

# **North Village Special Service District Culinary Water Impact Facilities Analysis**

**DRAFT**

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**Prepared by:**

Bowen, Collins & Associates, Inc.



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## **EXECUTIVE SUMMARY**

### **CULINARY IMPACT FEE ANALYSIS**

#### **Introduction**

An impact fee is a one-time fee, not a tax, imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The purpose of the impact fee analysis (IFA) is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah Code.

#### **Why Assess an Impact Fee?**

Until new development utilizes the full capacity of existing facilities, the City can assess an impact fee to recover its cost of latent capacity available to serve future development. The general impact fee methodology divides the available capacity of existing and future capital projects between existing and future users. Capacity is measured in terms of Irrigated Acres, or IA's, which represents the demand that development places on the system.

#### **How Are Impact Fees Calculated?**

A fair impact fee is calculated by dividing the cost of existing and future facilities by the amount of new growth that will benefit from the unused capacity. Only the capacity that is needed to serve the projected growth within in the next ten years is included in the fee. Costs used in the calculation of impact fees include:

- New facilities required to maintain (but not exceed) the proposed level of service identified in the Impact Fee Facilities Plan; only those expected to be built within ten years are considered in the final calculations of the impact fee.
- Historic costs of existing facilities that will serve new development
- Cost of professional services for engineering, planning, and preparation of the Impact Fee Facilities Plan and Impact Fee Analysis

Costs not used in the impact fee calculation:

- Operational and maintenance costs
- Cost of facilities constructed beyond 10 years
- Cost associated with capacity not expected to be used within 10 years
- Cost of facilities funded by grants, developer contributions, or other funds which the City is not required to repay
- Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to serve future development

#### **Impact Fee Calculation**

Impact fees for this analysis were calculated by dividing the proportional cost of facilities required to service 10-year growth by the amount of growth expected over the next 10-years based on irrigated acres. Calculated impact fees by component are summarized in Tables ES-1 and ES-2.

### **Projected Demands vs. Sold Capacity**

In the beginning of the District, many of the initial components of its water and sewer systems were constructed using a series of special assessment bonds. Because the District was new and had limited financial ability to pay for the bonds on its own, many property owners in the area joined together to pay for the bonds. In return for their payment, they received a commitment for capacity in the District facilities for which the bonds were issued. In this plan, and in general District terminology, this commitment is referred to as “bonded” capacity and developers entitled to this commitment as “bonded” developers.

Some of the water transmission facilities in the District were paid for using bonds. The agreement associated with those bonds included 2,610 ERUs<sup>1</sup> of participation in the water distribution system. It is important to note that water storage, water treatment, and water sources have not been paid for with bonds. As a result, sold capacity associated with the bonds will not affect these components of the system. Two demand scenarios were modeled for this master plan which are (i) existing demands in the District and (ii) projected buildout demands based on expected growth within the District.

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<sup>1</sup> The ERU or “Equivalent Residential Unit” is the unit defined in bond and assessment documents. Since that time, the District has converted to using the term Water Capacity Units (WCUs) to define capacity in the system and describe system growth. WCUs and ERUs are equivalent.

**Table ES-1**  
**Bonded Impact Fee Calculation per WCU**

| System Components<br>Bonded Users               | Total Cost of<br>Component | % Serving<br>10-Year<br>Growth | Cost<br>Serving<br>10-year<br>Growth | 10-Year<br>WCUs<br>Served | Cost per<br>WCU |
|-------------------------------------------------|----------------------------|--------------------------------|--------------------------------------|---------------------------|-----------------|
| <b>Storage Improvements</b>                     |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,572,372                | 9.51%                          | \$149,502                            | 259                       | \$576           |
| 10-year Projects                                | \$2,832,000                | 10.31%                         | \$291,992                            | 259                       | \$1,126         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$429          |
| <i>Subtotal</i>                                 | <i>\$4,404,372</i>         |                                | <i>\$441,493</i>                     |                           | <i>\$1,273</i>  |
| <b>Distribution System Improvements</b>         |                            |                                |                                      |                           |                 |
| Existing Facilities <sup>2</sup>                | \$261,262                  | 0.00%                          | \$0                                  | 259                       | \$0             |
| 10-year Projects <sup>2</sup>                   | \$3,727,188                | 0.00%                          | \$0                                  | 259                       | \$0             |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$136          |
| <i>Subtotal</i>                                 | <i>\$3,988,451</i>         |                                | <i>\$0</i>                           |                           | <i>-\$136</i>   |
| <b>Source Improvements</b>                      |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,689,000                | 71.17%                         | \$1,202,107                          | 231                       | \$5,197         |
| 10-year Projects <sup>1</sup>                   | --                         | --                             | --                                   | --                        | --              |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | \$0             |
| <i>Subtotal</i>                                 | <i>\$1,689,000</i>         |                                | <i>\$1,202,107</i>                   |                           | <i>\$5,197</i>  |
| <b>Building and Administrative Improvements</b> |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$85,596                   | 9.59%                          | \$8,208                              | 259                       | \$32            |
| 10-year Projects                                | \$181,800                  | 9.59%                          | \$17,434                             | 259                       | \$67            |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$24           |
| <i>Subtotal</i>                                 | <i>\$267,396</i>           |                                | <i>\$25,642</i>                      |                           | <i>\$75</i>     |
| <b>Studies</b>                                  |                            |                                |                                      |                           |                 |
| Capital Facilities Plan                         | \$ 35,000                  | 46.26%                         | \$16,192                             | 130                       | \$125           |
| Impact Fee Facilities Plan                      | \$ 10,000                  | 71.17%                         | \$7,117                              | 130                       | \$55            |
| Impact Fee Analysis                             | \$ 10,000                  | 71.17%                         | \$7,117                              | 130                       | \$55            |
| <i>Subtotal</i>                                 | <i>\$55,000</i>            |                                | <i>\$30,426</i>                      |                           | <i>\$235</i>    |
| <b>Total</b>                                    | <b>\$10,404,219</b>        |                                | <b>\$1,699,668</b>                   |                           | <b>\$6,644</b>  |

1. The CFP contained a speculative well improvement project that the District intends to explore within the 10-year window. It may be that this project serves growth beyond the WCUs available through existing facilities. However, it is just as likely that NVSSD will purchase an additional block of capacity from JSSD to accommodate additional growth. Therefore, this Fee will need to be updated once existing source capacity is exhausted and the next block of source capacity is known.

Per Table ES-1, the calculated impact fee for culinary bonded users in NVSSD is \$6,644/WCU. This is the legal maximum amount that may be charged as an impact fee. A lower amount may be adopted

if desired, but a higher fee is not allowable under the requirements of Utah Code.

**Table ES-2**  
**Unbonded Impact Fee Calculation per WCU**

| System Components<br>Unbonded Users             | Total Cost of<br>Component | % Serving<br>10-Year<br>Growth | Cost<br>Serving<br>10-year<br>Growth | 10-Year<br>WCUs<br>Served | Cost per<br>WCU |
|-------------------------------------------------|----------------------------|--------------------------------|--------------------------------------|---------------------------|-----------------|
| <b>Storage Improvements</b>                     |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,572,372                | 3.85%                          | \$60,553                             | 105                       | \$576           |
| 10-year Projects                                | \$2,832,000                | 4.18%                          | \$118,266                            | 105                       | \$1,126         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$429          |
| <i>Subtotal</i>                                 | <i>\$4,404,372</i>         |                                | <i>\$178,820</i>                     |                           | <i>\$1,273</i>  |
| <b>Distribution System Improvements</b>         |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$261,262                  | 0.00%                          | \$0                                  | 105                       | \$0             |
| 10-year Projects                                | \$3,727,188                | 9.70%                          | \$361,510                            | 105                       | \$3,441         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$136          |
| <i>Subtotal</i>                                 | <i>\$3,988,451</i>         |                                | <i>\$361,510</i>                     |                           | <i>\$3,305</i>  |
| <b>Source Improvements</b>                      |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,689,000                | 55.49%                         | \$937,290                            | 180                       | \$5,197         |
| 10-year Projects <sup>1</sup>                   | --                         | --                             | --                                   | --                        | --              |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | \$0             |
| <i>Subtotal</i>                                 | <i>\$1,689,000</i>         |                                | <i>\$937,290</i>                     |                           | <i>\$5,197</i>  |
| <b>Building and Administrative Improvements</b> |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$85,596                   | 3.88%                          | \$3,325                              | 105                       | \$32            |
| 10-year Projects                                | \$181,800                  | 3.88%                          | \$7,061                              | 105                       | \$67            |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$24           |
| <i>Subtotal</i>                                 | <i>\$267,396</i>           |                                | <i>\$10,386</i>                      |                           | <i>\$75</i>     |
| <b>Studies</b>                                  |                            |                                |                                      |                           |                 |
| Capital Facilities Plan                         | \$ 35,000                  | 18.74%                         | \$6,558                              | 53                        | \$125           |
| Impact Fee Facilities Plan                      | \$ 10,000                  | 28.83%                         | \$2,883                              | 53                        | \$55            |
| Impact Fee Analysis                             | \$ 10,000                  | 28.83%                         | \$2,883                              | 53                        | \$55            |
| <i>Subtotal</i>                                 | <i>\$55,000</i>            |                                | <i>\$12,324</i>                      |                           | <i>\$235</i>    |
| <b>Total</b>                                    | <b>\$10,404,219</b>        |                                | <b>\$1,500,329</b>                   |                           | <b>\$10,085</b> |

1. The CFP contained a speculative well improvement project that the District intends to explore within the 10-year window. It may be that this project serves growth beyond the WCUs available through existing facilities. However, it is just as likely that NVSSD will purchase an additional block of capacity from JSSD to accommodate additional growth. Therefore, this Fee will need to be updated once existing source capacity is exhausted and the next block of source capacity is known.

Per Table ES-2, the calculated impact fee for culinary unbonded users in NVSSD is \$10,085/WCU. This is the legal maximum amount that may be charged as an impact fee. A lower amount may be

adopted if desired, but a higher fee is not allowable under the requirements of Utah Code.

## **IMPACT FEE ANALYSIS**

### **INTRODUCTION**

North Village Special Service District (District or NVSSD) has retained Bowen Collins & Associates (BC&A) to prepare an impact fee analysis (IFA) for its culinary water system based on a recently completed impact fee facilities plan. An impact fee is a one-time fee, not a tax, imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The purpose of an IFA is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah Code.

### **Service Areas**

For the purpose of impact fee calculations, the District system will be treated as a single service area.

### **Requirements**

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

1. Identify the impact of anticipated development activity on existing capacity
2. Identify the impact of anticipated development activity on system improvements required to maintain the established level of service
3. Demonstrate how the impacts are reasonably related to anticipated development activity
4. Estimate the proportionate share of:
  - a. Costs of existing capacity that will be recouped
  - b. Costs of impacts on system improvements that are reasonably related to the new development activity
5. Identify how the impact fee was calculated
6. Consider the following additional issues
  - a. Manner of financing improvements
  - b. Dedication of system improvements
  - c. Extraordinary costs in servicing newly developed properties
  - d. Time-price differential

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

### **IMPACT ON SYSTEM - 11-36a-304(1)(a)(b)**

Growth within the District's service area and projections of culinary water demands resulting from said growth is discussed in detail in the District's Impact Fee Facilities Plan. For the purposes of impact fee calculation, growth in the system has been expressed in terms of water capacity units (WCUs). WCUs are a way to provide a common unit of measurement with which to combine residential and nonresidential development and indoor and outdoor use. Total WCUs projected for the service area are summarized in Table 1.



**Table 1**  
**Projected North Village Special Service District**  
**Culinary Water System Growth**

| Year | Total WCUs | Peak Day (gpm) | Unused Bonded WCUs in the Conveyance System |
|------|------------|----------------|---------------------------------------------|
| 2022 | 130.5      | 164.7          | 2,482                                       |
| 2023 | 146.2      | 184.6          | 2,456                                       |
| 2024 | 191.7      | 242.1          | 2,430                                       |
| 2025 | 215.2      | 271.7          | 2,404                                       |
| 2026 | 241.0      | 304.2          | 2,378                                       |
| 2027 | 269.4      | 340.1          | 2,352                                       |
| 2028 | 300.6      | 379.5          | 2,326                                       |
| 2029 | 334.7      | 422.6          | 2,301                                       |
| 2030 | 372.0      | 469.7          | 2,275                                       |
| 2031 | 412.7      | 521.0          | 2,249                                       |
| 2032 | 456.8      | 576.8          | 2,223                                       |
| 2033 | 504.6      | 637.1          | 2,197                                       |
| 2034 | 555.1      | 700.8          | 2,171                                       |

As indicated in the table, projected growth for the 10-year planning window of this impact fee analysis is 363.4 WCUs. To maintain the established level of service, projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Use of excess capacity and required system improvements are detailed in the Impact Fee Facilities Plan.

#### **RELATION OF IMPACTS TO ANTICIPATED DEVELOPMENT - 11-36a-304(1)(c)**

To satisfy the requirements of state law, it is necessary to show that all impacts identified in the impact fee analysis are reasonably related to the anticipated development activity. This has been documented in detail in the Impact Fee Facilities Plan. In short, only that capacity directly associated with demand placed upon existing system facilities by future development has been identified as an impact of the development. The steps completed to identify the impacts of anticipated development are as follows.

1. **Existing Demand** – The demand existing development places on the system was estimated based on historic demand records.
2. **Existing Capacity** – The capacities of existing facilities were calculated based on the level of service criteria established for each type of facility in the Impact Fee Facilities Plan.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities. If existing deficiencies exist, projects were identified to eliminate the deficiencies. Costs associated with existing deficiencies were not assigned to impacts of development.
4. **Future Demand** - The demand future development will place on the system was estimated

based on development projections as discussed in the Impact Fee Facilities Plan.

5. **Future Demand Use of Existing Capacity** – Whenever possible, excess capacity in existing facilities has been used to serve future demands. Where this occurs, the amount of capacity used by future growth has been calculated as described in detail in the Impact Fee Facilities Plan.
6. **Future Deficiencies** – Where excess capacity is inadequate to meet projected demands, future deficiencies in the system were identified using the same established level of service criteria used for existing demands.
7. **Recommended Improvements** – Needed system improvements were identified to meet demands associated with future development.

### **PROPORTIONATE SHARE ANALYSIS - 11-36a-304(d)**

A comprehensive proportionate share analysis associated with anticipated future development and its impact on the system was completed as part of the Impact Fee Facilities Plan. A summary of that analysis is contained here with additional discussion of the costs of facilities impacted by growth.

### **Excess Capacity to Accommodate Future Growth**

The District culinary system has several existing assets with excess capacity with costs that are eligible for recovery under impact fees. These existing assets and costs are summarized in Table 2.

**Table 2**  
**NVSSD Culinary System Existing Assets**

| Project ID                                  | Project Name                       | Estimated System Level Cost | Percent to Existing | Percent to 10 Year Bonded Growth | Percent to 10 Year Unbonded Growth | Percent Bonded Growth Beyond 10 Years | Percent Unbonded Growth Beyond 10 Years |
|---------------------------------------------|------------------------------------|-----------------------------|---------------------|----------------------------------|------------------------------------|---------------------------------------|-----------------------------------------|
| <b>Storage Assets</b>                       |                                    |                             |                     |                                  |                                    |                                       |                                         |
| Exst. -1                                    | Highway-32 Tank (JSSD)             | \$1,354,821                 | 1.33%               | 1.89%                            | 0.77%                              | 53.28%                                | 42.73%                                  |
| Exst. -2                                    | Red Ledge Tank Service (TCSSD)     | \$217,551                   | 0.00%               | 56.94%                           | 23.06%                             | 11.10%                                | 8.90%                                   |
| <b>Transmission System Assets</b>           |                                    |                             |                     |                                  |                                    |                                       |                                         |
| *Exst. P-3a                                 | Pressure Zone 2 Transmission South | \$261,262                   | 100.00%             | --                               | 0.00%                              | --                                    | 0.00%                                   |
| <b>Source Assets</b>                        |                                    |                             |                     |                                  |                                    |                                       |                                         |
| Exst. -7                                    | FRWTP Capacity                     | \$1,689,000                 | 0.00%               | 71.17%                           | 55.49%                             | 0.00%                                 | 0.00%                                   |
| <b>Building &amp; Administrative Assets</b> |                                    |                             |                     |                                  |                                    |                                       |                                         |
| Exst.-8                                     | Administrative Building            | \$85,596                    | 7.06%               | 9.59%                            | 3.88%                              | 44.10%                                | 35.37%                                  |
| <b>Total or Average</b>                     |                                    | <b>\$3,608,231</b>          | <b>7.91%</b>        | <b>37.69%</b>                    | <b>27.75%</b>                      | <b>21.72%</b>                         | <b>17.42%</b>                           |

\*Received system level costs from developers planning to submit reimbursement applications.

## **Future Improvements**

In addition to using available existing capacity, demand associated with projected future development will be met through the construction of additional capacity in new facilities. A primary focus of the Impact Fee Facilities Plan was the identification of projects required to serve new development. The results of the Impact Fee Facilities Plan are summarized in Table 3. Included in the table are the costs of each required project and the portion of costs associated with development in the planning window.

**Table 3**  
**Impact Fee Eligible Capital Projects**

| Project ID                              | Project Name                         | Estimated System Level Cost | Percent to Existing | Percent 10-Year Bonded Growth | Percent 10-Year Unbonded Growth | Percent Bonded Growth Beyond 10-Years | Percent Unbonded Growth Beyond 10-Years |
|-----------------------------------------|--------------------------------------|-----------------------------|---------------------|-------------------------------|---------------------------------|---------------------------------------|-----------------------------------------|
| <b>Storage Improvements</b>             |                                      |                             |                     |                               |                                 |                                       |                                         |
| S-2                                     | Wasatch Commons Tank                 | \$2,832,000                 | 8.24%               | 10.31%                        | 4.18%                           | 42.88%                                | 34.39%                                  |
| <b>Distribution System Improvements</b> |                                      |                             |                     |                               |                                 |                                       |                                         |
| P-1                                     | Pressure Zone 1 Central Connection   | \$1,095,000                 | 0.90%               | --                            | 4.62%                           | --                                    | 94.48%                                  |
| P-2                                     | Pressure Zone 1 North Connection     | \$852,000                   | 1.35%               | --                            | 6.88%                           | --                                    | 91.77%                                  |
| *P-3b                                   | Pressure Zone 2 Transmission South   | \$264,904                   | 3.72%               | --                            | 19.09%                          | --                                    | 77.19%                                  |
| P-4                                     | Pressure Zone 2 Transmission Central | \$485,585                   | 2.03%               | --                            | 10.41%                          | --                                    | 87.56%                                  |
| P-5                                     | Pressure Zone 2 Transmission North   | \$451,200                   | 2.55%               | --                            | 13.00%                          | --                                    | 84.45%                                  |
| P-7                                     | Pressure Zone 2 Transmission to Tank | \$427,500                   | 2.30%               | --                            | 9.88%                           | --                                    | 87.82%                                  |
| O-1                                     | Flow Control Valve                   | \$109,000                   | 9.04%               | --                            | 38.74%                          | --                                    | 52.22%                                  |
| O-3                                     | HWY 32 FCV Upgrades                  | \$42,000                    | 3.95%               | --                            | 19.24%                          | --                                    | 76.81%                                  |
| <b>Source Improvements</b>              |                                      |                             |                     |                               |                                 |                                       |                                         |
| --                                      | --                                   | --                          | --                  | --                            | --                              | --                                    | --                                      |
| <b>Building and Administrative</b>      |                                      |                             |                     |                               |                                 |                                       |                                         |
| Admin-1                                 | Shop Building                        | \$181,800                   | 7.06%               | 9.59%                         | 3.88%                           | 44.10%                                | 35.37%                                  |
| <b>Total or Average</b>                 |                                      | <b>\$6,740,988</b>          | <b>4.75%</b>        | <b>4.59%</b>                  | <b>7.22%</b>                    | <b>19.21%</b>                         | <b>64.23%</b>                           |

All cost estimates contained in this IFA have been taken directly from the IFFP. The basis of these estimates is documented in the IFFP.

## IMPACT FEE CALCULATION - 11-36a-304(1)(e)

Using the information contained in the previous sections, impact fees can be calculated by dividing the proportional cost of facilities required to service 10-year growth by the amount of growth expected over the next 10-years. Calculated impact fees by component are summarized in Table 4.

**Table 4**  
**Bonded Impact Fee Calculation per WCU**

| System Components<br>Bonded Users               | Total Cost of<br>Component | % Serving<br>10-Year<br>Growth | Cost<br>Serving<br>10-year<br>Growth | 10-Year<br>WCUs<br>Served | Cost per<br>WCU |
|-------------------------------------------------|----------------------------|--------------------------------|--------------------------------------|---------------------------|-----------------|
| <b>Storage Improvements</b>                     |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,572,372                | 9.51%                          | \$149,502                            | 259                       | \$576           |
| 10-year Projects                                | \$2,832,000                | 10.31%                         | \$291,992                            | 259                       | \$1,126         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$429          |
| <i>Subtotal</i>                                 |                            |                                | <i>\$441,493</i>                     |                           | <i>\$1,273</i>  |
| <b>Distribution System Improvements</b>         |                            |                                |                                      |                           |                 |
| Existing Facilities <sup>2</sup>                | \$261,262                  | 0.00%                          | \$0                                  | 259                       | \$0             |
| 10-year Projects <sup>2</sup>                   | \$3,727,188                | 0.00%                          | \$0                                  | 259                       | \$0             |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$136          |
| <i>Subtotal</i>                                 |                            |                                | <i>\$0</i>                           |                           | <i>-\$136</i>   |
| <b>Source Improvements</b>                      |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,689,000                | 71.17%                         | \$1,202,107                          | 231                       | \$5,197         |
| 10-year Projects <sup>1</sup>                   | --                         | --                             | --                                   | --                        | --              |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | \$0             |
| <i>Subtotal</i>                                 |                            |                                | <i>\$1,202,107</i>                   |                           | <i>\$5,197</i>  |
| <b>Building and Administrative Improvements</b> |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$85,596                   | 9.59%                          | \$8,208                              | 259                       | \$32            |
| 10-year Projects                                | \$181,800                  | 9.59%                          | \$17,434                             | 259                       | \$67            |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$24           |
| <i>Subtotal</i>                                 |                            |                                | <i>\$25,642</i>                      |                           | <i>\$75</i>     |
| <b>Studies</b>                                  |                            |                                |                                      |                           |                 |
| Capital Facilities Plan                         | \$ 35,000                  | 46.26%                         | \$16,192                             | 130                       | \$125           |
| Impact Fee Facilities Plan                      | \$ 10,000                  | 71.17%                         | \$7,117                              | 130                       | \$55            |
| Impact Fee Analysis                             | \$ 10,000                  | 71.17%                         | \$7,117                              | 130                       | \$55            |
| <i>Subtotal</i>                                 |                            |                                | <i>\$30,426</i>                      |                           | <i>\$235</i>    |
| <b>Total</b>                                    | <b>\$10,404,219</b>        |                                | <b>\$1,699,668</b>                   |                           | <b>\$6,644</b>  |

1. The CFP contained a speculative well improvement project that the District intends to explore within the 10-year window. It may be that this project serves growth beyond the WCUs available through existing facilities. However, it is

just as likely that NVSSD will purchase an additional block of capacity from JSSD to accommodate additional growth. Therefore, this Fee will need to be updated once existing source capacity is exhausted and the next block of source capacity is known.

**Table 5**  
**Unbonded Impact Fee Calculation per WCU**

| System Components<br>Unbonded Users             | Total Cost of<br>Component | % Serving<br>10-Year<br>Growth | Cost<br>Serving<br>10-year<br>Growth | 10-Year<br>WCUs<br>Served | Cost per<br>WCU |
|-------------------------------------------------|----------------------------|--------------------------------|--------------------------------------|---------------------------|-----------------|
| <b>Storage Improvements</b>                     |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,572,372                | 3.85%                          | \$60,553                             | 105                       | \$576           |
| 10-year Projects                                | \$2,832,000                | 4.18%                          | \$118,266                            | 105                       | \$1,126         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$429          |
| <i>Subtotal</i>                                 | <i>\$4,404,372</i>         |                                | <i>\$178,820</i>                     |                           | <i>\$1,273</i>  |
| <b>Distribution System Improvements</b>         |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$261,262                  | 0.00%                          | \$0                                  | 105                       | \$0             |
| 10-year Projects                                | \$3,727,188                | 9.70%                          | \$361,510                            | 105                       | \$3,441         |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$136          |
| <i>Subtotal</i>                                 | <i>\$3,988,451</i>         |                                | <i>\$361,510</i>                     |                           | <i>\$3,305</i>  |
| <b>Source Improvements</b>                      |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$1,689,000                | 55.49%                         | \$937,290                            | 180                       | \$5,197         |
| 10-year Projects <sup>1</sup>                   | --                         | --                             | --                                   | --                        | --              |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | \$0             |
| <i>Subtotal</i>                                 | <i>\$1,689,000</i>         |                                | <i>\$937,290</i>                     |                           | <i>\$5,197</i>  |
| <b>Building and Administrative Improvements</b> |                            |                                |                                      |                           |                 |
| Existing Facilities                             | \$85,596                   | 3.88%                          | \$3,325                              | 105                       | \$32            |
| 10-year Projects                                | \$181,800                  | 3.88%                          | \$7,061                              | 105                       | \$67            |
| Credit for User Fees Paid Toward Existing       |                            |                                |                                      |                           | -\$24           |
| <i>Subtotal</i>                                 | <i>\$267,396</i>           |                                | <i>\$10,386</i>                      |                           | <i>\$75</i>     |
| <b>Studies</b>                                  |                            |                                |                                      |                           |                 |
| Capital Facilities Plan                         | \$ 35,000                  | 18.74%                         | \$6,558                              | 53                        | \$125           |
| Impact Fee Facilities Plan                      | \$ 10,000                  | 28.83%                         | \$2,883                              | 53                        | \$55            |
| Impact Fee Analysis                             | \$ 10,000                  | 28.83%                         | \$2,883                              | 53                        | \$55            |
| <i>Subtotal</i>                                 | <i>\$55,000</i>            |                                | <i>\$12,324</i>                      |                           | <i>\$235</i>    |
| <b>Total</b>                                    | <b>\$10,404,219</b>        |                                | <b>\$1,500,329</b>                   |                           | <b>\$10,085</b> |

1. The CFP contained a speculative well improvement project that the District intends to explore within the 10-year window. It may be that this project serves growth beyond the WCUs available through existing facilities. However, it is just as likely that NVSSD will purchase an additional block of capacity from JSSD to accommodate additional growth. Therefore, this Fee will need to be updated once existing source capacity is exhausted and the next block of source capacity is known.

## **Planning and Engineering Costs**

Utah Code allows for the cost of planning and engineering associated with impact fee calculations to be recovered as part of an impact fee. The cost of applicable studies completed by the District directly associated with planning for future growth have been included in Table 4. Only the actual costs, incurred by the District, related to planning and engineering for new growth have been included in this document. No future costs or projections have been added.

Included in the table is the calculated portion of the studies dedicated to planning for future growth (based on hours spent) and the number of WCUs served during the expected useful life of the planning documents (five years).

## **Credit for User Fees**

In some cases, an impact fee facility plan may include some portion of bonding being used for projects that have at least a portion of their costs that benefit existing users. For projects where this is the case, future users will pay for their portion of capacity via impact fees. They cannot also be expected to pay through user rates the portion of future bonds that will be used to build capacity or remedy deficiencies for existing users. This often creates the need for a credit for future users.

The existing user proportional share of the projects being funded by the planned bond is \$320,079. With existing deficiencies being funded through user rates a credit for future users has been calculated in Tables 4 and 5.

## **Recommended Impact Fee**

Per Tables 4 and 5, the calculated impact fee for culinary water in North Village Special Service District is \$6,644 per WCU for bonded users and \$10,085 per WCU for unbonded users. This is the legal maximum amount that may be charged as an impact fee. A lower amount may be adopted if desired, but a higher fee is not allowable under the requirements of Utah Code. This is separate from any additional charges levied by the District for hookup costs or for other reasonable permit and application fees.

## **ADDITIONAL CONSIDERATIONS - 11-36a-304(2)**

### **MANNER OF FINANCING - 11-36a-304(2)(a-e)**

As part of this Impact Fee Analysis, it is important to consider how each facility has been or will be paid for. Potential infrastructure funding includes a combination of different revenue sources.

## **User Charges**

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



## **Bonds**

None of the costs contained in the IFFP included bonding. Where District financial plans identify bonding will be required to finance impact fee eligible improvements, the portion of bond cost and interest expense attributable to future growth has been added to the calculation of the impact fee.

## **General Taxes**

If taxes are used to pay for infrastructure, they should be accounted for in the impact fee calculation. Specifically, any contribution made by property owners through taxes should be credited toward their available capacity in the system. In this case, no taxes are proposed for the construction of infrastructure.

## **Federal and State Grants and Donations**

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

## **Planned Improvement District (PID) Dedications**

Credit must be incorporated to the impact fee when costs are funded by PID bond proceeds. PID funding is currently not planned or incorporated in this analysis. If PID funding becomes available for constructing facilities, impact fees will need to be recalculated and appropriate credit given.

## **DEDICATION OF SYSTEM IMPROVEMENTS - 11-36a-304(2)(f)**

Developer exactions are not the same as grants. As identified in the IFFP, if a developer constructs a system improvement or dedicates land for a system improvement identified in this IFFP or dedicates a public facility that is recognized to reduce the need for a system improvement, the developer may be entitled to an appropriate credit against that particular developer's impact fee liability or a proportionate reimbursement.

If the value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the District. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the District may be required to reimburse the difference to the developer.

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

## **EXTRAORDINARY COSTS - 11-36a-304(2)(g)**

The Impact Fees Act indicates the analysis should include consideration of any extraordinary costs of servicing newly developed properties. In cases where one area of potential growth may cost significantly more to service than other growth, a separate service area may be warranted. No areas with extraordinary costs have been identified as part of this analysis.

**TIME-PRICE DIFFERENTIAL - 11-36a-304(2)(h)**

Utah Code allows consideration of time-price differential in order to create fairness for amounts paid at different times. To address time-price differential, this analysis includes a conversion to present value cost for future expenditures. In the case of future construction costs, it has been assumed that the return rate on investment will be roughly equivalent to construction inflation and current construction estimates have been used in the calculation of impact fees. Per the requirements of the Code, existing infrastructure cost, if any, is based on actual historical costs without adjustment.

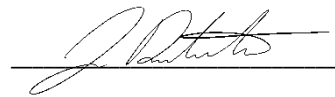
## **IMPACT FEE CERTIFICATION - 11-36a-306(2)**

This IFA has been prepared in accordance with Utah Code Title 11, Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(2), Bowen Collins & Associates, makes the following certification:

I certify 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 of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; 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.



Justin Dietrich, P.E.