

## 8.0 IMPACT FEE FACILITIES PLAN

### 8.1 Introduction

The Impact Fee Analysis (IFA) will be completed and used as the means for new developments to pay for their impact on the existing sewer system. The State of Utah requires an IFFP to be prepared before an Impact Fee can be implemented in the City. The law also requires the IFFP only contain the costs for short-term growth (6 to 10 years) and cannot include improvements which would raise the existing level of service. This section will summarize information from the previous sections as it relates to the enactment of the impact fee for the City.

Title 11-36a, Section 300, of the UAC outlines the requirements of the IFA, which is also required to be prepared before an Impact Fee can be implemented. South Weber's financial consultant will prepare the IFA.

### 8.2 Growth Projections

Long term growth projections for South Weber City are discussed in Section 3.2. This section focuses on the growth during the next decade (2025 to 2035).

As described in Section 3.2, South Weber City is expected to reach a build-out population of 12,429 around 2039. The ERU growth rate is projected to mimic population growth, equating to a total of approximately 4,148 ERUs. This would result in an additional 1,326 ERUs from what is estimated in 2025.

Through 2035, South Weber City is expected to reach a population of 11,457 and have 3,580 total ERUs. Table 13 contains the projected population and ERUs for the next 10 years as applicable and analyzed for the CFP.

**Table 13. Population and ERU Projections (IFFP)**

Year	Population	Residential ERUs	Non-Residential ERUs	Total ERUs	Add'l ERUs
2025	9,033	2,566	256	2,822	-
2026	9,262	2,631	263	2,894	72
2027	9,494	2,697	270	2,967	145
2027	9,729	2,764	276	3,040	218
2029	9,967	2,832	283	3,115	293
2030	10,208	2,900	290	3,190	368
2031	10,452	2,969	297	3,266	444
2032	10,699	3,039	304	3,343	522
2033	10,948	3,110	311	3,421	600
2034	11,201	3,182	318	3,500	678
2035	11,457	3,255	325	3,580	758

### 8.3 Service Area

The existing sewer system serves all residents in the South Weber City boundary within one interconnected system. In future years, it is assumed that all annexed areas will be included in the existing system. It is anticipated that most additions will be completed by developers.

## 8.4 Level of Service

For the sewer system, the residents expect they will be able to use the system under normal operating conditions, including during peak use times, without the associated connections or pipe segments backing up. Unique or unforeseen circumstances such as blockages, infiltration, inflow, line breaks, or other unanticipated problems are not considered in this analysis.

## 8.5 Future Development Needs

Based on the model, the existing sewer system is capable of handling future development; therefore, no projects are recommended. Attention should be given to the watch areas identified in the Capital Facilities Plan.

## 8.6 Excess Capacity

Future growth will utilize the remaining capacity in the existing sewer system and future projects described in the CFP. Sewer projects constructed using available City funds were analyzed to determine the remaining capacity. In this section, excess capacity, if any, will be determined and evaluated.

Utah Code 11-36a-202 “Prohibitions on impact fees” states:

*(1) A local political subdivision or private entity **may not:***

*(a) impose an impact fee to:*

- (i) cure deficiencies in a public facility serving existing development;*
- (ii) raise the established level of service of a public facility serving existing development;*
- (iii) recoup more than the local political subdivision’s or private entity’s costs actually incurred for excess capacity in an existing system improvement;*

One (1) project was found to be eligible under the UAC Code listed above.

**Public Works Facility Project** – The City has bonded for and is currently constructing a new Public Works Facility. The new Public Works Facility will serve both the existing and future needs of the sewer system. Utility enterprise funds and impact fees are planned to be used to make the payments on the bond. The City has established that the sewer system accounts for 27.9% of the use and, therefore, 27.9% of the total cost of the facility. Additional information can be found in Appendix A, Exhibit 7.

### ERUs Served

Existing ERUs – 2,822  
Future ERUs – 1,326  
Total ERUs – 4,148

### Total Cost of Project (Sewer Portion Only)

Facility Bond (P&I) .....	\$4,001,854
Property Cost .....	24,614
Total Cost .....	\$4,026,468
Percent Impact Fee Eligible (Future ERCs/Total ERCs) .....	32%
<b>Impact Fee Eligible Portion of the Public Works Facility Project .....</b>	<b>\$1,288,470</b>

## 8.7 Certification

"I 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; and
3. complies in each and every relevant respect with the Impact Fees Act."

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