

Hinckley Town Culinary Water

Impact Fee Facility Plan & Impact Fee Analysis

September 3, 2025

Hinckley Town

Since 1876

"Utah's Best Kept Secret"



Jones & DeMille
Engineering

EFG CONSULTING
2110 N DAPPLE DR, TOOELE, UT 84074
801.258.1926



IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

Jones & DeMille Engineers (JDE) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - 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.

IMPACT FEE ANALYSIS (IFA) CERTIFICATION

JDE and EFG 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 for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

JDE and EFG Consulting make 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 Town staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the Town, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the Town as well as outside sources.

Jones & DeMille Engineering

EFG Consulting

Contents

Impact Fee Facility Plan (IFFP) Certification 2

Impact Fee Analysis (IFA) Certification 2

Section 1: Executive Summary 4

 Service Area: 4

 Demand Analysis: 4

 Level of Service: 4

 Excess Capacity: 4

 Funding of Future Facilities: 4

 All future distribution projects will not be growth related and thus will not be funded through impact fees. Impact fee money collected will be used to reimburse the Town for the excess capacity provided for water rights and source improvements..... 4

Proposed Impact Fee 5

Section 2: Demand Analysis 6

 Demand Units & Future Demand 6

Section 3: Level of Service..... 6

Section 4: Excess Capacity Analysis 6

 Water Rights 6

 Source & Treatment..... 7

 Storage 7

Section 5: Capital Facility and Funding Analysis..... 8

Section 6: Impact Fee Calculation..... 9

 Non-Standard Impact Fees 9

Appendix A – Draft Impact Fee Enactment 10

SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable the Hinckley Town (Town) to update its culinary water impact fee for the entire Town. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP and IFA will include the entire Town.

DEMAND ANALYSIS:

The demand unit utilized in this analysis was an equivalent residential connection (ERC). Future growth in the Town for the water system is estimated to increase from 348 ERCs in 2023 to 493 ERCs in 2045 which is an increase of 145 ERCs.

LEVEL OF SERVICE:

The level of service (LOS) for water is provided in the following table.

Category	Requirement	Value
Rights	Peak Flow (gpm)	0.659 gpm/ERC
	Annual Diversion Volume (acre feet)	0.629 acre-ft/ERC
Source	Peak Day Demand (Indoor and Outdoor)	0.659 gpm/ERC
Storage	Equalization (Indoor and Outdoor) Usage	561 gallons/ERC
	Fire Suppression Storage	-
Distribution	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi
<i>Hinckley Culinary Water Capital Facilities Plan 2025</i>		

EXCESS CAPACITY:

Based upon the current LOS, the water system has excess capacity in water rights, source, and storage. The water rights excess capacity is estimated to serve an additional 564 ERCs. The source excess capacity is estimated to serve 257 additional ERCs while the storage excess capacity is estimated to serve 311 additional ERCs.

FUNDING OF FUTURE FACILITIES:

All future distribution projects will not be growth related and thus will not be funded through impact fees. Impact fee money collected will be used to reimburse the Town for the excess capacity provided for water rights and source improvements.

PROPOSED IMPACT FEE

Based upon the inputs described above and in the body of this report, the maximum allowable impact fee for water is \$2,631/ERC. The following is a multiplier for larger meters.

Water Impact Fee Schedule		
Meter Size	ERC Multiplier	Impact Fee
¾ or 1	1	\$ 2,631
1 1/2	5	\$ 13,154
2	8	\$ 21,047
3	15	\$ 39,463
4	25	\$ 65,771

SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

DEMAND UNITS & FUTURE DEMAND

Demand units are measured in equivalent residential connections (ERCs). The growth in ERCs was estimated assuming an approximate growth rate of 3.54 percent.

ERC Projections			
	2025	2045	New ERCs
Water ERCs	348	493	145

SECTION 3: LEVEL OF SERVICE

The current level of service (LOS) for water is provided in the following table.

Category	Requirement	Value
Rights	Peak Flow (gpm)	0.659 gpm/ERC
	Annual Diversion Volume (acre feet)	0.629 acre-ft/ERC
Source	Peak Day Demand (Indoor and Outdoor)	0.659 gpm/ERC
Storage	Equalization (Indoor and Outdoor) Usage	561 gallons/ERC
	Fire Suppression Storage	
Distribution	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi
<i>Hinckley Culinary Water Capital Facilities Plan 2025</i>		

SECTION 4: EXCESS CAPACITY ANALYSIS

Based upon the current LOS, the water system has excess capacity in water rights, source, and storage.

Water Rights

Currently the Town owns 573.34 acre feet of water rights. Based on the LOS of 0.659 acre-ft/ERC, these water rights can serve 911.51 ERCs. Existing ERCs amount to 348, leaving excess capacity to serve a remaining 564 ERCs. The amount listed below is the total balance for water rights. The excess capacity amounts to 100% of the purchase cost.

Inventory Purchase	Cost	Acre Feet Purchased	Total ERCs Served	% Remaining Excess Capacity
68-2428	\$ 200,000	208	331.22	
68-1782		365	232.29	
Total	\$ 200,000	573	564	100%

HINCKLEY: WATER IMPACT FEE

Source & Treatment

The Oasis well provide 680 gpm of source capacity which is split 59% to Hinckley and 41% to Deseret Oasis Service District (DOS)¹. Hinckley's portion can serve 605 ERCs (based on the current LOS of 0.629 gpm/ERC). Existing ERCs are 348, leaving excess capacity available to serve an additional 257 ERCs as shown in the table below.

	Safe Yield Flow (gpm)	Hinckley %	ERC Capacity	Current (ERCs)	Remaining Capacity (ERCs)
Oasis Well & Treatment	680	59%	605	348	257
Cox Well (Backup)	570				
Total	680		605	348	257

Source: Hinckley Culinary Water Capital Facilities Plan 2025, Table 7-3

The Oasis well and Treatment for the well are collected together in the same inventory cost. The Oasis well is the main well that is used for this project. The Cox well is also included into the inventory cost, however it is only used as a backup. The table below details the projects that have taken place to add capacity to the system. This table also details the cost to the Town for these improvements. The total cost paid by the Town for these source improvements was \$1,232,303.

Inventory Cost		Cost Per ERC
Oasis well & Treatment	\$1,067,303	
Cox well (backup)	165,000	
Total Cost	\$1,232,303	\$2,038

Storage

The Town has one 400,000 gallon tank. The total cost of the project was \$447,000 with \$290,500 covered by grants leaving \$156,500 available for excess capacity. The total capacity of the tank is 659 ERCs. The town current has 348 ERCs. The remaining ERCs for growth is 311.

Name	Total Volume (gal)	Town Cost
Water Tank	400,000	\$156,500
Total	400,000	\$156,500

¹ Based upon current ERC splits: DOS – 246 ERCs.

SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

All grant proceeds were excluded from historic project costs.

HINCKLEY: WATER IMPACT FEE

SECTION 6: IMPACT FEE CALCULATION

Based upon the inputs herein, the maximum allowable impact fee for water is \$2,361/ERC. The following describes the calculation.

Excess Capacity	Total Cost	Total ERCs	Remaining ERCs	% Remaining	Remaining Value	Cost/ERC
Water Rights	\$200,000	564	564	100%	200,000	355
Source	1,232,303	605	257	42%	522,920	2,038
Storage	156,500	659	311	47%	73,857	237
Total	\$1,588,803				\$ 796,777	\$ 2,631

Total Impact Fee Per ERC for Water		\$2,631
---	--	----------------

Water Impact Fee Schedule		
Meter Size	ERC Multiplier	Impact Fee
¾ or 1	1	\$ 2,631
1 1/2	5	\$ 13,154
2	8	\$ 21,047
3	15	\$ 39,463
4	25	\$ 65,771

NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the Town reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$2,631 per ERC.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT