

**CITY OF LOGAN, UTAH
ORDINANCE NO. 20-01**

**AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN,
AND WRITTEN ANALYSIS FOR WATER, WASTEWATER,
PARKS, POWER, AND TRANSPORTATION IMPACT FEES;
ENACTING IMPACT FEES; AND ESTABLISHING A SERVICE
AREA FOR PURPOSES OF EQUITABLE DISTRIBUTION OF THE
IMPACT FEE.**

WHEREAS, the City of Logan (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City of Logan has previously enacted impact fees for culinary water, wastewater, parks, power, and transportation services; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a Utah Code, Annotated, as amended (“*Impact Fees Act*” or “*Act*”), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

WHEREAS, the City desires to assess water, wastewater, parks, power, and transportation impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the City and impact fee consultants engaged by the City have reviewed and evaluated the City-Wide Service Area (the “*City Service Area*”) and has determined that it is in the City’s best interest to establish the City Service Area for purposes of the Impact Fee imposed; and

WHEREAS, the City and Lewis Young Robertson & Burningham, Inc. has completed the necessary impact fee facilities plans associated with water, wastewater, parks, power, and transportation infrastructure, attached hereto in *Exhibit A: Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA)*; and

WHEREAS, the City Council has directed Lewis Young Robertson & Burningham, Inc. to prepare an updated Written Impact Fee Analysis which is conducted consistent and in compliance with the Impact Fees Act. Copies of said Written Impact Fee Analyses are included in *Exhibit A: Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA)*.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Logan, State of Utah, as follows:

SECTION I: ADOPTION OF IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS.

The Municipal Council of the City of Logan hereby approves and adopts the written analysis entitled “IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA) WATER, WASTEWATER, PARKS, POWER, AND TRANSPORTATION, LOGAN, CITY, UTAH” dated January 2020, and the analysis reflected therein for each of the impact fees described.

SECTION II: ORDINANCE AMENDED

Ordinance 13-01 previously adopted imposing impact fees is hereby amended as follows:

Title 3. Revenue and Finance Chapter 3.36.

IMPACT FEES

SECTIONS:	3.36.010	PURPOSE
	3.36.020	DEFINITIONS
	3.36.030	WRITTEN IMPACT FEE ANALYSIS
	3.36.040	IMPACT FEE CALCULATIONS
	3.36.050	IMPACT FEE FACILITIES PLAN
	3.36.060	IMPACT FEE SCHEDULES AND FORMULAS
	3.36.070	FEE EXCEPTIONS AND ADJUSTMENTS

3.36.010: PURPOSE: This Impact Fee Ordinance establishes the City’s impact fee policies and procedures and is promulgated pursuant to the requirements of the Utah Impact Fees Act. This Ordinance establishes or re-enacts impact fees for water, wastewater, parks , power, and transportation within the Service Area, describes certain capital improvements to be funded by impact fees, provides a schedule of impact fees for differing types of land-use development, and sets forth direction for challenging, modifying and appealing impact fees.

3.36.020: DEFINITIONS:

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Ordinance. The following words and phrases shall have the following meanings:

DEVELOPMENT ACTIVITY:	Any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential and commercial users who are not currently connected to any of the City’s public facilities systems but will be located within the City Service Area.
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DEVELOPMENT APPROVAL:	Any written authorization from the City that authorizes the commencement of development activity.
CITY:	A political subdivision of the State of Utah and is referred to herein as City of Logan.
IMPACT FEE:	A payment of money imposed upon development activity as a condition of development approval. "Impact fee" includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.
IMPACT FACILITIES PLAN:	The plan required by Section 11-36a-301 of the Act.
PROJECT IMPROVEMENTS:	Site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. "Project improvements" do not include "system improvements" as defined below.
PROPORTIONATE SHARE:	An amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.
PUBLIC FACILITIES:	Water, Wastewater, Parks, Power, and Transportation infrastructure of the City for the City Service Area.
SERVICE AREA:	A geographic area designated by the City based on sound planning and engineering principles in which a defined set of the City's public facilities provides service. The Service Area for purposes of this Ordinance includes all of the area within the corporate limits and jurisdictional boundaries of the City.
SYSTEM IMPROVEMENTS:	Both existing public facilities designed to provide services within the Service Area and future public facilities identified in a reasonable plan for capital improvements adopted by the City that are intended

to provide service to the Service Area. "System improvements" do not include "Project improvements" as defined above.

3.36.030: WRITTEN IMPACT FEE ANALYSIS:

- A. EXECUTIVE SUMMARY: A summary of the findings of the Written Impact Fee Analyses that is designed to be understood by a lay person is included in each of the Impact Fee Facilities Plans and Impact Fee Analyses (Exhibit A) and demonstrates the need for impact fees to be charged. The Impact Fee Facilities Plans, Impact Fee Analyses, and Executive Summaries have been available for review at City Hall at least ten (10) days prior to the adoption of this Ordinance.
- B. WRITTEN IMPACT FEE ANALYSIS: The City has prepared Impact Fee Facilities Plans and Impact Fee Analyses that identify the impacts upon public facilities required by the development activity and demonstrate how those impacts on system improvements are reasonably related to the development activity, estimate the proportionate share of the costs of impacts on system improvements that are reasonably related to the development activity and identify how the impact fees are calculated. A copy of the Impact Fee Facilities Plans and Impact Fee Analyses has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.
- C. PROPORTIONATE SHARE ANALYSIS: The City must prepare a Proportionate Share Analysis which analyzes whether or not the proportionate share of the costs of future public facilities is reasonably related to new development activity. The Proportionate Share Analysis must identify the costs of existing Public Facilities, the manner of financing existing Public Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of the City. A copy of the Proportionate Share Analysis is included in the Impact Fee Facilities Plans and Impact Fee Analyses and has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

3.36.040: IMPACT FEE CALCULATIONS:

- A. The City Council, by this Ordinance, approves impact fees in accordance with the Written Impact Fee Analyses.
 - 1. In calculating the impact fee, the City has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of system improvements, and debt service charges if the City might use impact fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of system improvements.

2. The City has held a public hearing on February 18, 2020 and a copy of the Ordinance was available in its substantially final form at Logan City Hall 290 North 100 West, the Logan City Library and the City of Logan website, at least ten (10) days before the date of the hearing, all in conformity with the requirements of Utah Code annotated §10-9a-205.

3. This Ordinance adopting or modifying an impact fee will contain such detail and elements as deemed appropriate by the City Council, including a designation of the service area within which the impact fees are to be calculated and imposed. The City Service Area will be the service area included in this analysis, which is defined as all of the areas within the corporate limits and jurisdictional boundaries of the City.

4. The standard impact fee may be adjusted at the time the fee is charged in response to unusual circumstances or to fairly allocate costs associated with impacts created by a development activity or project. The standard impact fee may also be adjusted to ensure that impact fees are imposed fairly for affordable housing projects, in accordance with the local government's affordable housing policy, and other development activities with broad public purposes. The impact fee assessed to a particular development may also be adjusted should the developer supply sufficient written information and/or data to the City showing a discrepancy between the fee being assessed and the actual impact on the system.

5. To the extent that new growth and development will be served by previously constructed improvements, the City's impact fees may include public facility costs and outstanding bond costs related to the public facilities improvements previously incurred by the City. These costs may include all projects included in the Impact Fee Facilities Plan which are under construction or completed but have not been utilized to their capacity. Any future debt obligations determined to be necessitated by growth activity will also be included to offset the costs of future capital projects.

B. A developer, including a school district or charter school, may be allowed a credit against impact fees for any dedication of land for system improvements, a dedication of a public facility that will result in a reduced need for system improvements, or improvement to land or new construction of system improvements provided by the developer *provided* that it is (i) identified in the City's Impact Fee Facilities Plan and (ii) required by the City as a condition of approving the development activity. Otherwise, no credit may be given.

C. The City will establish separate interest-bearing ledger accounts for each type of public facility for which an impact fee is promulgated in accordance with the requirements of the Impact Fees Act and deposited in the appropriate ledger account. Interest earned on each fund or account shall be segregated to that account. Impact fees collected prior to the effective date of this Ordinance need not meet the requirements of this section.

1. At the end of each fiscal year, the City shall prepare a report on each fund or account generally showing the source and amount of all monies collected, earned and received by the fund or account and each expenditure from the fund or account.

2. The City may expend impact fees covered by the Impact Fee Policy only for system improvements that are (i) public facilities identified in the City's Impact Fee Facilities Plan and (ii) of the specific public facility type for which the fee was collected.
 3. Impact fees collected pursuant to the requirements of this Impact Fee Policy are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the City, unless the City Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
 4. The City may hold previously dedicated or unencumbered fees for longer than six years if it identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six years and (ii) an absolute date by which the fees will be expended.
- D. The City shall refund any impact fees paid by a developer plus interest actually earned when (i) the developer does not proceed with the development activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based in whole or in part upon the developer's planned development activity even though that capacity may, at some future time, be utilized by another development.
- E. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for the service provided.
- F. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined from the fee schedule in effect at the time of payment in accordance with the provisions of Section VI below.
- G. The City will collect the impact fees at the time of building permit issuance. The fees will be calculated by the City.
- H. Should any developer undertake development activities such that the ultimate density or other impact of the development activity is not revealed to the City, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and/or the impact fee is not initially charged against all units or the total density within the development, the City shall be entitled to charge an additional impact fee to the developer or other appropriate person covering the density for which an impact fee was not previously paid.

3.36.050: IMPACT FEE FACILITIES PLAN:

- A. The City has developed Impact Fee Facilities Plans for the water, wastewater, parks , power, and transportation systems. The Impact Fee Facilities Plans have been prepared

based on reasonable growth assumptions for the City and general demand characteristics of current and future users of each system. Furthermore, the Impact Fee Facilities Plans identify the impact on system improvements created by development activity and estimate the proportionate share of the costs of impacts on system improvements that are reasonably related to new development activity.

3.36.060: IMPACT FEE SCHEDULES AND FORMULAS:

- A. The fee schedules included herein represent the maximum impact fees which the City may impose on development within the defined Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The City reserves the right as allowed by law to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.
- B. The City may decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code 11-36a-402(1)(d)).
- C. The City reserves the right to establish the impact fees as established in this Ordinance by Rate Resolution or Consolidated Fee Schedule. In no event will the impact fees established by Resolution exceed the maximum supportable impact fee schedule.

MAXIMUM SUPPORTABLE IMPACT FEE SCHEDULES CULINARY WATER FEE SCHEDULE

METER SIZE	ERC MULTIPLIER	FEE PER ERC
1" Displacement Meter	1.0	\$2,293
2" Displacement/Compound Meter	4.0	\$9,172
4" Compound Meter	15.0	\$34,398

Water Impact Fees for meters larger than 4" will be calculated using this equation: (estimated usage/0.45 ac-ft) * \$2,293

WASTEWATER COLLECTION FEE SCHEDULE

METER SIZE	ERU MULTIPLIER	FEE PER ERU
1" Displacement Meter	1.0	\$203
2" Displacement/Compound Meter	3.2	\$650
4" Compound Meter	10.0	\$2,030

Collection Impact Fees for meters larger than 4" will be calculated using this equation: (estimated usage/245 gpd) * \$203

WASTEWATER TREATMENT FEE SCHEDULE

METER SIZE	ERU MULTIPLIER	FEE PER ERU
Residential User		
Single Family unit	1	\$2,433.00/ unit
Multi Family User*	0.7*	\$1,703.00/unit*
Non-Standard Impact Fee**		
2" Displacement/Compound Meter	3.2	\$7,786.00 Minimum Fee
4" Compound Meter	10	\$24,327.00 Minimum Fee
Non-Standard Impact Fee user		(GPD/245GPD)*\$2,433.00

***Multi-family refers to a residential dwelling that consists of duplex, triplex, quadplex, apartment, condominium, and all other dwelling units that are individually or jointly water metered and not classified as Single Family Residential. These may consist of one building**

or multiple buildings within a complex. Units can be arranged side-by-side or stacked vertically and can be owned individually or leased separately.

****Non-Standard Impact Fee: Defined as commercial and industrial facilities, and public facilities.**

PARKS & TRAILS FEE SCHEDULE

Impact Fee Per Unit	Persons per Unit	Fee per Unit
Single Family	3.28	\$1,292
Multi-Family (Including Mobile Homes)	2.45	\$965

POWER FEE SCHEDULE

TABLE 8.6: POWER IMPACT FEE PER UNIT – RESIDENTIAL

AMPS	KVA	PEAK DEMAND	IMPACT FEE
100	24	3.00	\$213
125	30	4.00	\$284
150	36	5.00	\$355
200	48	6.00	\$426
225	54	8.00	\$568
400	96	24.00	\$852

TABLE 8.8: COMMERCIAL 3 PHASE (120/208V) OR (120/240 V)

AMPS	KVA	PEAK DEMAND	IMPACT FEE
125	45	9.00	\$639
150	54	14.00	\$994
200	72	18.00	\$1,278
400	144	36.00	\$2,556
600	216	54.00	\$3,834
800	288	72.00	\$5,112
1000	360	90.00	\$6,390
1200	432	108.00	\$7,668
1600	576	144.00	\$10,224
2000	720	180.00	\$12,780

TABLE 8.7: COMMERCIAL SINGLE PHASE

AMPS	KVA	PEAK DEMAND	IMPACT FEE
100	24	3.00	\$213
125	30	5.00	\$355
150	36	7.00	\$497
200	48	12.00	\$852
400	96	19.00	\$1,349

TABLE 8.9: COMMERCIAL 3 PHASE (277/480 V)

AMPS	KVA	PEAK DEMAND	IMPACT FEE
125	104	20.00	\$1,420
150	125	30.00	\$2,130
200	166	42.00	\$2,982
400	332	83.00	\$5,893
600	498	1125.00	\$8,875
800	664	166.00	\$11,786
1000	830	208.00	\$14,768
1200	996	249.00	\$17,679
1600	1329	333.00	\$23,643
2000	1661	416.00	\$29,536

Non-standard power fee will be calculated using this equation: Estimate of kW's per Unit x \$71 = Impact fee per Unit

TRANSPORTATION FEE SCHEDULE

	ITE Classification	Units	Weekday	Pass-By Adjustment	Adjusted Trips	Estimated Fee
Single Family Homes	210	Unit	9.44	0%	9.44	\$1,020
Multi-Family (Low-Rise)	220	Unit	7.32	0%	7.32	\$791
General Commercial/Shopping Center	820	1K SF	37.75	34%	24.92	\$2,691
General Office	710	1K SF	9.74	0%	9.74	\$1,052
General Light Industrial	110	1K SF	4.96	0%	4.96	\$536
Manufacturing	140	1K SF	3.93	0%	3.93	\$424

Non-standard transportation fee will be calculated using this equation: Estimate of trips per Unit x \$108 = Impact fee per Unit

3.36.070: FEE EXCEPTIONS AND ADJUSTMENTS:

- A. The City may adjust the impact fees imposed pursuant to this ordinance as necessary in order to:

1. Respond to unusual circumstances in specific cases;
 2. Ensure that the impact fees are imposed fairly;
 3. Ensure that the fee represents the proportionate share of the costs of providing such facilities which are reasonably related to and necessary in order to provide the services in question to anticipated future growth and development activities;
 4. Allow credits against impact fees for dedication of land for improvement to or new construction of any system improvements which are identified in the Capital Facilities Plan and required by the City as a condition of approving the development activity. No credits shall be given for project improvements. The determination of what constitutes a project improvement will, of necessity, vary somewhat depending on the specific facts and circumstances presented by the nature, size and scope of any particular development activity. All new development activity will be required to install site improvements and facilities which are reasonably necessary to service the proposed development at adopted level of service standards; and
 5. Exempt low income housing and other development activities with broad public purposes from impact fees and establish one or more sources of funds other than impact fees to pay for that development activity.
- B. The Mayor or his designee shall have the authority to make such adjustments based upon reliable information submitted by an applicant and any recommendation from the City staff.
- C. The Mayor may adopt policies consistent with this ordinance and any resolutions passed by the Municipal Council to assist in the implementation, administration and interpretation of this ordinance related to impact fees.
- D. If the applicant, person, or entity is not satisfied with the decision of the Mayor, a further appeal may be made under the procedures set forth in UCA§11-36a-703.

SECTION IV. SEVERABILITY

If any section, subsection, paragraph, clause or phrase of this Impact Fee Policy shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Policy, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Policy are declared to be severable.

SECTION V. EFFECTIVE DATE

This ordinance shall take effect 90 days following adoption, as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH, THIS _____ DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

Jeannie F. Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the _____ day of _____, 2025.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this _____ day of _____, 2025.

Holly H. Daines, Mayor

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

LOGAN CITY ENVIRONMENTAL DEPARTMENT

AUGUST 2019



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IMPACT FEE CERTIFICATION

IFFP CERTIFICATION

LYRB certifies that the attached impact fee facilities plan:

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

IFA CERTIFICATION

LYRB certifies that the attached impact fee analysis:

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

LYRB makes this certification with the following caveats:

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



DEFINITIONS

The following acronyms or abbreviations are used in this document:

AF:	Acre Foot
ERU:	Equivalent Residential Unit
GAL:	Gallons
GPM:	Gallons per Minute
GPD:	Gallons per Day
IFA:	Impact Fee Analysis
IFFP:	Impact Fee Facilities Plan
LOS:	Level of Service
LYRB:	Lewis Young Robertson and Burningham, Inc.
MG:	Million Gallons
MGD:	Million Gallons per Day

REVIEW DRAFT

SECTION 1: EXECUTIVE SUMMARY

The purpose of this Impact Fee Analysis (IFA), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act," and help Logan City (the "City") fund necessary capital improvements for future growth. This document will address the future sewer treatment infrastructure needed to serve new development through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service.

- ☞ **Impact Fee Service Area:** The Service Area for the wastewater treatment impact fees includes the communities of Logan, Smithfield, Hyde Park, North Logan, River Heights, Providence, Nibley, and Utah State University.
- ☞ **Demand Analysis:** The demand unit utilized in this analysis is existing flow and equivalent residential units, or ERUs. Currently, the Service Area has an estimated flow of 13.7 Million Gallons Per Day (MGD), for a total of 55,918 ERUs. Based on a growth rate of 2.5 percent identified in the 2018 Sewer Collection Master Plan (see p.36), an additional 16,053 ERUs will be added to the System. A more moderate growth of 1.5 percent will produce another 9,112 ERUs. Regardless of the projected growth, the Sewer Treatment Facility has a defined capacity of 18 MGD annual average demand. Therefore, the impact fee analysis will allocate the available capacity based on the current level of service.
- ☞ **Level of Service:** The level of service identified in the Master Plan assumes each future ERU will contribute an average sanitary flow of 0.17 GPM, or 70 gallons per person per day. This equates to 245 GPD per ERU, assuming an average household size of 3.5 people for each.¹
- ☞ **Excess Capacity:** While the construction of the new treatment facility is needed to further treat for phosphorus and ammonia removal, existing facilities will continue to be utilized to provide storage facilities to existing and future ERUs to account for max day flows. This analysis includes a buy-in to existing facilities to account for this capacity. The existing sewer treatment infrastructure has an original value of \$16,561,911.
- ☞ **Capital Facilities Analysis:** A new treatment facility is anticipated to cost a total of \$162,146,550. \$38,735,009, or 24 percent of the total cost, is considered impact fee eligible capital cost.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through a combination of wastewater revenues, debt financing, and impact fee revenues.

PROPOSED WASTEWATER TREATMENT IMPACT FEE

The wastewater treatment impact fees proposed in this analysis will be assessed within the Service Area. Table 1.1 illustrates the appropriate fee associated with wastewater treatment projects occurring within the planning horizon.

TABLE 1.1: IMPACT FEE PER ERU

	TOTAL COST	% TO GROWTH	COST TO IFFP	ERUS SERVED	COST PER ERU
Existing Facilities (Buy-In)	\$16,561,911	24%	\$3,956,456	17,551	\$225
Future Facilities	\$162,146,550	24%	\$38,735,009	17,551	\$2,207
Professional Expense	\$13,050	100%	\$13,050	17,551	\$1
Impact Fee Fund Balance	-	100%	-	17,551	-
Total per ERU			\$42,704,516		\$2,433

NON-STANDARD WASTEWATER TREATMENT 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.² This adjustment could result in a lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The formula for a non-standard impact fee calculation is shown below.

NON-STANDARD IMPACT FEE FORMULA

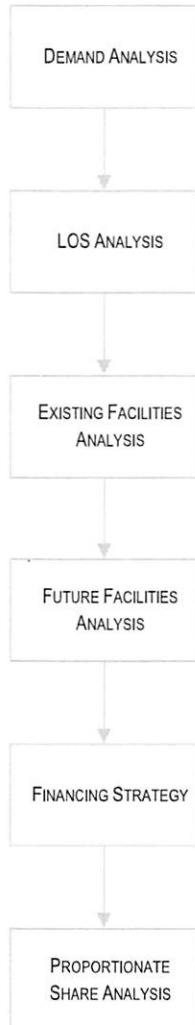
Estimated Flow/245 GPD x \$2,433 = Impact Fee

¹ 2018 Wastewater Collection Master Plan IFFP, p. 36.

² 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 IFA³. The IFFP, completed by Gardner Engineering, 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, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

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

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS 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 analysis provides an inventory existing system facilities. 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

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.⁴ 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.⁵

PROPORTIONATE SHARE ANALYSIS

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

³UC 11-36a-301,302,303,304

⁴ UC 11-36a-302(2)

⁵ UC 11-36a-302(3)

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.⁶ The Service Area for the wastewater impact fees includes the following areas:

 Logan	 River Heights
 Smithfield	 Providence
 Hyde Park	 Nibley
 North Logan	 Utah State University

Logan City is in the process of updating the lagoons to a mechanical plant in order to accommodate more stringent ammonia and phosphorous standards as well as future total nitrogen limits. Construction is estimated to be completed and the plant operational by the end of the year 2022.

TABLE 3.1: SERVICE AREA ERU GROWTH PROJECTIONS

	FLOW (MODERATE GROWTH RATE 1.5%)	ERUs	FLOW (HIGH GROWTH RATE 2.5%)	ERUs
2018	13,700,000	55,918	13,700,000	55,918
2019	13,905,500	56,757	14,042,500	57,316
2020	14,114,083	57,609	14,393,563	58,749
2021	14,325,794	58,473	14,753,402	60,218
2022	14,540,681	59,350	15,122,237	61,723
2023	14,758,791	60,240	15,500,293	63,267
2024	14,980,173	61,144	15,887,800	64,848
2025	15,204,875	62,061	16,284,995	66,469
2026	15,432,948	62,992	16,692,120	68,131
2027	15,664,443	63,937	17,109,423	69,834
2028	15,899,409	64,896	17,537,158	71,580
2029	16,137,900	65,869	17,975,587	73,370
2030	16,379,969	66,857	18,424,977	75,204
IFFP Growth (2019-2029)	2,232,400	9,112	3,933,087	16,053

Source: LYRB projections, based on data from Logan City, and the 2018 Wastewater Collection Master plan.

DEMAND UNITS

The demand unit utilized in this analysis is existing flow and equivalent residential units, or ERUs. The primary impact on the system will be growth in residential and commercial ERUs through development. As development occurs within the Service Area, it generates increased demand on the wastewater treatment system, above the current demand. The system improvements identified in this study are designed to maintain the existing level of service for any new or redeveloped property within the Service Area. If growth assumptions change substantially, the impact fee analysis should be updated to reflect these changes.

Currently, the Service Area has an estimated flow of 13.7 Million Gallons Per Day (MGD), for a total of 55,918 ERUs. Based on a growth rate of 2.5 percent

identified in the 2018 Sewer Collection Master Plan (see p.36), an additional 16,053 ERUs will be added to the System. A more moderate growth of 1.5 percent will produce another 9,112 ERUs. Regardless of the projected growth, the Sewer Treatment Facility has a defined capacity of 18 MGD annual average demand. Therefore, the impact fee analysis will allocate the available capacity based on the current level of service.

LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. Therefore, it is important to identify the wastewater level of service to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. The 2018 Sewer Collection Master Plan identifies the existing level of service on a per ERU basis. According to the Impact Fee Act, the proposed level of service may diminish or equal the existing level of service. The existing level of service identified in the Master Plan assumes each future ERU will contribute an average sanitary flow of 0.17 GPM, or 70 gallons per person per day. This equates to 245 GPD per ERU, assuming an average household size of 3.5 people for each.⁷

⁶ UC 11-36a-402(1)(a)

⁷ 2018 Wastewater Collection Master Plan IFFP, p. 36.

SECTION 4: EXISTING FACILITIES INVENTORY

EXCESS CAPACITY

The Environmental Department's existing regional wastewater treatment consists of 460 acres of lagoons, and 240 acres of wetlands to treat and further polish wastewater. While the construction of the new treatment facility is needed to further treat for phosphorus and ammonia removal, existing facilities will continue to be utilized to provide storage facilities to existing and future ERUs to account for max day flows. This analysis includes a buy-in to existing facilities to account for this capacity. The existing sewer treatment infrastructure has an original value of \$16,561,911. This includes pump stations, land, and improvements. The capacity of the lagoon system is applied to the total treatment capacity of the system, or 18 MGD.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

There is currently no outstanding debt related to the wastewater treatment system. This analysis assumes future growth-related facilities will be funded through a combination of utility revenues, impact fee revenues and debt financing.

REVIEW DRAFT

SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis as shown in **Table 5.1**. 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.

Based on capacity of the proposed improvements, the treatment facility can serve an additional 4.3 MGD, which represent 24 percent of the total capacity of the facility. Based on the existing LOS, this will serve an additional 17,551 ERUs.

TABLE 5.1: ILLUSTRATION OF CAPITAL IMPROVEMENTS SCHEDULED TO BE COMPLETED

FUTURE FACILITIES	TOTAL CONSTRUCTION YEAR COST	% TO GROWTH	COST TO GROWTH	% CITY FUNDED	TOTAL IMPACT FEE ELIGIBLE COST
New Treatment Facility	\$150,271,315	24%	\$35,898,147	100%	\$35,898,147
Interest	\$11,875,235	24%	\$2,836,862	100%	\$2,836,862
Total	\$162,146,550		\$38,735,009		\$38,735,009

The treatment facility is anticipated to cost a total of \$162,146,550. \$38,735,009, or 24 percent of the total cost, is considered impact fee eligible capital cost.

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.⁸ 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.⁹ 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

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

Other revenues such as utility rate revenues will be necessary to fund non growth-related projects and to fund growth-related projects when sufficient impact fee revenues are not available. In the latter case, impact fee revenues will be used to repay utility rate revenues for growth related projects. A brief description of alternative financing options is included below.

- ☞ **Utility Rate Revenues:** Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.
- ☞ **Grants, Donations and Other Contributions:** Grants and donations are not expected as a future funding source. The impact fees should be adjusted if grant monies are received. New development may be entitled to a reimbursement for any grants or donations received for growth related projects, or for developer funded IFFP projects.
- ☞ **Debt Financing:** The City will utilize debt financing to fund future capital facility projects.

The City has acquired low interest loans from the Utah Division of Water Quality, the State of Utah's Community Impact Board, and cash reserves or tax-exempt bonding in the public markets for the balance of the project. In addition, utility rate revenue and fund balances will be used to fund the project. Impact fees can be used to pay the proposed debt service, pay back existing rate payers and replenish the fund balance for the growth-related portions of the project. Future financing costs are illustrated in **Table 5.2**. A total of \$11.8M in interest cost is included in this analysis and added to the total cost found in **Table 5.1**.

⁸ 11-36a-102(21)

⁹ 11-36a-102(14)

¹⁰ 11-36a-302(2)

¹¹ 11-36a-302(3)

TABLE 5.2: ILLUSTRATION OF PROPOSED FINANCING MECHANISMS

FISCAL YEAR	2016 TAXABLE SEWER TREATMENT REVENUE BONDS		2018A STATE SEWER REVENUE BONDS		2018B CIB SEWER REVENUE BONDS	
	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL
2019-20	-	-	23,504	-	94,941	-
2020-21	-	-	300,000	532,000	150,000	430,000
2021-22	-	3,257,000	292,020	540,000	143,550	435,000
2022-23	500,573	3,282,000	283,920	549,000	137,025	440,000
2023-24	475,958	3,306,000	275,685	557,000	130,425	445,000
2024-25	451,163	3,331,000	267,330	565,000	123,750	455,000
2025-26	426,180	3,356,000	258,855	574,000	116,925	465,000
2026-27	401,010	3,381,000	250,245	582,000	109,950	470,000
2027-28	375,653	3,406,000	241,515	591,000	102,900	480,000
2028-29	350,108	3,432,000	232,650	600,000	95,700	490,000
2029-30	324,368	3,458,000	223,650	609,000	88,350	495,000
2030-31	298,433	3,484,000	214,515	618,000	80,925	500,000
2031-32	272,303	3,510,000	205,245	627,000	73,425	510,000
2032-33	245,978	3,536,000	195,840	637,000	65,775	520,000
2033-34	219,458	3,563,000	186,285	646,000	57,975	530,000
2034-35	192,735	3,589,000	176,595	656,000	50,025	535,000
2035-36	165,818	3,616,000	166,755	666,000	42,000	545,000
2036-37	138,698	3,643,000	156,765	676,000	33,825	550,000
2037-38	111,375	3,671,000	146,625	686,000	25,575	560,000
2038-39	83,843	3,698,000	136,335	696,000	17,175	570,000
2039-40	56,108	3,726,000	125,895	707,000	8,625	575,000
2040-41	28,163	3,755,000	115,290	718,000	-	-
2041-42	-	-	104,520	729,000	-	-
2042-43	-	-	93,585	740,000	-	-
2043-44	-	-	82,485	751,000	-	-
2044-45	-	-	71,220	762,000	-	-
2045-46	-	-	59,790	774,000	-	-
2046-47	-	-	48,180	785,000	-	-
2047-48	-	-	36,405	797,000	-	-
2048-49	-	-	24,450	809,000	-	-
2049-50	-	-	12,315	821,000	-	-
Total	\$5,117,925	\$70,000,000	\$5,008,469	\$20,000,000	\$1,748,841	\$10,000,000

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.¹² 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.

¹² 11-36a-402(2)



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.

REVIEW DRAFT

SECTION 6: WASTEWATER TREATMENT IMPACT FEE CALCULATION

Impact fees are calculated based on many variables centered on proportionality and level of service. The previous sections identified the future demand, the existing and proposed level of service, the availability of excess capacity and the needed future facilities to serve new development. The following section identifies the appropriate impact fee to be assessed to new development to maintain the existing level or service.

PROPOSED WASTEWATER TREATMENT IMPACT FEE

Impact fees can be calculated based on a defined set of costs specified for future development, usually defined within the Master Plan, Capital Improvement Plan and IFFP. 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.

The wastewater treatment impact fees proposed in this analysis will be assessed within the Service Area. The table below illustrates the appropriate impact fee to maintain the existing level or service, based on the assumptions within this document. The fee below represents the maximum allowable impact fee assignable to new development. The total fee per ERU is **\$2,433**.

TABLE 6.1: IMPACT FEE PER ERU

	TOTAL COST	% TO GROWTH	COST TO IFFP	ERUS SERVED	COST PER ERU
Existing Facilities (Buy-In)	\$16,561,911	24%	\$3,956,456	17,551	\$225
Future Facilities	\$162,146,550	24%	\$38,735,009	17,551	\$2,207
Professional Expense	\$13,050	100%	\$13,050	17,551	\$1
Impact Fee Fund Balance	-	100%	-	17,551	-
Total per ERU			\$42,704,516		\$2,433

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act¹³ to assess an adjusted fee that more closely matches the true impact that the land use will have upon the wastewater system. This adjustment could result in a lower impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The formula for a non-standard impact fee calculation is shown below.

NON-STANDARD IMPACT FEE FORMULA

Estimated Flow/245 GPD x \$2,433 = Impact Fee

CONSIDERATION OF ALL REVENUE SOURCES

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

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered 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 level or service.

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, at the request of the City it is not considered in the cost estimates in this study. However, the impact fee analysis should be updated regularly to account for changes in costs estimates over time.

¹³ 11-36a-402(1)(c)



PUBLIC
FINANCE
ADVISORS

LEWIS | ROBERTSON | BURNINGHAM



LOGAN,
UTAH

NOVEMBER
2024

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

WASTEWATER

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

IMPACT FEE CERTIFICATION

IFFP CERTIFICATION

LRB certifies that the attached impact fee facilities plan amendment:

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

LRB Public Finance Advisors

IFA CERTIFICATION

LRB certifies that the attached impact fee analysis amendment:

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.

LRB makes this certification with the following caveats:

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

LRB Public Finance Advisors



SECTION 1: EXECUTIVE SUMMARY

This document amends the 2019 Wastewater Treatment Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA). This report is supported by an analysis completed by Hales Engineering and Logan City relative to differences between single-family and multi-family water use for winter and summer demand periods. The impact fee has been adjusted to account for the recalculation of the fee per ERU for multi-family development. **Section 3: Overview of Service Area, Demand, and LOS** has been amended to address the determination of multi-family usage and **Section 6: Wastewater Treatment Impact Fee Calculation** has been amended to address changes to the impact fee per ERU. No changes to the Service Areas, demand analysis, capital facilities analysis, or other assumptions from the 2019 analysis have been incorporated into this amendment.

AMENDED WASTEWATER IMPACT FEE

The wastewater treatment impact fees proposed in this analysis will be assessed within the Service Area. **Table 1.1** from the 2019 analysis has been amended to include a calculation of a multi-family equivalent residential unit (ERU).

AMENDED TABLE 1.1: IMPACT FEE PER ERU

	TOTAL COST	% TO GROWTH	COST TO IFFP	ERUS SERVED	COST PER ERU
Existing Facilities (Buy-In)	\$16,561,911	24%	\$3,956,456	17,551	\$225
Future Facilities	\$162,146,550	24%	\$38,735,009	17,551	\$2,207
Professional Expense	\$13,050	100%	\$13,050	17,551	\$1
Impact Fee Fund Balance	-	100%	-	17,551	-
Total per ERU			\$42,704,516		\$2,433
Multi-Family Adjustment Factor					70%
Multi-Family Fee Per Unit					\$1,703

Multi-family refers to a residential dwelling that consists of duplex, triplex, quadplex, apartment, condominium, and all other dwelling units that are individually or jointly water metered and not classified as Residential. These may consist of one building or multiple buildings within a complex. Units can be arranged side-by-side or stacked vertically and can be owned individually or leased separately.

Based on these findings, it is recommended that the existing impact fee ordinance be adjusted to account for the difference in the fee for multi-family development.



AMENDED SECTION 3: SERVICE AREA, DEMAND, AND LOS

The demand unit utilized in the impact fee analysis is existing flow and equivalent residential units, or ERUs. The table below includes a summary of the difference between single-family and multi-family water use for winter and summer demand periods, based on the data provided by the City. This data illustrates that winter multi-family uses are approximately 70 percent of winter single-family uses on a per-unit basis.

AMENDMENT: TABLE 3.2: COMPARISON OF MULTI-FAMILY AND SINGLE FAMILY WATER USE

Winter	WATER MULTI-FAMILY USAGE		WATER RESIDENTIAL USAGE		Ratio
	Total kgal	gpd	Total kgal	gpd	
2020	3.4	111.7	4.9	159.1	70%
2021	3.2	105.8	4.7	152.7	69%
2022	3.1	103.1	4.7	152.6	68%

kgal = thousand gallons

gpd = gallons per day

Source: Hales Engineering, Logan City



AMENDED SECTION 6: IMPACT FEE CALCULATION

The calculation of impact fees relies upon the demand analysis, LOS analysis, inventory of existing facilities and excess capacity, and the needed future capital improvement as identified in **Sections 2** through **4** of the 2019 Impact Fee Analysis. Impact fees are calculated based on many variables centered on proportionality and level of service. This analysis amends the impact fees for the Service Area to account for the multi-family level of service adjustment.

AMENDED WASTEWATER IMPACT FEE

The wastewater treatment impact fees proposed in this analysis will be assessed within the Service Area. **Table 1.1** from the 2019 analysis has been amended to include a calculation of a multi-family equivalent residential unit (ERU).

AMENDED TABLE 6.1: IMPACT FEE PER ERU

	TOTAL COST	% TO GROW	COST TO IFFP	ERUS SERVED	COST PER ERU
Existing Facilities (Buy-In)	\$16,561,911	24%	\$3,956,456	17,551	\$225
Future Facilities	\$162,146,550	24%	\$38,735,009	17,551	\$2,207
Professional Expense	\$13,050	100%	\$13,050	17,551	\$1
Impact Fee Fund Balance	-	100%	-	17,551	-
Total per ERU			\$42,704,516		\$2,433
Multi-Family Adjustment Factor					70%
Multi-Family Fee Per Unit					\$1,703

Multi-family refers to a residential dwelling that consists of duplex, triplex, quadplex, apartment, condominium, and all other dwelling units that are individually or jointly water metered and not classified as Single Family Residential. These may consist of one building or multiple buildings within a complex. Units can be arranged side-by-side or stacked vertically and can be owned individually or leased separately.

Based on these findings, it is recommended that the existing impact fee ordinance be adjusted to account for the difference in the fee for multi-family development.



**REGIONAL WASTEWATER TREATMENT RATE COMMITTEE
RESOLUTION NO. 24-04**

A RESOLUTION TO APPROVE AMENDED IMPACT FEE

WHEREAS, the Regional Wastewater Treatment Rate Committee recognizes the need to adopt an impact fee for multifamily units and amend the existing impact fee schedule to pay for the additional capacity set aside for growth in the new wastewater treatment facility which will be used by new connections; and

WHEREAS, the Regional Wastewater Treatment Rate Committee recognizes the need to comply with the State of Utah Wastewater Board requirement to adopt an impact fee as a condition of the new treatment plant fund, to recover fair and just payment from new users to pay for the additional unused capacity intended for growth; and

WHEREAS, the Regional Wastewater Treatment Rate Committee has reviewed the impact fee amendment study prepared by LRB Public Finance Advisors, a qualified consultant selected by the Board, and finds the study has accurately determined an equitable impact fee for new multi family connections.

NOW THEREFORE, BE IT RESOLVED by the Regional Wastewater Treatment Rate Committee that the Lewis Young Robertson & Burningham Inc. Wastewater Treatment Impact Fee Facilities Plan and Impact Fee Analysis Study dated August 2019 and the amended report prepared by LRB Public Finance Advisors on November 2024, is approved and the impact fees for new residential, multi family, commercial, and industrial connections shown on the attached impact fee schedule are recommended for adoption by the member cities and the effective date for the approved impact fee is December 16, 2024.

**PASSED BY THE REGIONAL WASTEWATER TREATMENT RATE
COMMITTEE, STATE OF UTAH, THIS 16TH DAY OF DECEMBER 2024.**

Ayes: Holly Daines, Logan City Mayor; Alan Luce, Nort Logan City Administrator;
Marcus Allton, Hyde Park City Administrator; Justin Lewis, Smithfield City Manager;
Justin Maughan, Nibley City Manager; Ryan Snow, Providence City Manager

Nays: None

Absent: Jason Thompson, River Heights Mayor

Ryan Snow

Ryan Snow, Providence City Manager
Chair

ATTEST:


Issa Hamud, Secretary

Impact Fee Schedule

Residential User

Single Family unit \$2,433.00/ unit

Multi Family User* \$1,703.00/unit

Non-Standard Impact Fee**

2" Displacement/Compound Meter \$7,786.00 Minimum Fee

4" Compound Meter \$24,327.00 Minimum Fee

Non-Standard Impact Fee user (_____GPD/245GPD) *\$2,433.00

*Multi-family refers to a residential dwelling that consists of duplex, triplex, quadplex, apartment, condominium, and all other dwelling units that are individually or jointly water metered and not classified as Single Family Residential. These may consist of one building or multiple buildings within a complex. Units can be arranged side-by-side or stacked vertically and can be owned individually or leased separately.

**Non-Standard Impact Fee: Defined as commercial and industrial facilities, and public facilities.