



HURRICANE CITY UTAH

Mayor
Nanette Billings

City Manager
Kaden C. DeMille

Power Board
Mac J. Hall, Chair
Dave Imlay, Vice Chair
David Hirschi
Colt Stratton
Kerry Prince
Mark Maag

Power Board Meeting Agenda

12/10/2025

3:00 PM

Power Department Meeting Room – 526 W 600 N

Notice is hereby given that the Power Board will hold a Regular Meeting in the Power Department Meeting room located at 526 W 600 N, Hurricane, UT. A silent roll call will be taken, along with the Pledge of Allegiance and prayer by invitation.

AGENDA

1. Pledge of Allegiance
2. Prayer

OLD BUSINESS

1. Discussion and possible recommendation to the City Council regarding the **Cost of Service Study** – Mike Johns

NEW BUSINESS

1. Discussion and possible recommendation to the City Council on a **Power Line Extension request** for Kachina Ridge – Kent Stephens
2. Discussion and possible recommendation to the City Council regarding **Impact Fee Analysis & Capital Facilities Plan Amendment** – Mike Johns
3. UAMPS Updates
4. **Closed Meeting pursuant to Utah Code Section 52-4-205, upon request**

STAFF REPORTS

Mike Johns/Power Director
Brian Anderson/Transmission & Distribution Superintendent
Mike Ramirez/Service Superintendent
Jared Ross/Substation & Generation Foreman

ADJOURNMENT

The above notice was posted to the Hurricane City website, the Utah State Public Notice Website, and at the following locations:

1. Hurricane City Office – 147 North 870 West, Hurricane, UT
2. US Post Office – 1075 West 100 North, Hurricane, UT
3. Washington County Library (Hurricane Branch) – 36 South 300 West, Hurricane, UT

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the Executive Assistant, 435-635-5536, at least 24 hours in advance if you have special needs.



Hurricane City Power

Financial Rate Track Scenarios

Electric Financial Projection and Cost of Service Study

*Jillian Jurczyk, Rates Manager
Utility Financial Solutions, LLC*

Financial Outlook

Assumptions

Fiscal Year	Inflation	Growth	Purchase Power Change	Impact Fee Related Capital	Retail Funded Capital	Total Capital Improvements Plan
2026	2.6%	4.5%	3.0%	\$ 3,725,623	\$ 6,513,707	\$ 10,239,329
2027	2.6%	4.5%	3.0%	8,338,095	3,037,205	11,375,300
2028	2.6%	4.5%	3.0%	1,136,226	413,878	1,550,104
2029	2.6%	1.0%	3.0%	2,880,123	1,049,103	3,929,226
2030	2.6%	1.0%	3.0%	4,033,958	1,469,396	5,503,354
2031	2.6%	1.0%	3.0%	502,435	183,015	685,450
2032	2.6%	1.0%	3.0%	985,758	2,473,041	3,458,799

Financial Outlook

No Change

Hurricane City
Cash Minimum
10 months
operating
\$ 28,119,451

Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Minimum Cash)	UFS Recommended Minimum Cash
2026	0.00%	N/A	\$ 1,740,602	\$ 1,678,286	\$ 1,061,417	\$ 14,651,687	\$ 15,713,104	\$ 10,731,602
2027	0.00%	N/A	1,265,367	2,143,469	(5,276,678)	14,145,469	8,868,791	11,246,453
2028	0.00%	N/A	944,969	2,201,859	(4,412,904)	15,983,398	11,570,494	11,494,719
2029	0.00%	N/A	358,658	2,357,085	(5,293,026)	16,690,525	11,397,498	11,731,704
2030	0.00%	N/A	(284,629)	2,575,316	(7,326,985)	16,450,665	9,123,680	12,020,375
2031	0.00%	N/A	(858,109)	2,601,595	(5,829,420)	16,939,234	11,109,815	12,169,145
2032	0.00%	N/A	(1,514,706)	2,739,912	(4,815,177)	14,555,849	9,740,671	12,405,936

Five Year Plan

90% Financed + 0.75% Rate Adjustments

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Impact)	UFS Recommended Minimum Cash
2026	0.75%	7.61	\$ 1,881,662	\$ 1,582,674	\$ 1,061,417	\$ 23,268,676	\$ 24,330,093	\$ 6,589,832
2027	0.75%	3.70	1,564,349	2,065,825	(5,276,678)	31,783,447	26,506,769	7,928,090
2028	0.75%	3.66	1,416,988	2,119,144	(4,412,904)	32,625,069	28,212,165	8,177,446
2029	0.75%	3.45	997,786	2,289,710	(5,293,026)	32,500,336	27,207,310	8,415,484
2030	0.75%	2.57	526,132	2,514,891	(7,326,985)	36,154,049	28,827,064	9,102,678

% Financed --> 90%

Bond Issues			
Fiscal Year	Including Fees	Period	Rate
2026	9,215,397	20	5.00%
2027	10,237,770	20	5.00%
2028	-	-	0.00%
2029	-	-	0.00%
2030	4,953,019	20	5.00%

Seven Year Plan

70% Financed + Rate Adjustments

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

% Financed --> 70%

Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Impact)	UFS Recommended Minimum Cash	Bond Issues Including Fees	Period	Rate
2026	0.75%	9.78	\$ 1,881,662	\$ 1,603,921	\$ 1,061,417	\$ 21,385,136	\$ 22,446,553	\$ 7,510,226	\$ 7,167,531	20	5.00%
2027	0.75%	4.75	1,564,349	2,083,079	(5,276,678)	27,962,312	22,685,634	8,665,926	7,962,710	20	5.00%
2028	0.75%	4.69	1,416,988	2,137,525	(4,412,904)	29,131,711	24,718,808	8,915,283	-	-	0.00%
2029	0.75%	4.42	997,786	2,304,682	(5,293,026)	29,336,394	24,043,368	9,153,320	-	-	0.00%
2030	0.75%	3.29	526,132	2,528,319	(7,326,985)	32,308,821	24,981,836	9,752,194	3,852,348	20	5.00%
2031	3.00%	3.39	633,343	2,541,932	(5,829,420)	32,863,599	27,034,179	9,905,251	-	-	0.00%
2032	3.00%	3.09	691,348	2,676,470	(4,815,177)	33,498,228	28,683,050	10,340,821	2,421,159	20	5.00%

Power Cost Adjustment Plan

55% Financed + PCA (no additional adjustments)

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

% Financed --> 55%

Fiscal Year	Projected Rate Adjustments	Estimated PCA Impact	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Impact)	UFS Recommended Minimum Cash	Bond Issues Including Fees	Period	Rate
2026	0.00%	0.00%	12.14	\$ 1,740,602	\$ 1,619,856	\$ 1,061,417	\$ 19,831,421	\$ 20,892,838	\$ 8,200,521	\$ 5,631,631	20	5.00%
2027	0.00%	2.14%	6.16	1,685,305	2,096,020	(5,276,678)	25,073,528	19,796,851	9,217,402	6,256,415	20	5.00%
2028	0.00%	2.29%	6.39	1,835,881	2,151,311	(4,412,904)	26,903,082	22,490,178	9,465,668	-	-	0.00%
2029	0.00%	2.32%	6.38	1,731,592	2,315,911	(5,293,026)	28,083,813	22,790,787	9,702,653	-	-	0.00%
2030	0.00%	2.41%	5.07	1,594,194	2,538,390	(7,326,985)	31,609,778	24,282,793	10,234,206	3,026,845	20	5.00%
2031	0.00%	2.51%	5.06	1,551,478	2,554,717	(5,829,420)	33,386,920	27,557,501	10,382,977	-	-	0.00%
2032	0.00%	2.60%	4.47	1,451,565	2,690,065	(4,815,177)	34,604,926	29,789,748	10,772,416	1,902,339	20	5.00%

Revised Impact Fee Study

Fiscal Year	Inflation	Growth	Purchase Power Change	Impact Fee Related Capital	Retail Funded Capital	Total Capital Improvements Plan
2026	2.6%	7.1%	3.0%	\$ 3,357,692	\$ 7,498,424	\$ 10,856,115
2027	2.6%	7.1%	3.0%	11,786,572	8,156,866	19,943,438
2028	2.6%	7.1%	3.0%	5,536,153	3,831,280	9,367,433
2029	2.6%	7.1%	3.0%	2,322,173	1,607,053	3,929,226
2030	2.6%	7.1%	3.0%	3,252,482	2,250,872	5,503,354
2031	2.6%	7.1%	3.0%	589,834	408,193	998,027
2032	2.6%	7.1%	3.0%	1,231,332	2,227,467	3,458,799

***Increased growth factor and CIP spending –
Due to two additional substations***

Financial Outlook

No Change

Hurricane City
Cash Minimum
10 months
operating
\$ 28,119,451

Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Minimum Cash)	UFS Recommended Minimum Cash
2026	0.00%	N/A	\$ 1,765,046	\$ 1,658,981	\$ 1,579,178	\$ 13,516,390	\$ 15,095,568	\$ 14,116,520
2027	0.00%	N/A	1,255,267	2,463,028	(8,186,643)	8,028,581	(158,061)	14,949,782
2028	0.00%	N/A	908,692	2,823,468	(11,702,045)	6,700,168	(5,001,877)	15,504,725
2029	0.00%	N/A	614,705	2,974,603	(12,003,467)	7,395,855	(4,607,612)	15,923,176
2030	0.00%	N/A	224,176	3,186,623	(13,235,199)	7,194,206	(6,040,992)	16,418,201
2031	0.00%	N/A	(151,326)	3,226,837	(11,804,282)	8,503,807	(3,300,475)	16,810,384
2032	0.00%	N/A	(662,417)	3,362,352	(11,014,864)	7,585,661	(3,429,203)	17,311,982

Five Year Plan

100% Financed + 2.5% Rate Adjustments

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

% Financed --> 100%											
Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & UFS Recommended Minimum Cash	Bond Issues Including Fees	Period	Rate	
2026	2.50%	6.84	\$ 2,235,246	\$ 1,541,835	\$ 1,579,178	\$ 23,971,583	\$ 25,550,761	\$ 7,727,061	\$ 10,856,115	20	5.00%
2027	2.50%	2.70	2,285,057	2,438,674	(8,186,643)	37,045,097	28,858,454	10,167,186	19,943,438	20	5.00%
2028	2.50%	2.94	2,588,790	2,851,156	(11,702,045)	35,086,154	23,384,109	10,726,230	-	-	0.00%
2029	2.50%	3.17	3,047,211	3,001,149	(12,003,467)	35,910,413	23,906,946	11,149,425	-	-	0.00%
2030	2.50%	2.90	3,523,870	3,225,010	(13,235,199)	41,778,306	28,543,108	12,091,521	5,503,354	20	5.00%

Seven Year Plan

90% Financed + Rate Adjustments

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

% Financed --> 90%											
Fiscal Year	Projected Rate Adjustments	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Recommended Minimum Cash	UFS	Bond Issues Including Fees	Period	Rate
2026	1.50%	7.36	\$ 2,047,166	\$ 1,553,549	\$ 1,579,178	\$ 22,785,003	\$ 24,364,182	\$ 8,366,007	\$ 9,770,504	20	5.00%
2027	1.50%	2.81	1,870,121	2,441,109	(8,186,643)	33,687,546	25,500,904	10,643,461	17,949,094	20	5.00%
2028	1.50%	2.95	1,906,854	2,848,387	(11,702,045)	31,270,686	19,568,642	11,200,821	-	-	0.00%
2029	1.50%	3.06	2,052,663	2,998,494	(12,003,467)	31,318,083	19,314,617	11,622,045	-	-	0.00%
2030	1.50%	2.69	2,164,956	3,221,171	(13,235,199)	35,529,956	22,294,757	12,517,682	4,953,019	20	5.00%
2031	1.50%	2.79	2,362,518	3,238,173	(11,804,282)	36,902,802	25,098,520	12,913,478	-	-	0.00%
2032	1.50%	2.64	2,502,702	3,366,839	(11,014,864)	39,571,295	28,556,431	13,668,969	3,112,919	20	5.00%

Power Cost Adjustment Plan

95% Financed + PCA (no additional adjustments)

Hurricane City
Cash Target
10 months
operating
\$ 28,119,451

% Financed --> 90%

Fiscal Year	Projected Rate Adjustments	Estimated PCA Impact	Debt Coverage Ratio	Adjusted Operating Income	Optimal Operating Income	Impact Fee Cash	Operating Cash	Projected Cash Balances (Operating & Recommended)	UFS Minimum Cash	Bond Issues Including Fees	Period	Rate
2026	0.00%	0.00%	7.00	\$ 1,765,046	\$ 1,553,549	\$ 1,579,178	\$ 22,502,883	\$ 24,082,062	\$ 8,366,007	\$ 9,770,504	20	5.00%
2027	0.00%	2.13%	2.73	1,683,572	2,441,109	(8,186,643)	33,213,114	25,026,471	10,639,551	17,949,094	20	5.00%
2028	0.00%	2.33%	2.91	1,839,763	2,848,387	(11,702,045)	30,717,401	19,015,356	11,194,494	-	-	0.00%
2029	0.00%	2.54%	3.08	2,132,803	2,998,494	(12,003,467)	30,826,981	18,823,514	11,612,945	-	-	0.00%
2030	0.00%	2.76%	2.78	2,424,527	3,221,171	(13,235,199)	35,274,122	22,038,924	12,505,413	4,953,019	20	5.00%
2031	0.00%	2.99%	2.96	2,838,753	3,238,173	(11,804,282)	37,092,467	25,288,185	12,897,596	-	-	0.00%
2032	0.00%	3.22%	2.88	3,238,548	3,366,839	(11,014,864)	40,459,625	29,444,761	13,648,983	3,112,919	20	5.00%

Considerations

- How long to restore cash?
 - 5 years or 7 years
 - This will help determine bonding needs

Rate Plan Options (Jill's thoughts)

1. Approve rate adjustments for 1-3 years under existing impact fees
 - This scenario had 0.75% adjustments in both cases
 - Update financial projection periodically to review standing and determine next set of rates
2. Approve PCA plan
 - This plan is more self adjusting
 - Review financials annually to ensure costs are on track

APPLICATION FOR POWER SERVICES

**HURRICANE CITY**
UTAH

Applicant Name HS Properties LLC Phone Number 801-706-3085

Engineer or Engineer Firm ICPE, Civil Science

Mailing Address 239 Kimette Ln, St George, UT 84790

Service Address ^(Required) SR-59 and 600 E

Subdivision Name/Lot # ^(Required) Kachina Ridge / _____

Email Address kentcstephens@gmail.com
^(Required)

SITE INFORMATION ☐ SINGLE RESIDENCE OR UNIT (1 METER)

☒ SUBDIVISION OR MULTI UNIT DEVELOPMENT # OF UNITS 588

TYPE OF SERVICE ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

VOLTAGE NEEDED

Single Phase ☐ 120/240 ☐ 240/480

3 Phase ☒ 120/208 ☐ 277/480

SERVICE/ PANEL AMPS ☒ 200 # of units ⁵⁸⁰ ☐ 400 # of units ☒ 600 # of units ⁸ ☐ OTHER _____

SITE PLAN WITH DIMENSIONS FROM PROPERTY LINES TO METER BASE LOCATION ATTACHED ☐ YES ☒ NO
(REQUIRED)

*Industrial and Commercial requests will require load calculations prepared by an electrical engineer and shall be attached to this application

*Power Construction Design will be based on information from this application. All designs will have a fee from the power department. These fees must be paid before power is given.

*Hurricane City Power Recommends 400Amp design for 1/3 acre lots sizes and above. Changes or upgrades to amp sizes from original submitted application will result in increased cost to developer for infrastructure upgrades as well as additional design fees.

(PLEASE SEE HURRICANE CITY POWER BEFORE PROCEEDING)

For Official Power Department Comments ONLY:

Hurricane City Power recommend for approval ☐

Hurricane City Power recommend for denial ☐

Date of Power Recommendation _____

☒ I acknowledge that I have read and understand Hurricane City's new construction application and requirements

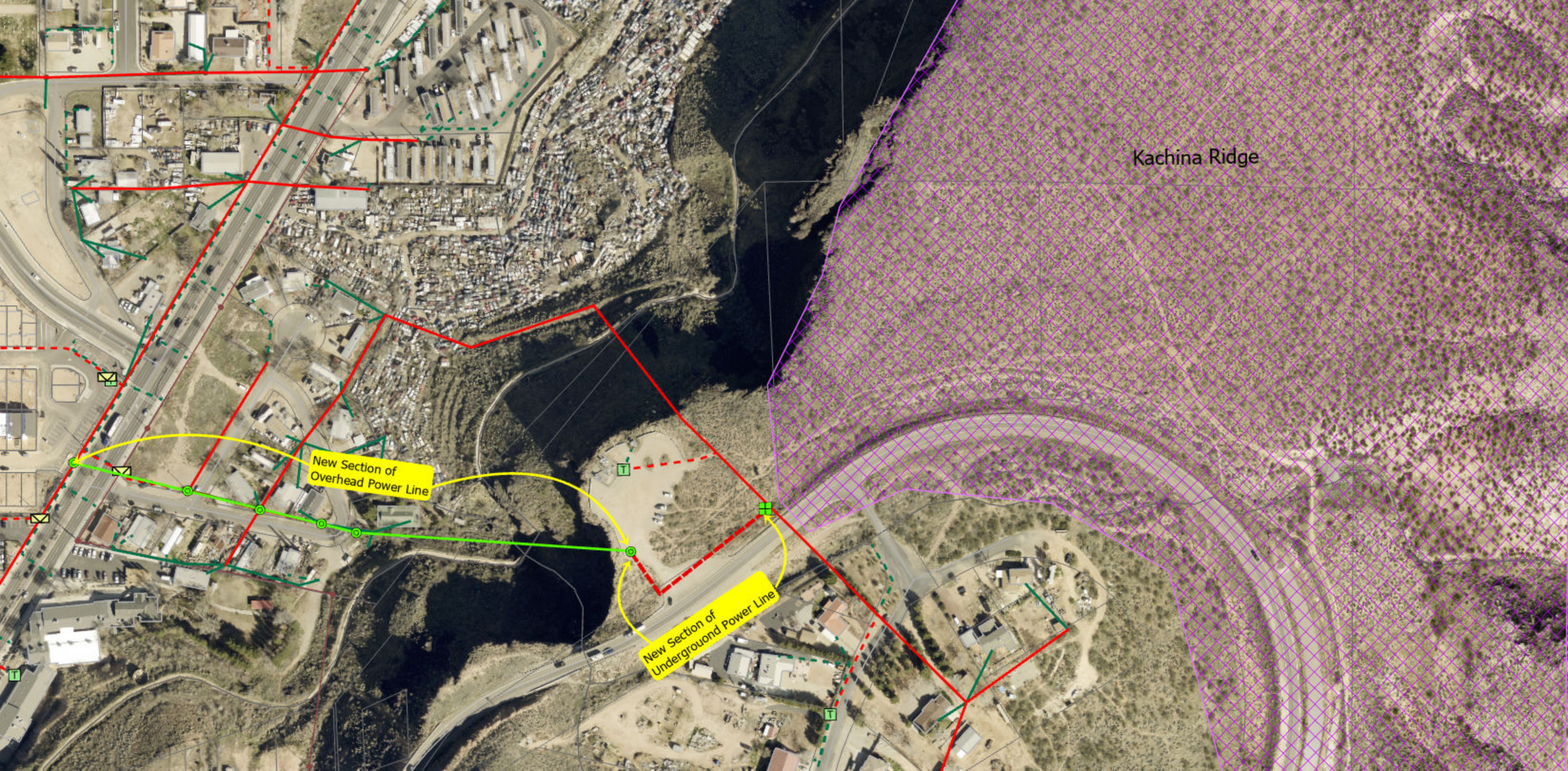
Developer or Engineer Authorized by Developer

dotloop verified
12/02/25 1:30 PM MST
QHYZ-J55M-LKHC-RPW5

Date 12/2/2025

Hurricane City Power _____

Date _____



Kachina Ridge

New Section of
Overhead Power Line

New Section of
Underground Power Line



PUBLIC
FINANCE
ADVISORS



HURRICANE UTAH

DECEMBER
2025

AMENDMENT TO 2025 IMPACT FEE
ANALYSIS (IFA)

ELECTRICAL TRANSMISSION AND
SUBSTATIONS

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS
FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

DRAFT

IMPACT FEE CERTIFICATION

IFA CERTIFICATION

LRB Public Finance Advisors 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 Public Finance Advisors 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

DRAFT



SECTION 1: SUMMARY AND AMENDED IMPACT FEE

SUMMARY

The Hurricane City Electrical Transmission and Substation Impact Fee Analysis (IFA), dated May 2025, is being amended to account for changes to the estimated future facility costs as identified in the City's recently amended 2025 Hurricane City Electrical Transmission and Substation Impact Fee Facilities Plan (Amended IFFP). This amendment updates the calculation of the impact fee to account for the following:

- Updates to IFFP Table 2-3: Summary of CP Demands for the Period 2023-2033.
- Updates to IFFP Table 2-4: Summary of CFP Improvement Projects for the Period 2023-2033.

EXPLANATION

The City recently amended the 2025 IFFP. The main purpose of this amendment was to update the IFFP with the addition of two substation projects. Furthermore, additional load was added to the coincident-peak ("CP") demand assumptions in the IFFP. This plan reevaluated future facility costs, prioritization, and timing. As a result, the IFA will be amended to reflect these changes.

REVISED DEMAND

The demand unit used in the calculation of the electrical impact fees is the estimated MW and kW at a power factor of 95 percent for residential and 90 percent for commercial.¹ **TABLE 3.1** has been amended to reflect the Amended IFFP and summarized below.

AMENDED TABLE 3.1: PROJECTED DEMAND

DESCRIPTION	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total System CP Demands (kW)	50,635	54,686	59,061	63,786	78,888	84,399	87,375	90,470	93,689	97,037	100,518
Ten Year Demand	49,883										

REVISED FUTURE CAPITAL FACILITIES

Based upon these amendments, the costs found in IFA **TABLE 5.1** have been adjusted. The percentage of the total cost that is attributable to growth is based upon the ratio of the capacity available for meeting future growth in the 10-year IFFP demand period to the total capacity provided by the project. All the projects listed in the table below have a life expectancy of more than 10 years.

¹ Power factor (p.f.) is the ratio of working power, measured in kilowatts (kW), to apparent power, measured in kilovolt amperes (kVA). The power factor of the present system is acceptable, above 0.95. The system power factor is primarily influenced by the types and level of loads on the system and the amount of shunt capacitors installed in the system.

DRAFT



AMENDED TABLE 5.1: SUMMARY OF FUTURE CAPITAL PROJECT COSTS

Project & Title	Opinion of Cost	Year	Const. Year Cost	% to IFFP Demand	Cost to Growth
Replace Anticline T1	\$1,943,675	2025	\$2,021,422	59.1%	\$1,194,660
New Future Substation 1	\$8,132,823	2027	\$9,148,320		\$5,406,657
Three Falls Substation Bay 2	\$3,728,421	2029	\$4,536,194		\$2,680,891
New Sky Mountain Substation	\$5,503,354	2027	\$6,190,525		\$3,658,600
New Future Substation 3	\$8,132,823	2027	\$9,148,320		\$5,406,657
New Future Substation 4	\$8,132,823	2028	\$9,514,253		\$5,622,923
Three Falls substation Bay 1 Upgrade	\$2,119,390	2032	\$2,900,532	35.6%	\$1,032,589
New 138kV-69kV Future Substation 2	\$7,195,069	2033	\$10,240,827	35.6%	\$3,645,734
New 138kV line from Purgatory to Future Sub 1	\$7,329,545	2026	\$7,927,636	59.1%	\$4,685,233
New 138kV line from Future Sub 1 to Three Falls	\$2,469,220	2028	\$2,888,638	59.1%	\$1,707,185
New 69kV line to Sky Mountain	\$200,805	2027	\$225,878	59.1%	\$133,494
New 138kV line to 600 North	\$998,027	2031	\$1,313,335	59.1%	\$776,181
New 138kV line from 600 North to Three Falls	\$1,339,409	2032	\$1,833,074	35.6%	\$652,574
New 138kV line to Future Substation 2	\$210,848	2033	\$300,102	35.6%	\$106,836
Total	\$57,436,232		\$68,189,055		\$36,710,216

Construction cost based on a base year of 2024 with four percent annual construction inflation. According to the 2025 IFFP, the “% to IFFP Demand” percentage was calculated from the ratio of the total estimated growth and the added electrical capacity of the new projects. The electrical capacity of the new substations was determined by using 75% of the 55°C transformer rating which is what each transformer is allowed to be loaded to meet the Level of Service Standard. The total additional capacity added by the proposed substation projects to the system is 84.4 MW. The total estimated growth is 49.883 MW. The corresponding ratio for this approach is 59.1%. Therefore, it is proposed to apply 59.1% of the respective cost of these projects to the impact fees. The other 40.9% of the cost of these projects will be assumed to be captured by impact fees beyond the 10-year window of this current study. The % allocation of the remaining projects were based on a system-wide benefit, with the projects serving existing and future development. Thus, the projects are spread across the combined system demand, with the IFFP demand comprising 35.6% of the total.

REVISED IMPACT FEE CALCULATION

Based on the amendments discussed above, the amended cost per new kW is shown in **TABLE 6.1**.

AMENDED TABLE 6.1: ESTIMATE OF IMPACT FEE COST PER kW

	TOTAL COSTS	% GROWTH RELATED AND IMPACT FEE FUNDED	GROWTH RELATED & CITY FUNDED COSTS	GROWTH RELATED kW	COST PER NEW kW
Future System Improvements	\$68,189,055	54%	\$36,710,216	49,883	\$735.93
Professional Expense	\$73,925	60%	\$44,380	36,740	\$1.21
Interest Credit	(\$95,000)	100%	(\$95,000)	49,883	(\$1.90)
TOTALS:	\$68,167,980		\$36,659,596		\$735.24

Professional expense is based on the cost to complete the IFFP and IFA.

The fee per kW is then applied to the general usage statistics for residential and commercial users, as shown in **Table 6.2**. The higher impact fee base cost per kW in this analysis comes from the type of proposed projects in this analysis, the higher cost of system components and the increased costs construction labor since the last analysis was done.

DRAFT



AMENDED TABLE 6.2: ILLUSTRATION OF IMPACT FEE BY PANEL RATING

PANEL RATING	LINE-TO-LINE VOLTAGE	100% PANEL KVA	AVG PANEL LOADING	AVG PEAK DEMAND @ PANEL (KVA)	POWER FACTOR	ESTIMATED DIVERSIFIED KW	PROPOSED FEE	EXISTING FEE	% CHANGE
Residential (120/240, 1 phase)									
125	240	30	12.50%	3.75	95%	3.56	\$2,619	\$2,592	1%
200	240	48	12.50%	6.00	95%	5.70	\$4,191	\$4,148	1%
400	240	96	12.85%	12.34	95%	11.72	\$8,616	\$8,528	1%
600	240	144	12.85%	18.50	95%	17.58	\$12,925	\$12,792	1%
Commercial (120/240, 1 phase)									
200	240	48	25.00%	12.00	90%	10.80	\$7,941	\$7,859	1%
400	240	96	25.00%	24.00	90%	21.60	\$15,881	\$15,718	1%
600	240	144	25.00%	36.00	90%	32.40	\$23,822	\$23,577	1%
800	240	192	25.00%	48.00	90%	43.20	\$31,762	\$31,436	1%
Commercial (120/208, 3 phase)									
200	208	72	25.00%	18.01	90%	16.21	\$11,920	\$11,797	1%
400	208	144	25.00%	36.03	90%	32.42	\$23,839	\$23,595	1%
600	208	216	25.00%	54.04	90%	48.64	\$35,759	\$35,392	1%
800	208	288	25.00%	72.05	90%	64.85	\$47,679	\$47,189	1%
1,000	208	360	25.00%	90.07	90%	81.06	\$59,599	\$58,987	1%
1,200	208	432	25.00%	108.08	90%	97.27	\$71,518	\$70,784	1%
1,600	208	576	25.00%	144.11	90%	129.70	\$95,358	\$94,378	1%
1,800	208	648	25.00%	162.12	90%	145.91	\$107,277	\$106,176	1%
2,000	208	721	25.00%	180.13	90%	162.12	\$119,197	\$117,973	1%
2,500	208	901	25.00%	225.17	90%	202.65	\$148,996	\$147,466	1%
3,000	208	1,081	25.00%	270.20	90%	243.18	\$178,796	\$176,960	1%
Commercial (277/480, 3 phase)									
200	480	166	25.00%	41.57	90%	37.41	\$27,507	\$27,225	1%
400	480	333	25.00%	83.14	90%	74.82	\$55,014	\$54,449	1%
600	480	499	25.00%	124.71	90%	112.24	\$82,521	\$81,674	1%
800	480	665	25.00%	166.28	90%	149.65	\$110,028	\$108,898	1%
1,000	480	831	25.00%	207.85	90%	187.06	\$137,535	\$136,123	1%
1,200	480	998	25.00%	249.42	90%	224.47	\$165,042	\$163,347	1%
1,600	480	1,330	25.00%	332.55	90%	299.30	\$220,056	\$217,796	1%
1,800	480	1,496	25.00%	374.12	90%	336.71	\$247,563	\$245,021	1%
2,000	480	1,663	25.00%	415.69	90%	374.12	\$275,070	\$272,246	1%
2,500	480	2,078	25.00%	519.62	90%	467.65	\$343,838	\$340,307	1%
3,000	480	2,494	25.00%	623.54	90%	561.18	\$412,605	\$408,368	1%

NON-STANDARD IMPACT FEES

The proposed fees are based upon growth in kW. 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 A developer may submit studies and data for a particular development and request an adjustment. This adjustment could result in a higher or lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

Estimated Diversified kW Usage * \$735.24

² UC 11-36a-402(1)(c)

DRAFT



REVISED CALCULATION OF IMPACT FEE INTEREST CREDIT

This analysis calculates projected interest earnings and applies a credit in the fee calculation. The table below illustrates that the proposed impact fee revenue collections compared to impact fee expense, with interest credit applied.

AMENDED TABLE 6.3: IMPACT FEE INTEREST CALCULATION

YEAR	KW	NEW KW	FEE PER KW	PROJECTED REVENUE	PROJECTED EXPENSE	PROJECTED BUY-IN EXPENSE	NET	CUMULATIVE	INTEREST EARNED
2023	50,635								
2024	54,686	4,051	\$735	\$2,978,457	\$0	\$0	\$2,978,457	\$2,978,457	\$29,785
2025	59,061	4,375	\$735	\$3,216,675	(\$1,194,660)	\$0	\$2,022,015	\$5,000,472	\$50,005
2026	63,786	4,725	\$735	\$3,474,009	(\$4,685,233)	\$0	(\$1,211,224)	\$3,839,253	\$38,393
2027	78,888	15,102	\$735	\$11,103,594	(\$14,605,408)	\$0	(\$3,501,814)	\$375,832	\$3,758
2028	84,399	5,511	\$735	\$4,051,908	(\$7,330,108)	\$0	(\$3,278,201)	(\$2,898,611)	(\$28,986)
2029	87,375	2,976	\$735	\$2,188,074	(\$2,680,891)	\$0	(\$492,817)	(\$3,420,414)	(\$34,204)
2030	90,470	3,095	\$735	\$2,275,568	\$0	\$0	\$2,275,568	(\$1,179,050)	(\$11,790)
2031	93,689	3,219	\$735	\$2,366,738	(\$776,181)	\$0	\$1,590,556	\$399,716	\$3,997
2032	97,037	3,348	\$735	\$2,461,584	(\$1,685,163)	\$0	\$776,420	\$1,180,133	\$11,801
2033	100,518	3,481	\$735	\$2,559,370	(\$3,752,571)	\$0	(\$1,193,200)	(\$1,266)	(\$13)
Total				\$36,675,977	(\$36,710,216)	\$0			

Assumes interest earnings based on one percent interest rate.

DRAFT





Hurricane City

Electrical Transmission and Substation Amendment to May 2025 IFFP

December 2025



**Intermountain Consumer
Professional Engineers, Inc.**
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

AMENDMENT

IFFP Amendment Overview

This is an amendment to the Impact Fee Facilities Plan (IFFP) prepared in May 2025 for Hurricane City Power. The main purpose of this amendment is to update the IFFP with the addition of two substation projects. The two new substations will be 138kV-12.47kV substations. With the addition of these two new substation projects some of the previously proposed transmission line projects need to be routed differently. This affects the length of the lines and therefore the cost. The routing and cost of the transmission lines was updated in this amendment. Also, the projected completion date of Sky Mountain Substation has been moved forward to 2027.

The necessity of the two additional substations is for load growth in the south area of the city. Hurricane City is seeing heavy load growth in the south part of the city, and these additional substations are necessary to serve that load. These new substations were given the names of Future Substation 3 and Future Substation 4.

The Sky Mountain substation needs to be completed sooner than was outlined in the IFFP. This is due to a new hospital with an estimated load of 10 MW and a project year of completion date of 2027. The new hospital will be served by the Sky Mountain substation and therefore the completion of Sky Mountain substation needs to be moved forward to 2027.

Projects

The additional substations that are added in this amendment will be installed in the 5-year planning horizon. The new substations will be operating at 138kV-12.47kV. Both substations will be a dual bay configuration, 20 MVA per bay, with one bay as a future addition. The location of Future Substation 3 is in the general vicinity of 1100 west and 3000 south. Substation 3 can help backup Three Falls Substation and Future Substation 1. Future Substation 3 is planned to be built in 2027. The location of Future Substation 4 is near the junction of SR-7 and SR-9. Future Substation 4 can help backup Three Falls Substation, Brentwood Substation, and Sky Mountain Substation once it is installed. Future Substation 4 is planned to be built in 2028.

The location of Future Substation 1 was moved further south. The transmission line to Future Substation 1 was extended by about 1.5 miles. This transmission line will also tie into Future Substation 4. The routing of the transmission line was determined from information provided by Hurricane City.

The transmission line that went from Future Substation 1 to Three Falls was shortened by 0.75 mile. This transmission line will tie into Future Substation 3.

DRAFT

The transmission line that tapped off the Future Substation 1 transmission line and was routed to the existing 600 North transmission line was extended by 0.3 miles. This line now goes from Future Substation 4 to the existing 600 North transmission line.

Table Updates

The addition of the hospital load was added to the coincident-peak (“CP”) demand. Hurricane City’s updated projected CP demand between 2024 and 2033 are shown in Table 2-3.

**Table 2-3
Summary of CP Demands
For the Period 2023 through 2033**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total System CP Demands (kW)	54,686	59,061	63,786	78,888	84,399	87,375	90,470	93,689	97,037	100,518

The updated summary of the recommended projects, timing and costs are shown below in Table 2-4.

**Table 2-4
Summary of CFP Improvement Projects
For the Period 2024 through 2033***

Project Number	Description	Project Estimated Cost (\$)**	Estimated Timeframe	IFFP Percentage	Adjusted Project Cost
1	Replace Anticline T1	1,943,675.00	2025	59.1%	1,148,711.93
2	New 138kV line from Purgatory to Future Sub 1	7,329,545.00	2025-2027	59.1%	4,331,761.10
3	New Future Substation 1	8,132,823.00	2027	59.1%	4,806,498.39
4	New 69kV line to Sky Mountain	200,805.00	2027	59.1%	118,675.76
5	New Sky Mountain Substation	5,503,354.00	2027	59.1%	3,252,482.21
6	New Future Substation 3	8,132,823.00	2027	59.1%	4,806,498.39
7	New 138kV line from Future Sub 1 to Three Falls	2,469,220.00	2027-2028	59.1%	1,459,309.02
8	New Future Substation 4	8,132,823.00	2028	59.1%	4,806,498.39
9	Three Falls Substation Bay 2	3,728,421.00	2029	59.1%	2,203,496.81
10	New 138kV line to 600 North	998,027.00	2031	59.1%	589,833.96
11	New 138kV line from 600 North to Three Falls	1,339,409.00	2032	35.6%	476,829.60
12	Three Falls substation Bay 1 Upgrade	2,119,390.00	2032	35.6%	754,502.84
13	New 138kV line to Future Substation 2	210,848.00	2033	35.6%	75,061.89
14	New 138kV-69kV Future Substation 2	7,195,069.00	2033	35.6%	2,561,444.56
	TOTAL	57,436,232.00			31,391,604.85

* Note: Project timing will vary based on actual load growth amount and location.

** Values have been rounded.