	10	\$188,955	2015 - 2017	\$188,955	33%	\$62,355
	Total	1,204	\$2,677,283		\$2,785,716		\$1,267,087

3 Relationship of Anticipated Impacts to Anticipated Development *Activity*

Utah Code 11-36a-304(1)(c): an impact fee analysis shall subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

The demand placed on existing water facilities by new development activity is attributed to ERU growth. Residential population is projected to increase from 4,881 to 5,299 over the next ten years. Developed commercial acres are projected to increase from 156 acres in 2015 to 274 acres

over the next ten years and institutional acres are projected to increase from 30 acres to 33 acres. Increased development will result in an increase of 385 ERU's over the next ten years. As growth occurs as a result of increased development activity, additional culinary water capital facilities are needed to maintain existing standards.

4 Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(i)(ii): an impact fee analysis shall estimate the proportionate share of costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity;

Costs for Existing Capacity

The existing culinary water supply system is currently operating at nearly 43 percent¹⁸ of capacity. Projected growth through 2025 will use an additional approximately 11 percent of capacity.¹⁹ Total capital costs for the existing water supply system is \$100,175, resulting in new growth's share of capital costs for the existing supply system of \$10,902 and an excess capacity buy-in cost of \$28 per ERU.

TABLE 14: PER CAPITA WATER SUPPLY BUY-IN COST PER ERU

Description	Amount
Current Percent of Capacity for Water Supply Use	42.7%
Projected Percent of Capacity - 2025	53.6%
<i>Additional Percent of Water Supply Capacity Attributable to Growth</i>	<i>10.9%</i>
Capital Costs for Water Supply	\$100,175
<i>Capital Cost Attributable to Growth</i>	<i>\$10,902</i>
Growth in ERU's (2105 - 2025)	385
Per Capita Water Supply Buy-In Cost per ERU	\$28

The City's water storage requirements contain two components – indoor storage requirements and fire storage requirements. Fire storage requirements are roughly 25 percent of capacity.²⁰ Total capital costs for existing fire storage are \$1,146,424, resulting in capital costs attributable to fire storage requirements of \$291,817. Fire storage requirements are not projected to increase over the next ten years. Total fire storage ERU's at capacity is 3,075. The per capital fire storage buy-in cost per ERU is \$95.

TABLE 15: PER CAPITA FIRE STORAGE BUY-IN COST PER ERU

Description	Amount
Fire Storage Requirements as Percent of Total Capacity	25.5%
Total Capital Costs Storage	\$1,146,424
Capital Cost Attributable to Fire Storage Requirements	\$291,817

¹⁸ Current ERU's of 1,510/existing capacity ERU's of 3,538 = 43 percent

¹⁹ Projected ERU's is 2025 of 1,895/existing capacity ERU's of 3,538 = 54 percent; 54 percent – 43 percent = 11 percent.

²⁰ 420,000/1,650,000 = 25 percent

Description	Amount
Total Fire Storage ERU's at Capacity	3,075
Per Capita Fire Storage Buy-In Cost Per ERU	\$95

The City is currently using approximately 49 percent of indoor storage capacity.²¹ Over the next ten years, it is projected that new growth will use an additional 12.5 percent of capacity.²² Total capital costs for the City's indoor storage is \$854,607²³, resulting in a per capita indoor water storage buy-in cost per ERU of \$278.

TABLE 16: PER CAPITA INDOOR STORAGE BUY-IN COST PER ERU

Description	Amount
Current Percent of Capacity for Indoor Storage Use	49.1%
Projected Percent of Capacity for Indoor Storage Use - 2025	61.6%
<i>Additional Percent of Indoor Storage Use Attributable to Growth</i>	12.5%
Capital Costs Attributable to Indoor Use Storage Requirements	\$854,607
<i>Capital Costs for Indoor Water Storage Attributable to Growth</i>	<i>\$107,000</i>
Growth in ERU's (2105 - 2025)	385
Per Capita Indoor Water Storage Buy-In Cost per ERU	\$278

The total per capita water storage buy-in cost is \$373 per ERU.

TABLE 17: PER CAPITA TOTAL STORAGE BUY-IN COST PER ERU

Description	Amount
Per Capita Fire Storage Buy-In Cost Per ERU	\$95
Per Capita Water Supply Buy-In Cost per ERU	\$278
Total Per Capita Water Storage Buy-In Cost per ERU	\$373

The existing culinary water supply system is currently operating at 95 percent of capacity. Due to new growth, the City's culinary water supply system is projected to reach capacity in 2017. Total capital costs for the existing distribution system is \$2,276,248, resulting in new growth's share of capital costs for the existing distribution system of \$113,812 and an excess capacity buy-in cost of \$28 per ERU.

TABLE 18: PER CAPITA WATER DISTRIBUTION BUY-IN COST PER ERU

Description	Amount
Current Percent of Capacity for Water Distribution Use	95%
Projected Percent of Capacity - 2017	100%
<i>Change in Percent of Capacity</i>	<i>5%</i>
Capital Costs for Water Supply	\$2,276,248
<i>Capital Cost Attributable to Growth</i>	<i>\$113,812</i>
Growth in ERU's (2017/2018)	79
Per Capita Water Distribution Buy-In Cost per ERU	\$1,432

²¹ $604,000 / (1,650,000 - 420,000) = 49$ percent

²² $758,000 / (1,650,000 - 420,000) = 62$ percent

²³ Total capital cost of \$1,146,424 less capital cost attributable to fire storage requirements of \$291,817 = \$854,607.

Costs Reasonably Related to New Development Activity

In order to ensure fairness to existing users, impact fees are an appropriate means of funding future capital infrastructure because using impact fees places a burden on future users that is equal to the burden that was borne in the past by existing users.²⁴

The cost of new system improvements required to maintain the desired level of culinary water services over the next ten years of \$1,267,087 is allocated among the 1,204 ESU's served by the new construction. The resulting cost is \$1,052 per ERU.

TABLE 19: PER CAPITA CULINARY WATER CAPITAL COSTS PER ERU

Description	Amount
Impact Fee Eligible Future Construction Costs Related to Growth	\$1,267,087
New ERU's Served	1,204
Capital Costs per ERU	\$1,052

Additional impact fee eligible costs related to new development activity include consultant costs of \$14,855. The consultant cost per ERU is \$39.

TABLE 20: CONSULTANT COSTS

Description	Amount
Consultant Cost	\$14,855
New ERU's Served	385
Consultants Costs per ERU	\$39

Impact fees also take into consideration impact fee fund balances. Perry City has a culinary water impact fee fund balance of \$291,441.²⁵ An impact fee fund balance credit of \$47 per ERU will be issued based on the total projected additional 6,250 ERU's at capacity.

TABLE 21: CREDIT FOR IMPACT FEE FUND BALANCE

Description	Amount
Culinary Water Impact Fee Fund Balance	\$291,441
New ERU's Served	6,250
Impact Fee Fund Balance Credit per ERU	\$47

Outstanding Debt

The Utah Impact Fees Act allows for the inclusion of outstanding principal and interest costs of existing improvements with excess capacity to service new growth funded by bond proceeds. The City has one outstanding culinary water revenue bond issued for culinary water capital infrastructure²⁶ in 1998. The total amount issued was \$640,000 and the amount remaining, including principal and interest is \$205,976. The bond will expire in 2019. The projected net present value of future bond payments per ERU is shown in Table 22.

²⁴ Utah Code 11-36a-304(2)(c)(d)

²⁵ Source: Perry City, July 2014

²⁶ New reservoir, east bench well and new waterlines to connect well and reservoir to system on east side of Perry.

TABLE 22: NET PRESENT VALUE OF FUTURE CULINARY WATER REVENUE BOND PAYMENTS

Year	Principal	Interest	Total	ERU's	Per ERU	NPV
2015	\$36,000	\$4,890	\$40,890	1,510	\$27.08	\$117.30
2016	\$37,000	\$3,968	\$40,968	1,538	\$26.64	\$94.91
2017	\$38,000	\$3,020	\$41,020	1,565	\$26.21	\$72.07
2018	\$39,000	\$2,048	\$41,048	1,593	\$25.77	\$48.74
2019	\$41,000	\$1,050	\$42,050	1,622	\$25.92	\$25.92
Total	\$191,000	\$14,976	\$205,976			

5 Impact Fee Calculation

Utah Code 11-36a-304(1)(e): an impact fee analysis shall, based on the requirements of this chapter, identify how the impact fee was calculated;

The culinary water impact fee per ERU has been calculated with all the above considerations for a single city-wide service area. The total culinary water impact fee eligible cost per ERU is 2,877.

TABLE 23: TOTAL IMPACT FEE ELEGIBLE COST PER ERU

Description	Amount
Per Capita Water Supply Buy-In Cost per ERU	\$28
Per Capita Water Storage Buy-In Cost per ERU	\$373
Per Capita Water Distribution Buy-In Cost per ERU	\$1,432
Future Construction Costs	\$1,052
Impact Fee Fund Balance Credit	(\$47)
Consultant Costs	\$39
Total Impact Fee Eligible Cost per ERU	\$2,877

A credit is issued based on the net present value of the future stream of bond payments. Table 24 shows the net impact fee per ERU for the remaining years of the bond assuming a discount rate of four percent.

TABLE 24: NET IMPACT FEE PER ERU

Year	Gross Impact Fee	NPV of Bond Payments	Impact Fee per ERU
2015	\$2,877	\$117	\$2,760
2016	\$2,877	\$95	\$2,782
2017	\$2,877	\$72	\$2,805
2018	\$2,877	\$49	\$2,828
2019	\$2,877	\$26	\$2,851

Table 25 shows the maximum impact fee for each meter size. The ERU conversion is based on a ¾" meter (connection) equal to one ERU. Meters larger than ¾" are assigned an equivalency calculated by dividing the physical capacity of the meter by the capacity of a ¾" meter. The maximum allowable impact fee is calculated by multiplying the ERU conversion by the net impact fee per ERU.

TABLE 25: NET IMPACT FEE BY METER SIZE

Meter Size	ERU Conversion (Equivalency)	2015	2016	2017	2018	2019	2020 - 2025
0.75	1	\$2,760	\$2,782	\$2,805	\$2,828	\$2,851	\$2,877
1.00	1.67	\$4,609	\$4,646	\$4,684	\$4,723	\$4,761	\$4,805
1.50	3.33	\$9,191	\$9,264	\$9,341	\$9,417	\$9,494	\$9,580
2.00	5.33	\$14,711	\$14,828	\$14,951	\$15,073	\$15,196	\$15,334
3.00	10.67	\$29,449	\$29,684	\$29,929	\$30,175	\$30,420	\$30,697
4.00	16.67	\$46,009	\$46,376	\$46,759	\$47,143	\$47,526	\$47,959
6.00	33.33	\$91,991	\$92,724	\$93,491	\$94,257	\$95,024	\$95,889
8.00	53.33	\$147,191	\$148,364	\$149,591	\$150,817	\$152,044	\$153,428

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code 11-36-402(1)(c,d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The resolution must include a provision that permits adjustment of the fee for a particular development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

The impact fee formula shown below in Table 26 for a non-standard user is based upon the anticipated annual water demand of that particular user.

TABLE 26: NON-STANDARD DEMAND ADJUSTMENTS

Calculation of Non-Standard Impact Fee	
Average Day Demand Divided by 400 Gallons =	Equivalent ERU's
Multiply Equivalent ERU's by	\$2,877

6 Manner of Financing

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h): an impact fee analysis shall identify, if applicable: other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, federal taxes, or federal grants;

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit must be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the recreation facilities must be identified.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing new construction for culinary water facilities. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, historical costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

Utah Code requires that the proportionate share analysis include a discussion of the manner of financing, other than impact fees, used for each public facility and evaluate all means of funding future culinary water capital expenditures.²⁷ The infrastructure included in this analysis was paid for through several different funding methods.

General Fund

The general fund has been funded in one form or another by existing users. It would be an additional burden to existing users to use this revenue source to fund future capital to meet the needs of future users.

Bond Proceeds

Based on a lack of impact fee reserves and cash funding available for the water projects needed for the future, the City may issue additional debt for capital projects. It is important to note that it is anticipated the impact fees will fund the eligible portions of the proposed debt. If additional debt is issued, the impact fees must be adjusted to reflect appropriate credits for the future debt and to

²⁷ Utah Code 11-36a-304(2)

ensure that new development is not charged twice for capital facilities. Interest payments on the new debt can be included as part of the costs associated with new development.

Property Taxes

Using property taxes to fund future capital places undue burden on existing users and subsidizes growth.

Impact Fees

Impact fees are a fair and equitable means of providing infrastructure for future development. They provide a rational nexus between the costs borne in the past and the costs required in the future. The Impact Fees Act ensures that future development is not paying any more than what future growth will demand. Existing users and future users receive equal treatment; therefore impact fees are the optimal funding mechanism for future growth-related capital needs.

Developer Credits

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer then that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f)).

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly-developed culinary water capital facilities. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy-in costs to public facilities with excess capacity and current construction costs inflated at two percent annually to the projected construction date have been used to compute future construction costs for impacts on system improvements required by anticipated development activity to maintain the established level of service for supply, storage and distribution.

Certification

Zions Bank Public Finance 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.

Appendix A

Add notice here...

DRAFT

Ordinance 14-L

An Ordinance Allowing Chickens to be kept on Single-Family Residential Lots.

A LAND USE ORDINANCE OF PERRY CITY, APPROVING CHICKENS ON SINGLE-FAMILY RESIDENTIAL LOTS; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Perry City (hereafter sometimes referred to as “City” or “municipality”) is a municipal corporation duly incorporated and existing under the laws of Utah; and Title 10, Chapter 9a of the *Utah Code Annotated*, 1953, as amended, authorizes the City to regulate land use and development; and *Utah Code Annotated* §10-8-84 authorizes the City to provide for safety, preserve health, promote prosperity, peace, and good order.

WHEREAS, the City having received information regarding the keeping of chickens and having a citizen request an ordinance allowing the keeping of chickens; and

WHEREAS, the City Council and the Planning Commission agrees on the allowance of chickens under certain conditions contained below; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Perry, Utah, as follows:

Section 1. Enactment. Part of *Title 9*, of the *Perry City Municipal Code* is enacted as follows:

1. **9.01.010 Definitions** shall be amended to include the following:
 10. The term “chicken” refers only to the female, or hen of the species. Roosters and crowing hens are prohibited in all residential zones.
2. **9.12 Residential Chickens** shall be enacted to read as follows:

9.12.010 Conditions for Keeping Residential Chickens

Chickens may be kept on single-family residential lots with the following restrictions:

1. A permit for keeping chickens in a residential zone must be obtained prior to keeping chickens and, thereafter, renewed annually through the City. Each permit holder must read and sign the supplemental educational materials supplied by the City as part of the annual permit process. The annual permit fee shall be from time to time set by resolution by the Perry City Council.
2. A Maximum of twelve (12) chickens are permitted on any residential lot.
3. Chickens must be kept in a manner that will not disturb the use and enjoyment of neighboring lots due to noise, odor, or other adverse impacts.

Noise restrictions for chickens shall be enforced in accordance Title 8 Chapter 3 of the Perry City Municipal Code.

4. Chickens must be cared for in a humane manner with adequate feed, water, and shelter at all times. Coops must be kept clean and well-maintained.
5. Chickens must be kept securely in a coop overnight. The coop must be enclosed, well-constructed, weather resistant, well-ventilated, predator resistant, and provide a minimum of two (2) square feet of area per chicken. If the chickens are kept in the coop at all times then the coop must have at least six (6) square feet per chicken. Portable coops (chicken tractors) are allowed, but must meet the requirements of stationary coops outlined above.
6. Coops shall:
 - a. be located in the back yard of the property;
 - b. not be located closer than fifteen (15) feet of any neighboring residential dwellings;
 - c. be treated as an accessory buildings pursuant to 15.07.110; and
 - d. be subject to easement restrictions.
7. If chickens are allowed to roam, in addition to coops, an adjoining fenced outdoor area sufficient to contain chickens on the owner's property shall be provided allowing a minimum of three (3) square feet per chicken. A securely fenced rear yard is acceptable for the run. Chickens must be kept in a manner that they are not allowed to roam to neighboring properties or public right-of-ways.
8. Storage of excess feed shall be kept in a manner so it is not available to other pets, wild birds, rodents or potential predators. Feed must be kept in a rodent and predator proof container.
9. Slaughter of chickens is permitted, but must be done cleanly and discreetly in an enclosed area, outside of the public's view, unless adjoining neighbors give written consent otherwise.
10. Litter and droppings must be disposed of, composted, or used as fertilizer in an environmentally responsible manner. Dead chickens, remains, and discarded or rotting eggs shall be removed as soon as possible, but no longer than twenty-four (24) hours, and shall be disposed of properly. Byproducts must not produce odors or unclean conditions.

3. 9.12.020 Violations and Enforcement

Any violation of the provisions of this Section, either by failing to do those acts required herein or by doing any act prohibited herein, shall be considered a Class B Misdemeanor unless otherwise specifically stated in this Section; and/or shall be a civil violation punishable by fine in the amount of up to \$50.00 per day the violation continues after being notified of the violation as follows:

- a. Upon report or complaint of violation, the City shall cause a letter or an enforcement officer be sent to notify the permit holder and the permit holder must come into compliance immediately.
- b. If the violation continues the City and the City's enforcement officers and personnel may revoke the permit and enter the premises to remove and dispose of the chickens.
- c. All costs incurred by the City to bring the violation into compliance, including the notice of violation, revocation of the permit, and the removal

and disposal of the chickens, shall be payable by the permit holder and/or land owner.

Section 2: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 3: Effective date. This Ordinance takes effect immediately after approval and posting.

PASSED AND APPROVED by the Perry City Council on this ____ day of _____, 2015.

PERRY CITY
BY _____

—
Mayor Karen Cronin

ATTEST:

COUNCIL MEMBERS: VOTING

Aye Nay

CHRISTENSEN _____
GERLACH _____

City Recorder

MONTGOMERY _____

LEWIS _____
JANA NELSON _____

RECORDED this ____ day of _____, 20____.

PUBLISHED OR POSTED this ____ day of _____, 20____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-711, 1953 as amended, I, the City Recorder of Perry City, Utah, hereby certify that foregoing ordinance was duly passed and published, or posted at

1) _____ 2) _____

and 3) _____ on the above referenced dates.

DATE: _____ City Recorder

Ordinance #####
**An Ordinance Amending Section 40.05 Penalties for Violations of
Land Use Ordinances.**

**A LAND USE ORDINANCE OF PERRY CITY, AMENDING SECTION 40.05,
PENALTIES; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Perry City (hereafter sometimes referred to as “City” or “municipality”) is a municipal corporation duly incorporated and existing under the laws of Utah; and Title 10, Chapter 9a of the *Utah Code Annotated*, 1953, as amended, authorizes the City to regulate land use and development; and *Utah Code Annotated* §10-8-84 authorizes the City to provide for safety, preserve health, promote prosperity, peace, and good order, including the adoption of Excavation Fees; and

WHEREAS, the City Council has previously adopted the 2008 and 2010 Perry Municipal Codes, which include land use ordinances; and

WHEREAS, the Perry City Public Works Department recommends that the applicable fees for excavation on public right-of-ways should be updated; and

WHEREAS, the City Council agrees with recommendation to update the excavation fees; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Perry, Utah, as follows:

Section 1. Enactment. *Title 40 Chapter 40. 05* of the *Perry City Municipal Code* is amended to read as follows:

**Chapter 40.05.
PENALTIES**

40.05.010. Applicability

40.05.020. Criminal Penalties.

40.05.030. Land Use Penalties.

40.05.040. Injunctive and Other Civil Relief.

40.05.050. Civil Penalties

40.05.010. Applicability.

Penalties described in this Chapter shall be applicable for any violation of Titles 40 through 79, the Perry City Land Use Ordinances or Land Use Ordinances and Resolutions.

40.05.020. Criminal Penalties.

Any person, group, firm or corporation, whether a principal, agent, employee or otherwise, violating, causing, or permitting violations of the provisions of Titles 40 through 79, the Perry City

Land Use Ordinances or Land Use Ordinances and Resolutions shall be guilty of misdemeanor Class B, unless otherwise identified. Such person, group, firm or organization shall be deemed to be guilty of a separate offense of each day during which any portion of any violation of this chapter is permitted or continued by such person, group, firm or corporation.

40.05.030. Land Use Penalties.

A Land Use Authority or Appeal Authority may, if allowed by law, delay or refuse to act on a land use application until action required regarding a prior land use application is completed or may use any other remedies allowed by land use law.

40.05.040. Injunctive and Other Civil Relief.

Perry City may by action of the Governing Body also institute injunction, mandamus, abatement or any other appropriate action or actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, or maintenance or use.

40.05.050. Civil Penalties.

Perry City may in place of or in addition to criminal penalties, land use penalties, and injunctive and other civil relief cite any person in violation of Perry City Land Use Ordinances or Land Use Ordinances and Resolutions with a civil penalty. The civil penalty for a violation shall be One Thousand Dollars (\$1000.00) pursuant to Utah Code Ann. 10-3-703. After the first citation is given, each day that the violation remains will be a separate violation. The process to assess a civil penalty is as follows:

1. Verbal warning or written warning is given to the person and or land owner in violation of Perry City Land Use Ordinances or Land Use Ordinances and Resolutions. Written warnings shall be mailed by USPS certified mail return receipt requested.
2. A citation is given to the person and or land owner in violation and the citation shall include the ordinance being violated and give warning that each day the violation continues will constitute an additional violation.
3. Perry City may file for recording with the office of County Recorder a Notice of Non-compliance on the property where the violation occurred

Recoupment of Fees and billing for services

Section 2: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 3: Effective date. This Ordinance takes effect immediately after approval and posting.

PASSED AND APPROVED by the Perry City Council on this ____ day of _____, 2014.

PERRY CITY

BY _____
Mayor Karen Cronin

ATTEST:

COUNCIL MEMBERS: VOTING

City Recorder

	Aye	Nay
CHRISTENSEN	_____	_____
GERLACH	_____	_____
MONTGOMERY	_____	_____
LEWIS	_____	_____
JANA NELSON	_____	_____

RECORDED this ___ day of _____, 20____.

PUBLISHED OR POSTED this ___ day of _____, 20____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-711, 1953 as amended, I, the City Recorder of Perry City, Utah, hereby certify that foregoing ordinance was duly passed and published, or posted at

1) _____ 2) _____

and 3) _____ on the above referenced dates.

City Recorder

DATE: _____

1 PERRY CITY COUNCIL MEETING
2 PERRY CITY OFFICES
3 FEBRUARY 5, 2015
4

7:00 PM

5 OFFICIALS PRESENT: Mayor Karen Cronin presided and conducted the meeting. Peter
6 Gerlach, Jana Nelson, Esther Montgomery, Todd Christensen, Brady
7 Lewis

8 CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
9 Malone Molgard, City Attorney
10 Susan O Bray, City Recorder
11

12 OTHERS PRESENT: Lani Braithwaite, Kimball Clark, Caden Meyer, Janet Eastman, Blake Ostler,
13 Mark Cronin, Dustin Rallison, Morgan Rallison

14 **ITEM 1: CALL TO ORDER**

15 Mayor Cronin called the meeting to order.

16 **A. INVOCATION**

17 Council Member Brady Lewis offered the invocation.

18 **B. PLEDGE OF ALLEGIANCE**

19 Shanna Johnson led the audience in the Pledge of Allegiance.

20 **C. REVIEW AND ADOPT THE AGENDA**

21 **MOTION:** Council Member Christensen made a motion to approve the agenda. Council Member
22 Nelson seconded the motion.

23 **ROLL CALL:** Council Member Christensen, Yes Council Member Montgomery, Yes
24 Council Member Gerlach, Yes Council Member Nelson, Yes
25 Council Member Lewis, Yes
26 **Motion Approved.** 5 Yes, 0 No.

27 **ITEM 2: PROCEDURAL ISSUES**

A.

28 **CONFLICT OF INTEREST DECLARATION**

29 None.
30

31 **B. PASS OUT WARRANTS TO COUNCIL MEMBERS (AND POSSIBLE DISCUSSION)**

32 Shanna Johnson passed out the warrants.
33

34 **C. BUSINESS LICENSE(S)**

35
36 Mayor Cronin presented two new business license applications:
37

- 38 • CAP Distributing LLC, and
- 39 • The Rusted Spoon

1
2 Chase Peterson is the owner of CAP Distributing LLC. He will be buying and selling items online and
3 will have no visiting clientele. The Rusted Spoon is a restaurant that will fill the building vacated by
4 Moore’s Family Restaurant. Dustin Rallison, owner of the Rusted Spoon was present and plans to
5 open mid-March.

6 **MOTION:** Council Member Lewis made a motion to approve the business license for CAP
7 Distributing LLC with the contingency that no large storage trailers will be parked on the streets.
8 Council Member Nelson seconded the motion.

9 **ROLL CALL:** Council Member Christensen, Yes Council Member Montgomery, Yes
10 Council Member Gerlach, Yes Council Member Nelson, Yes
11 Council Member Lewis, Yes
12 **Motion Approved.** 5 Yes, 0 No.

13 **MOTION:** Council Member Montgomery made a motion to approve the business license for The
14 Rusted Spoon. Council Member Christensen seconded the motion.

15 **ROLL CALL:** Council Member Christensen, Yes Council Member Montgomery, Yes
16 Council Member Gerlach, Yes Council Member Nelson, Yes
17 Council Member Lewis, Yes
18 **Motion Approved.** 5 Yes, 0 No.

19 **ITEM 3: PUBLIC COMMENTS AND/OR PUBLIC HEARING**

20 Mayor Cronin noted that Brigham City was holding a public hearing today to discuss development
21 of the intersection of 1100 South and 1100 West. Brigham City has an environmental study
22 planned and Perry City will partner with them.

23
24 No Public Comment received.
25

26 **ITEM 4: PRESENTATIONS**

27
28 **A. STATE OF THE CITY**

29 Mayor Cronin was grateful for the opportunity to represent Perry City in 2014. She reported
30 learning a great deal during the past year. She has participated in some amazing experiences and
31 has been able to give Perry more exposure. Mayor Cronin thought it was wonderful to be involved
32 with Shop with a Cop when underprivileged children shopped for their families. It was a wonderful
33 way to serve our community. Mayor Cronin reviewed some of the highlights of 2014, which were
34 possible with the united efforts of the staff and Council. One of the highlights was the completion of
35 the 900 West roadway expansion including curb, gutter, and sidewalk. Public Works installed a
36 new water line on Highway 89 and repaired many other roads in Perry. Two wells were upgraded
37 and a restroom was built at Dale Young Nature Park. The City had a mock shooter at Three Mile
38 Creek Elementary School and 6 different agencies were involved with the training. The City
39 implemented a recycling program. Perry City revised and reviewed the city codes and ordinances
40 online and continues to address issues of omissions, inconsistency and conflicts and the City will
41 work to update city policies. All City codes have been consolidated and are now online for citizens
42 to search. Economic Development helped increase the tax base with the grand opening of Tractor
43 Supply Company at the I-15 interchange. Some businesses are now interested in developing in
44 Perry after UDOT completed the I-15 interchange project. That exit/entrance is safer now and less

1 Utility Fund Revenues have been collected, the sewer fund has received 38% of planned revenues,
2 and the City has collected 51% of Non-Operating revenues. She said the expenses look good. The
3 General Fund has spent 40.9% of its budget. She reported that the Utility fund has spent 49.4% of
4 the planned budget, and the sewer fund has spent 30.8% of its budget. She advised that sales tax
5 for January 2014 (reflective of November 2014) was 1.39% more than last January, and overall the
6 collected sales tax for the year is 4.39% better than planned, showing we will collect more than the
7 prior year. Shanna reported that expenses are showing better than planned in all areas. The Budget
8 is on a positive outlook.

9
10 **B. ORDINANCE 14-L ADOPTING AN ORDINANCE ALLOWING CHICKENS TO BE KEPT ON**
11 **SINGLE-FAMILY RESIDENTIAL LOTS**

12 Council Member Montgomery, Mayor Cronin and Malone reviewed the ordinance. Malone was
13 content with the ordinance from a legal stand point. Council Member Montgomery inquired
14 whether it was necessary to have annual renewal of chicken permits. Malone reported that officers
15 for code enforcement will have authority to enter a property when there are complaints if chicken
16 owners have permits. Mayor Cronin explained the Newsletter will announce when they are due for
17 renewal. Malone reported that changes to the ordinance will be on the form when chicken owners
18 renew. Council Member Gerlach supported flexibility in the ordinance so that it will not have to be
19 revised every time there is a change in the rate. Council Member Christensen inquired if the permit
20 should expire at the same time of the year as dog licenses. The question was if it was best for the
21 renewal to offset the renewal of dog licenses. Council Member Montgomery requested details on
22 how chicken will be disposed of if the City removes them from the property owner. Malone
23 explained code enforcement will be linked to the ordinance. Council Member Montgomery noted
24 that accessory buildings for chickens will have to be in accordance with other ordinances for
25 accessory buildings. Mayor Cronin reminded the Council that chicken coops should not be built on
26 easements. Chicken owners can find where utility lines are buried on the plat of their property.
27 Council Member Nelson inquired if the chicken permits could be advertised in the next newsletter if
28 the ordinance is passed at the next meeting. The Mayor replied that would be possible.

29 **ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS**

30 **A. APPROVAL OF CONSENT ITEMS**

- 31 • **January 22, 2015 City Council Meeting Minutes**
32

33 The below needed changes to the meeting minutes were noted:

- 34 • Page 1 – Council Member Christensen requested the spelling of the word ‘Official’ be
35 corrected.
36 • Page 4, Line 38 – Mayor Cronin asked that the words ‘that in an email sent to her’ be
37 added to the sentence.
38 • Page 5, Line 4 – Mayo Cronin asked that the words ‘after a tie vote’ be added to the
39 beginning of the section.
40 • Page 8, Line 29-30 – Mayor Cronin asked that ‘hardwood’ be removed and that the
41 flooring be referred to as L.V.T. flooring.
42

43 **MOTION:** Council Member Nelson moved to approve the minutes for the January 22, 2015 City
44 Council Meeting. Council Member Christensen seconded the motion.
45

46 **ROLL CALL:** Council Member Christensen, Yes Council Member Montgomery, Yes
47 Council Member Gerlach, Yes Council Member Nelson, Yes

1 Council Member Lewis, Abstain
2 **Motion Approved.** 4 Yes, 1 Abstain.

- 3 **B. Todd Christensen:** noticed a debris pile next to the restrooms at the Dale Young Park. He
4 asked if the restroom walls will be cinder block. Mayor Cronin said that the walls will be cinder
5 block and the builder will take care of the cleanup. Council Member Christensen inquired
6 regarding the temporary sign on Highway 89 and 2500 South. Mayor Cronin mentioned there
7 is a new sign for that intersection.
8
- 9 **C. Peter Gerlach:** didn't have anything to report. Mayor Cronin noted that she discussed
10 changing the Youth City Council activities to quarterly with Gwen Gunderson. Gwen approved
11 of the change from weekly to quarterly. Mayor Cronin announced that the Senior Ball will be
12 the next activity for the Youth committee.
- 13 **D. Jana Nelson:** had nothing to report. Council Member Nelson inquired about the schedule of
14 the Flood Control Committee. Shanna Johnson assured Jana that she would request Susan
15 Obray forward the information to her.
- 16 **E. Esther Montgomery:** had nothing to report.
- 17 **F. Brady Lewis:** announced that he had a meeting with Blake Ostler regarding the possibility of
18 conserving some orchards in Perry. Mayor Cronin reported that many people want to hold onto
19 Perry's heritage, but it is expensive for the City to buy the land. She continued that it is possible
20 to set aside a portion zoned for agriculture, but that is our limitation unless we raise the money.
21 Malone suggested that he would look into the first step of seeing if there are presently any sales.
- 22 **G. Mayor Cronin:** presented some of the new street signs and noted that the street number is
23 supposed to be larger and above the street name. The Mayor initially placed the order that way
24 but the order was misunderstood because the person who took her order no longer works at
25 the business. Council Member Christensen noted that the number would be partially covered
26 with the bolts when the sign is clamped to the pole. Council Member suggested the numbers be
27 moved up on the 13 signs that we have at this time so that the view of the numbers is not
28 hindered. Malone recommended that the appearance of all of the new signs should be uniform.
29 The sign makers said that they went by federal standards, but Brett Jones, Perry City Engineer
30 reported there are no federal standards for city signs. Mayor Cronin requested the Council
31 ponder this issue and said there will be future discussion. The Mayor reminded the Council that
32 her goal is to systematically replace street signs as the budget allows, but that stop signs take
33 priority.
34 Mayor Cronin announced that the City has received 29 applications for the position of city
35 administrator. She stated that 2/3 of the applicants were not qualified according to the
36 ordinance. The Mayor planned interviews February 10 and 23 with a panel which includes a
37 city resident, a business professional and herself. The time for the first interview day is
38 9:00a.m. – 11:00a.m. The following days interviews will range from 9:00a.m. – 4:00p.m. The
39 interview will include impromptu questions and a writing sample. Council Member Christensen
40 recommended the panel include a member of the City Council. Mayor Cronin asked if any
41 Council Members would be available for both of the interview days so that the interviews would
42 be consistent. The Mayor said she would like the Council to be involved with second interviews
43 of candidates that proceed that far. Mayor Cronin reported that some applicants have a degree
44 in business administration instead of city administration or the right degree, but not enough

1 experience. Several applicants look promising but are not qualified because of the narrow
2 ordinance requirements.

3 Council Member Christensen said he may be available for the two interview dates and will make
4 arrangements with Mayor Cronin. Shanna agreed to set up interview appointments.

5 Mayor Cronin said she discussed Perry City being an activity sponsor with Monica Holdaway,
6 head of the Brigham City Chamber of Commerce. The activities included Bingo night and a new
7 summer program for youth called Play Unplugged. This second activity gets children active and
8 is sponsored by businesses and organizations. Participants get a “brag tag”, which includes the
9 sponsor’s name. Another opportunity is sponsoring the community award at the Peach Days
10 Queen pageant.

11 The Mayor said she has received calls about hours of operations for Geneva Rock. Perry City
12 cannot allow Geneva to work longer hours unless it is a federal or state job, or an emergency.
13 Mayor Cronin announced that Milestone 2 research has been completed by Macquarie. She
14 stated that the member cities prefer the public participate in the Macquarie decision with a
15 binding vote. Mayor Cronin explained that this could be achieved if the Council’s vote on the
16 next milestone is contingent that it proceed to referendum. Malone explained that if the public
17 vote matches the Council vote, the City moves forward with Macquarie. If the public vote does
18 not match the Council’s vote, we do not move forward. This puts the burden on Macquarie to
19 raise awareness. If Perry City requires the vote, we would be responsible to finance the
20 election.

21 Mayor Cronin announced the next C.E.R.T. training dates and requested all Council Members be
22 trained to assist the City in times of emergency.

23 Council Member Christensen requested more information on the Play Unplugged program.
24 Malone directed him to the Brigham City Chamber of Commerce website, where more
25 information about the program can be found. Malone explained that the only cost to the City for
26 sponsorship is the purchase of the brag tags children earn for one activity.

27 Council Member Christensen voiced a complaint regarding park use for soccer practice. He
28 coaches an AYSO team and reserved the park in the office for practice only to find teams twice
29 in the middle of a game involving teams from Ogden and Roy. Mayor Cronin suggested that he
30 insist they vacate the field or have an enforcement officer assist him. Council Member Gerlach
31 suggested a scheduling coordinator could resolve this issue. Council Member Christensen felt
32 the issue was the teams he encountered had not scheduled at all. He suggested a letter
33 regarding scheduling be drafted to other cities and organizations. Mayor Cronin said that Greg
34 is the coordinator and can communicate this issue as he coordinates with AYSO and other
35 organizations.

36 Mayor Cronin reported that Greg passed his water test and achieved his Class 3 Water Operator
37 Certification.

39 H. ITEMS FOR NEXT CITY NEWSLETTER

40 None discussed.

42 ITEM 8: ITEMS FOR FUTURE MEETINGS

43 None discussed.

44 ITEM 9: EXECUTIVE SESSION

45 Not warranted.

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ITEM 9: Adjournment

MOTION: Council Member Nelson moved to close the meeting. Council Member Christensen seconded the motion.

Motion Approved. All in favor.

The meeting closed at 8:58 pm.

Susan Obray, City Recorder

Karen Cronin, Mayor

Shanna Johnson, Chief Deputy Recorder