

SPRINGVILLE CITY PRESSURIZED IRRIGATION IMPACT FEE ANALYSIS (IFA)




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IMPACT FEE CERTIFICATION

IFA Certification

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis ("IFA") prepared for pressurized irrigation facilities:

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;
 - d. offsets costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:

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 If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.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

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Pressurized Irrigation Impact Fee Analysis (“IFA”) is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act,” and help Springville City (the “City”) plan necessary capital improvements for future growth. This document will address the future pressurized irrigation infrastructure needed to serve the City through the next six to ten years, as well as calculate the appropriate impact fees the City may charge to new growth to maintain the level of service (“LOS”). The Springville City Pressurized Irrigation System Master Plan and Capital Facilities Plan for the West Fields (2013) and the Pressurized Irrigation System Impact Fee Facilities Plan (2013) (“IFFP”), along with updated information from the City, provides the information utilized in the analysis for the purposes of calculating impact fees.

- ☞ **Service Area:** The service area for pressurized irrigation (PI) system includes areas designated in the Master Plan as the “West Fields Area” (See IFFP p.4).
- ☞ **Demand Analysis:** The demand units utilized in this analysis are irrigable acres of land. There are currently 155 acres of irrigable land within the service area, with 311 acres anticipated to be developed within the next ten years (See IFFP p.5).
- ☞ **Level of Service:** According to the Master Plan, the distribution system was designed with the ability to maintain a minimum pressure of 40 pounds per square inch (psi) during peak day demand. The system storage facility was designed to the State of Utah standard for outdoor watering needs for peak day demands. The peak day demands were estimated to be four gallons per minute (gpm) per irrigated acre (See IFFP p.5).
- ☞ **Excess Capacity:** There is no reimbursable excess capacity related to source, distribution or storage. There is currently no outstanding debt related to the PI system
- ☞ **Capital Facilities Analysis:** The impact fee analysis considers a total of \$13,779,177 in capital cost related to the service area. A total of \$1,371,225 is considered growth related infrastructure necessary within the IFFP planning horizon (See Table 5.1). A total of \$1,289,613 is identified as the future capital cost to maintain the level of service for new development activity, including miscellaneous expenses and the credit of existing impact fee fund balances.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth related facilities will be funded through a combination of utility revenues, impact fee revenues and grant proceeds. Future debt to fund facilities is not included in this analysis.
- ☞ **Impact Fee Fund Balance:** As of the date of this analysis, the impact fee fund balance was \$95,542.

PROPOSED PRESSURIZED IRRIGATION IMPACT FEE

The pressurized irrigation impact fees proposed in this analysis will be assessed within the PI System service area. The table below illustrates the maximum allowable impact fee related to source, storage and distribution improvements.

TABLE 1.1: IMPACT FEE PER ERC

	TOTAL COST TO SERVICE AREA	ALLOCATION OF GRANT	REMAINING TO BE FUNDED	% TO GROWTH WITHIN IFFP	COST TO GROWTH	IRRIG. ACRES SERVED	FEE PER IRRIGABLE ACRE
Phase 1 (through 2016)							
Storage	\$1,930,986	\$1,789,385	\$141,601	26%	\$37,263	311	\$120
Distribution	\$7,208,142	\$6,679,563	\$528,579	32%	\$167,618	311	\$539
Other Distribution Impr.	\$573,076	\$531,052	\$42,024	17%	\$7,057	311	\$23
Sub-Total Phase 1	\$9,712,203	\$9,000,000	\$712,203		\$211,939		\$681
Phase 2 (2016-2023)							
Source	\$1,343,441	-	\$1,343,441	13%	\$177,324	311	\$570
Distribution	\$1,796,245	-	\$1,796,245	46%	\$826,251	311	\$2,657
Other Distribution Impr.	\$927,288	-	\$927,288	17%	\$155,712	311	\$501
Sub-Total Phase 2	\$4,066,974	-	\$4,066,974		\$1,159,287		\$3,728
Miscellaneous							
Impact Fee Fund Balance	(\$95,542)	-	(\$95,542)	100%	(\$95,542)	311	(\$307)
Professional Expense	\$13,930	-	\$13,930	100%	\$13,930	311	\$45
Sub-Total Misc.	(\$81,612)	-	(\$81,612)		(\$81,612)	311	(\$262)
TOTAL	\$13,697,565	\$9,000,000	\$4,697,565		\$1,289,613	311	\$4,147
					Fee per square foot (sf)		\$0.095

New development will assessed a fee based on total irrigable area (acres or square feet) multiplied by the impact fee per acre or per square foot.



NON-STANDARD IMPACT FEES

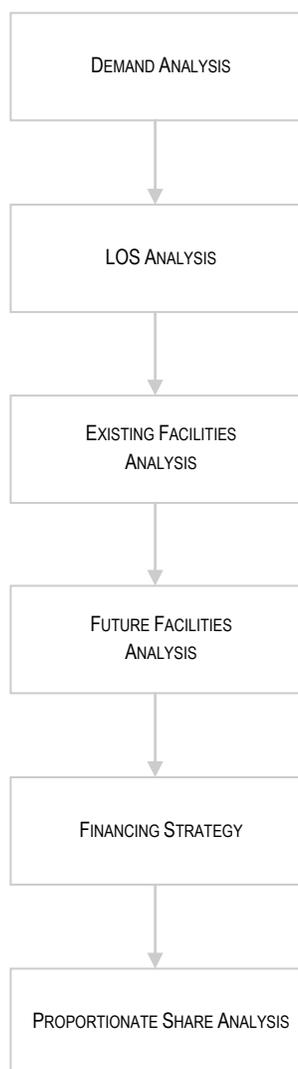
The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

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¹ 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA. JUB Engineers completed the City's Impact Fee Facilities Plan (IFFP) which is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service provided to existing development and ensure that impact fees are not used to raise that level of service. The following elements are important considerations when completing an IFFP and IFA.

DEMAND ANALYSIS

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

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing "Level of Service" ("LOS"). Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the level of service which is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the Impact Fee Facilities Plan provides an inventory of the City's existing system facilities. To the extent possible, the inventory valuation should consist of the following information:

- ☞ Original construction cost of each facility; and,
- ☞ Estimated useful life of each facility.

The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

FUTURE CAPITAL FACILITIES ANALYSIS

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

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.² In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.³

² 11-36a-302(2)

³ 11-36a-302(3)



PROPORTIONATE SHARE ANALYSIS

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

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

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁴ The impact fees identified in this document will be assessed to a single, city-wide service area. It is anticipated that the growth projected over the next six to ten years, and through build-out, will impact the City's existing services. Pressurized irrigation infrastructure will need to be expanded in order to provide the appropriate level of service. Impact fees have become an ideal mechanism for funding growth-related infrastructure. This analysis is designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. This analysis also ensures that new growth isn't paying for existing system deficiencies.

DEMAND UNITS

The demand units utilized in this analysis are irrigable acres of land. There are currently 155 acres of irrigable land within the service area, with 311 acres anticipated to be developed within the next ten years (See IFFP p.5).

TABLE 3.1: CITY-WIDE ERC GROWTH PROJECTIONS

YEAR	TOTAL ACRES OF IRRIGABLE LAND
Existing Demand (2013)	155.00
Total Demand (2023)	466.00
New Growth (2013-2023)	311.00
Total Demand @ Build-Out (Entire City)	1,852.05

LEVEL OF SERVICE STANDARDS

According to the Master Plan, the distribution system was designed with the ability to maintain a minimum pressure of 40 pounds per square inch (psi) during peak day demand. The system storage facility was designed to the State of Utah standard for outdoor watering needs for peak day demands. The peak day demands were estimated to be four

gallons per minute (gpm) per irrigated acre (See IFFP p.5). This represents the existing and proposed LOS.

⁴ UC 11-36a-402(a)



SECTION 4: EXISTING CAPACITY ANALYSIS

IMPACT ON OR CONSUMPTION OF EXCESS CAPACITY

The current PI system consists of distribution lines primarily funded through developer improvements. While the PI System is partially completed, it is currently not operating. The City anticipates the system will be operable within the IFFP planning horizon through a combination of additional City investment and grant funding. As such, a buy-in component is not contemplated for existing improvements. For those projects where impact fees or City funds were used to construct improvements, there was no definable excess capacity.

In August of 2010 J-U-B Engineers, Inc. (J-U-B) prepared a Pressure Irrigation, Feasibility Study for the West Fields area of Springville City. It is anticipated, as indicated in that Feasibility Study, that funding for the startup system infrastructure will be provided through a combination of grant monies and City funding. This analysis is intended to proportionately allocate to new development activity the City funded, growth related eligible costs.

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SECTION 5: CAPITAL FACILITY ANALYSIS

The PI System is partially completed but is not currently operable. The City anticipates the system will be operable within the IFFP planning horizon through a combination of additional City investment and grant funding. As a result of new growth, the PI System will need additional expansion to provide the proposed level of service that the City will offer.

The IFFP illustrates the necessary PI system improvements required within the next ten years. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. The costs of projects related to curing existing deficiencies cannot be funded through impact fees. The impact fee analysis considers a total of \$13,779,177 in system improvements related to the service area. A total of \$1,371,225 is considered growth related infrastructure necessary within the IFFP planning horizon. A summary of the system improvements included in this analysis is shown below.

TABLE 5.1: SUMMARY OF CAPITAL IMPROVEMENTS

	Total Cost	% of Sub-Total	Allocation of Grant *	Remaining to be Funded	% to Growth within IFFP	Cost to Growth
Phase 1						
Storage	\$1,930,986	20%	\$1,789,385	\$141,601	26%	\$37,263
Distribution	\$7,208,142	74%	\$6,679,563	\$528,579	32%	\$167,618
Other Distribution Impr.	\$573,076	6%	\$531,052	\$42,024	17%	\$7,057
Sub-Total Phase 1	\$9,712,203	100%	\$9,000,000	\$712,203		\$211,939
Phase 2 (through 2023)						
Source	\$1,343,441		-	\$1,343,441	13%	\$177,324
Distribution	\$1,796,245		-	\$1,796,245	46%	\$826,251
Other Distribution Impr.	\$927,288		-	\$927,288	17%	\$155,712
Sub-Total Future	\$4,066,974		-	\$4,066,974		\$1,159,287
TOTAL	\$13,779,177		\$9,000,000	\$4,779,177		\$1,371,225

*The City anticipates receiving a \$9 Million grant from the Central Utah Water Conservancy District to fund the majority of Phase 1 improvements. The grant is allocated to each improvement category (i.e. distribution, storage, etc.) based on proportional cost of each subcategory relative to the total Phase 1 costs.

PROPOSED SYSTEM IMPROVEMENTS

STORAGE

Storage improvements are estimated at \$1,930,986, or 20 percent of the total Phase 1 costs. Future storage improvements include construction of a 19 acre-foot reservoir, an inlet structure, and a Ditch #1 overflow structure. After grant proceeds are applied, the City has \$122,605 in capital costs remaining to be funded. Approximately 26 percent of the remaining, City-funded portion is considered growth related, or 5 acre feet of the total capacity of the reservoir (See IFFP p.9). There are no storage improvements required for Phase 2.

DISTRIBUTION

According to the IFFP Adjusted Pipe Costs provided by J-U-B, distribution improvements for Phase 1 total \$7,208,142. Phase 2 improvements were estimated at \$1,796,245. Of these costs, approximately 32% and 46% respectively is related to new growth.

TABLE 5.2: SUMMARY OF FUTURE DISTRIBUTION IMPROVEMENTS

PIPE ID	LENGTH	DIAMETER (IN.)	STARTUP Q (CFS)	10 YEAR Q (CFS)	BUILD OUT Q (CFS)	STATUS	STARTUP (%)	10-YEAR (%)	NEW GROWTH WITHIN IFFP	TOTAL COST	COST TO GROWTH
P1	5,438	18	5	18.4	18.4	Phase 1	27.0%	100%	73%	\$594,590.92	\$434,051.37
P2	18,222	36	2.76	11.88	33.01	Phase 1	8.0%	36%	28%	\$5,544,225.72	\$1,552,383.20
P3	2,728	36	2.76	11.84	26.46	Phase 1	10.0%	45%	35%	\$830,021.28	\$290,507.45
P5	447	12	1.21	2.07	3.77	Phase 1	32.0%	55%	23%	\$36,037.14	\$8,288.54
P7	67	12	0	1.02	2.45	Phase 2	0.0%	42%	42%	\$1,672.99	\$702.66
P8	1,331	30	0	8.11	20.54	Phase 2	0.0%	39%	39%	\$177,262.58	\$69,132.41
P9	1,297	30	0	7.91	20.01	Phase 2	0.0%	40%	40%	\$172,734.46	\$69,093.78
P10	1,973	10	0	1.04	1.45	Phase 2	0.0%	72%	72%	\$30,699.88	\$22,103.91
P12	86	12	0.03	0.1	0.94	Phase 1	3.0%	11%	8%	\$6,933.32	\$554.67
P13	1,237	30	0	5.69	17.81	Phase 2	0.0%	32%	32%	\$164,743.66	\$52,717.97

PIPE ID	LENGTH	DIAMETER (IN.)	STARTUP Q (CFS)	10 YEAR Q (CFS)	BUILD OUT Q (CFS)	STATUS	STARTUP (%)	10-YEAR (%)	NEW GROWTH WITHIN IFFP	TOTAL COST	COST TO GROWTH
P14	4,675	20	0	2.49	8.85	Phase 2	0.0%	28%	28%	\$238,752.25	\$66,850.63
P15	424	16	0	0.64	6.91	Phase 2	0.0%	9%	9%	\$16,527.52	\$1,487.48
P17	1,720	16	0	0.43	5.81	Phase 2	0.0%	7%	7%	\$67,045.60	\$4,693.19
P18	1,526	20	0	2.8	8.63	Phase 2	0.0%	32%	32%	\$77,932.82	\$24,938.50
P21	1,057	20	0	1.43	7.39	Phase 2	0.0%	19%	19%	\$53,980.99	\$10,256.39
P22	4,838	20	0	0.93	7.01	Phase 2	0.0%	13%	13%	\$247,076.66	\$32,119.97
P23	2,255	18	0	0.51	5.66	Phase 2	0.0%	9%	9%	\$77,504.35	\$6,975.39
P24	3,439	30	0	30	30	Phase 2	0.0%	100%	100%	\$458,006.02	\$458,006.02
P25	557	8	0	0.56	1.01	Phase 2	0.0%	55%	55%	\$2,640.18	\$1,452.10
P27	1,387	8	0	0.44	1.11	Phase 2	0.0%	40%	40%	\$6,574.38	\$2,629.75
P30	652	8	0	0.62	0.18	Phase 2	0.0%	100%	100%	\$3,090.48	\$3,090.48
P33	1,781	8	0.7	0.35	0.02	Phase 1	100.0%	100%	0%	\$79,290.12	\$0.00
P34	2,629	8	0.29	0.18	0.19	Phase 1	40.0%	40%	0%	\$117,043.08	\$0.00
Total Phase 1										\$7,208,142	\$2,285,785
Total Future Phase 2										\$1,796,245	\$826,251

OTHER DISTRIBUTION

A total of \$573,076 Other Distribution Improvements for Phase 1 and \$927,288 Other Distribution Improvements for Phase 2 are also included in this analysis. These are costs related to East Tracks Crossing at 700 South, West Tracks Crossing at 900 South, Hobbie Tracks Crossing at 1600 South, and I-15 Crossings (North and South). These improvements will serve the area through buildout and are thus applied to the buildout demand. Approximately 17 percent of the buildout demand is anticipated to occur within the IFFP planning horizon (311 acres of the total 1,852 buildout acres).

SOURCE

A total of \$1,599,335 source improvements are considered in this analysis, which provides for 25 cubic feet per second (CFS) of source water. Of the total capacity, 21 CFS will be available within the service area (84 percent or \$1,343,441 of the total value). Based on the LOS of 4 GPM per irrigable acres, the new source capacity can serve 2,356 irrigable acres. The growth within the IFFP horizon (311 irrigable acres) represents 13.2 percent of the total capacity of future source improvements.

TABLE 5.3: SOURCE IMPROVEMENTS

DESCRIPTION	AMOUNT	TOTAL CFS	CFS IN SERVICE AREA	VALUE TO SERVICE AREA	GPM IN SERVICE AREA	LOS (GPM PER IRRIGABLE ACRE)	IRRIGABLE ACRES SERVED BY IMPROV.	IFFP GROWTH	% TO IFFP GROWTH
Total Source	\$1,599,335	25.00	21.00	\$1,343,441	9,425	4.00	2,356	311.00	13.2%

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to service areas within the community at large.⁵ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁶ To the extent possible, this analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

According to the Impact Fees Act⁷, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements.

GRANTS, DONATIONS AND DEVELOPER CONTRIBUTIONS

The City anticipates receiving a \$9 Million grant from the Central Utah Water Conservancy District to fund the majority of Phase 1 improvements. The grant is allocated to each improvement category (i.e. distribution, storage, etc.) based on proportional cost of each subcategory relative to the total Phase 1 costs.

⁵ UC 11-36a-102(20)

⁶ UC 11-36a102(13)

⁷ 11-36a-302

UTILITY AND IMPACT FEE REVENUES

The remaining system improvements will be funded by utility rate revenues and impact fee revenues. Utility rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

At the time of this study, the City had an impact fee fund balance of \$95,542. This amount, plus future impact fees as calculated herein will be used to offset the cost of future growth-related system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. The impact fees are not used to fund non-qualified expenses (i.e. to cure existing deficiencies, to raise the level of service, to recoup more than the actual cost of system improvements, or to fund overhead).

DEBT FINANCING

Debt financing is not considered in this analysis.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires a local political subdivision or private entity to ensure that the impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer: (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.⁸

The facilities must be considered system improvements or be dedicated to the public, and offset the need for an improvement identified in the IFFP.

EQUITY OF IMPACT FEES

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

NECESSITY OF IMPACT FEES

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

⁸ 11-36a-402

SECTION 6: PRESSURIZED IRRIGATION IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and level of service. As a result of new growth, the PI System will need additional expansion to provide the proposed level of service that the City will offer. The Springville City Pressurized Irrigation System Master Plan, Capital Facilities Plan and Impact Fee Facilities Plan for the West Fields (2013), along with updated information from the City, provides much of the information utilized in the analysis for the purposes of calculating impact fees.

PROPOSED PRESSURIZED IRRIGATION IMPACT FEE

PLAN BASED (FEE BASED ON DEFINED CIP)

Impact fees can be calculated based on a defined set of costs specified for future development. The improvements are identified in a capital plan as growth related projects. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing level of service and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality share and level of service.

PRESSURIZED IRRIGATION IMPACT FEE CALCULATION

The pressurized irrigation impact fees proposed in this analysis will be assessed within the PI System service area. The table below illustrates the maximum allowable impact fee related to source, storage and distribution improvements. A total of \$1,289,613 is identified as the future capital cost to maintain the level of service for new development activity, including miscellaneous expenses and the credit of any impact fee fund balances. The professional expense includes the current cost to update the IFFP and IFA.

TABLE 6.1: CALCULATION OF PROPORTIONATE IMPACT FEE

	TOTAL COST TO SERVICE AREA	ALLOCATION OF GRANT	REMAINING TO BE FUNDED	% TO GROWTH WITHIN IFFP	COST TO GROWTH	IRRIG. ACRES SERVED	FEE PER IRRIGABLE ACRE
Phase 1 (through 2016)							
Storage	\$1,930,986	\$1,789,385	\$141,601	26%	\$37,263	311	\$120
Distribution	\$7,208,142	\$6,679,563	\$528,579	32%	\$167,618	311	\$539
Other Distribution Impr.	\$573,076	\$531,052	\$42,024	17%	\$7,057	311	\$23
Sub-Total Phase 1	\$9,712,203	\$9,000,000	\$712,203		\$211,939		\$681
Phase 2 (2016-2023)							
Source	\$1,343,441	-	\$1,343,441	13%	\$177,324	311	\$570
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Sub-Total Phase 2	\$4,066,974	-	\$4,066,974		\$1,159,287		\$3,728
Miscellaneous							
Impact Fee Fund Balance	(\$95,542)	-	(\$95,542)	100%	(\$95,542)	311	(\$307)
Professional Expense	\$13,930	-	\$13,930	100%	\$13,930	311	\$45
Sub-Total Misc.	(\$81,612)	-	(\$81,612)		(\$81,612)	311	(\$262)
TOTAL	\$13,697,565	\$9,000,000	\$4,697,565		\$1,289,613	311	\$4,147
					Fee per square foot (sf)		\$0.095

New development will be assessed a fee based on total irrigable area (acres or square feet) multiplied by the impact fee per acre or per square foot.

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act⁹ to assess an adjusted fee that more closely matches the true impact that the land use will have upon the PI system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.

⁹ UC 11-36a-402(1)(c)



OTHER CONSIDERATIONS

- ☞ **Consideration of all Revenue Sources:** The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See Section 4 for further discussion regarding the consideration of revenue sources.
- ☞ **Expenditure of Impact Fees:** Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.
- ☞ **Growth-Driven Extraordinary Costs:** The City does not anticipate any extraordinary costs necessary to provide services to future development.
- ☞ **Summary of Time Price Differential:** The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. While an inflation component may be included in the impact fee analysis to reflect the future cost of facilities, it is not considered in the cost estimates in this study.

DRAFT