



2014 CULINARY WATER IMPACT FEES

SOUTH SALT LAKE CITY, UTAH

OCTOBER 2014



WHAT ARE IMPACT FEES

- A fee assessed to new development activity to recoup the cost of historic capital investment and/or to pay for future projected capital needs.
- Impact fees are assessed on a per unit basis to ensure development activity is paying its "fair share".
- The process requires the completion of an Impact Fee Facilities Plan (IFFP) for entities serving populations greater than 5,000 and a Proportionate Share Analysis, or Impact Fee Analysis (IFA).



PURPOSE OF IMPACT FEES

- Identify the anticipated impact on or consumption of any existing capacity of a public facility by anticipated development activity.
- Identify the anticipated impact on system improvements required by future development activity to maintain the established level of service for each public facility.
- Demonstrate how the anticipated impacts are reasonably related to the anticipated development activity through a proportionate share analysis.





IFFP AND IFA METHODOLOGY

1. Define Service Area
2. Determine Demand Created by Development Activity
3. Provide Inventory of Existing Facilities
4. Establish Existing and Future Level of Service
5. Identify Existing and Future Capital Facilities Necessary to Serve New Growth
6. Consider All Revenue Resources to Finance System Improvements
7. Proportionate Share Analysis





IMPACT FEE

	Master Plan Cost	Cost to IFFP	ERCs Served	Fee per ERC
Source Buy-in	NA	-	2,071	-
Storage Buy-in	NA	\$172,430	2,071	\$83
Source Future Facilities	\$2,018,000	\$1,157,121	2,071	\$559
Storage Future Facilities	\$540,000	\$178,200	2,071	\$86
Impact Fee Fund Balance	NA	-	2,071	-
Professional Expense	\$10,200	\$10,200	2,071	\$5
			Total	\$733



IMPACT FEE

METER SIZE	CITY MULTIPLIER	IMPACT FEE PER METER SIZE
0.75	1.00	\$733
1.00	2.12	\$1,557
1.50	7.76	\$5,690
2.00	10.38	\$7,611
3.00	22.73	\$16,664
4.00	38.96	\$28,558
6.00	63.68	\$46,676

Multipliers based on 2014 City usage data and AWWA M6 Water Manual statistics

