

ORDINANCE 03-03-2026

AN ORDINANCE ADOPTING THE SANTAQUIN CITY PRESSURIZED IRRIGATION IMPACT FEE FACILITIES PLAN AND THE PRESSURIZED IRRIGATION IMPACT FEE ANALYSIS; AND ENACTING PRESSURIZED IRRIGATION IMPACT FEES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Santaquin City (the "City") is a political subdivision of the State of Utah, authorized and organized under applicable provisions of Utah law; and

WHEREAS, Santaquin City has legal authority pursuant to Title 11, Chapter 36a of the Utah Code known as the "Impact Fee Act" (hereinafter the "Act") to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to new development activity; and

WHEREAS, the City has previously enacted and imposed impact fees for public facilities, as defined in Utah Law, Title 11, Chapter 36a, Section 102, and as more particularly set forth in the Santaquin City Fee Schedule; and

WHEREAS, the City has historically assessed 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, on September 23rd, 2025, pursuant to the Act, the City properly noticed its intent to update its Pressurized Irrigation Impact Fee Facilities Plan, and to amend its Pressurized Irrigation Impact Fees based on an updated Pressurized Irrigation Impact Fee Analysis; and

WHEREAS, the City has reviewed and evaluated the City's pressurized irrigation service area for the pressurized irrigation system, which consists of the entire area within the Santaquin municipal boundary as shown in the Pressurized Irrigation Impact Fee Facilities Plan, and has determined that it is in the City's best interest to establish the said service area for the purpose of imposing Pressurized Irrigation Impact Fees; and

WHEREAS, pursuant to the requirements of Sections 11-36a-301 and 302 of the Act, Hansen Allen & Luce Engineers has prepared the Santaquin City updates to the Pressurized Irrigation Impact Fee Facility Plan (the "IFFP"), attached hereto as Exhibit "A," which Hansen, Allen, & Luce, INC. has properly certified pursuant to the requirements of Section 11-36a-306(1) of the Act; and

WHEREAS, pursuant to the requirements of Sections 11-36a-303 and 304 of the Hansen Allen & Luce Engineers, has prepared the "Santaquin City Pressurized Irrigation Impact Fee

Analysis" (the "IFA"), which Hansen, Allen, & Luce, INC. has properly certified pursuant to the requirements of Section 11-36a-306(2) of the Act; and

WHEREAS, Hansen, Allen, & Luce, INC. has also calculated for enactment Pressurized Irrigation Impact Fees as set forth in the IFA and pursuant to the requirements of Sections 11-36a-305 of the Act; and

WHEREAS, on March 5, 2026, pursuant to Section 11-36a-502 of the Act, a full copy the IFFP, the IFA, and this Impact Fee Enactment or Ordinance, along with an executive summary of the IFFP and the IFA that was designed to be understood by a lay person, were made available to the public at the Santaquin City Community Development Desk, posted on the City's Website, and the Public Notice Website; and

WHEREAS, on March 17th, 2026, the Santaquin City Council held a public hearing regarding the proposed and certified IFFP, IFA, and this Impact Fee Enactment or Ordinance; and

WHEREAS, the Santaquin City Council does now desire to hereby approve and adopt the IFFP and the IFA and to formally enact Pressurized Irrigation Impact Fees pursuant thereto and pursuant to the requirements of Sections 11-36a-401 through 11-36a-403 of the Act.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin, Utah:

SECTION 1: Adoption.

The IFFP and the IFA are attached hereto and approved, adopted and incorporated as part of this Ordinance. The Impact Fees for the pressurized irrigation system as set forth in the IFA are hereby approved and adopted, and at the time the Impact Fees become effective pursuant to this Ordinance, the Impact Fees will replace all previously adopted pressurized irrigation impact fees.

SECTION 2: Service Area - Utah Code Requirement 11-36a-402(1)(a).

The service area established in the IFFP and the IFA and for which Pressurized Irrigation Impact Fees are established and imposed is all of Santaquin City (the "Service Area"). The Service Area is established based upon sound planning and engineering principles for the City's pressurized irrigation system services.

SECTION 3: Level of Service - Utah Code Requirement 11-36a-402(1)(b).

IFFP Tables 1-2 and 1-3 set the level of service parameters and level of service calculations for the City pressurized irrigation source, storage, and distribution systems.

**Table 1-2
Pressurized Irrigation LOS Parameters**

Category	Parameter	Source
Maximum Operating Pressure (psi)	130 psi	Master Plan Level of Service (Table 1-2)
Minimum Operating Pressure (psi)	30 psi	Master Plan Level of Service (Table 1-2)
Maximum Daily Pressure Variation	20 psi	Master Plan Level of Service (Section 5-2)
Minimum or Local Pipe Size (in)	6 in	City Standards
Residential Service Meter Size (in)	1 in	Santaquin Fee Schedule, Meter Fees
Minimum Required Source Capacity	Peak Day of a Peak Year Flow	
Minimum Required Annual Source Capacity	Peak Year Annual Demand	
Minimum Required LOS Equalization Storage per ERC (% of Avg Day Peak Year)	80%	
Emergency Storage (% of Equalization Storage)	0%	

**Table 1-3
Pressurized Irrigation Level of Service per ERC**

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	2.31 gpm	2.31 gpm	0.97 gpm	100.00%
Storage LOS/ERC	2,353 gal	2,353 gal	1,817 gal	100.00%
Distribution LOS/ERC	25.34 cf	25.34 cf	25.00 cf	100.00%

SECTION 4: Impact Fee Analysis and Impact Fee Calculations – Utah Code Requirements 11-36a-402(1)(b)(ii).

As found in the IFA, the Pressurized Irrigation Impact Fee calculation is based on the following:

1. Elements. In calculating the Pressurized Irrigation Impact Fee, the City has included those costs allowed, including debt service, if any, that are found under Section 11-36a-305 of the Act for each type of system improvement. These types are categorized by the following elements of a pressurized irrigation impact fee:
 - a. Source;
 - b. Storage;

- c. Miscellaneous Facilities;
 - d. Planning; and
 - e. Distribution.
2. Proportionate Share Analysis. Included within the IFA is a proportionate share analysis as required by Section 11-36a-304 of the Act.
 3. Formula. The Pressurized Irrigation Impact Fee is based upon the Act's required proportionate share analysis in determining the total project costs to maintain the City's current pressurized irrigation system level of service for new development activity that is projected to occur during the next six (6) years. Table 2-5 from the IFA shows the impact fee imposed per ERC for each type of system improvement.

Table 2-5
Pressurized Irrigation Impact Fee Per ERC

Single Family Residential	Cost	ERC Capacity	Cost/ERC	Cost/ERC with Credit
Source/Transmission	\$184.20/gpm	0.97 gpm/ERC	\$178.68/ERC	\$178.68/ERC
Storage	\$0.89/gal	1,817 gal/ERC	\$1,621.24/ERC	\$1,621.24/ERC
Misc Facilities	\$3,000,365.70	7,138 ERCs	\$840.68/ERC	\$840.68/ERC
Planning	\$227,150.00	2,313 ERCs	\$98.21/ERC	\$98.21/ERC
Distribution	\$58.38/cf	25.0 cf/ERC	\$1,459.43/ERC	\$1,281.36/ERC

Table 2-7 from the IFA shows the formula used to calculate the impact fee for each type of development activity. It also includes the proposed cost change and percent increase per ERC.

Table 2-7
Pressurized Irrigation Impact Fee per ERC with Credit

ERC Meter Size	1 in
Maximum Allowable Impact Fee/ERC	\$4,020.16/ERC
Previous Impact Fee	\$4,123.00/ERC
Proposed Impact Fee	\$4,020.16/ERC
Difference	-\$102.84/ERC
% Change	-2.49%

The ERC ratio for different lot sizes is found in IFA Table 2-8. This factor would be applied to the Proposed Impact Fee/ERC in Table 2-7.

Table 2-8
Proposed Pressurized Irrigation Impact Fee by Irrigated Area

Lot Size	ERC	Impact Fee
Average Single Family Residential Lot	1	\$4,020.16/ERC
1 Acre of Landscaped Area	8.78	\$35,313.51/ERC

The pressurized irrigation impact fee is charged at the time of building permit issuance. It is charged by lot size for single family Dwelling Unit and by irrigated acre for all other development.

A more detailed analysis of the impact fee schedule and formula is found in the attached IFA.

4. Impact Fee Adjustments – Utah Code Requirement 11-36a-402(1)(c) and 11-36a-402(1)(d).
 - a. The City Council is authorized to adjust the standard fee at the time the fee is charged to:
 - i. respond to:
 1. unusual circumstances in specific cases; or
 2. a request of a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has or will be collected, and
 - ii. ensure that the impact fees are imposed fairly.
 - b. The impact fee may be adjusted for a particular development based on studies or data provided by a developer after review by the City's Impact Fee Administrator and approval by the City Council.
5. Credits and Reimbursements – Utah Code Requirements 11-36a-402(2) and 11-36a-402(3).
 - a. A developer, including a school district or a charter school, shall receive a credit against or proportionate reimbursement of an impact fee from the City if the developer:
 - i. dedicates land for a system improvement,
 - ii. builds and dedicates some or all of a system improvement, or
 - iii. dedicates a public facility that the City and the developer agree will reduce the need for a system improvement.

- b. The City shall require a credit against the impact fee for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - i. are system improvements, or
 - ii. A. are dedicated to the public, and
B. offset the need for an identified system improvement.

SECTION 5: Assessment.

The Pressurized Irrigation Impact Fee shall be charged for all new service connections or whenever a customer desires to increase the size of an existing pressurized irrigation service. In the latter instance, the impact fee shall be based on the difference in service capacity between the new and existing service. The impact fee shall be charged throughout the Service Area for all classes of service.

SECTION 6: Expenditure of Impact Fees – Utah Code Requirements 11-36a-602.

The City may expend impact fees only for a system improvement identified in the IFFP and for the specific public facility type for which the fee was collected. Impact fees will be expended on a first-in-first-out basis. Impact fees collected pursuant to this Ordinance shall be expended or encumbered for permissible use within six (6) years of their receipt. The City may hold the fees for longer than six (6) years if it identifies, in writing, an extraordinary and compelling reason why the fees should be held longer than six (6) years and an absolute date by which the fees will be expended.

SECTION 7: Impact Fee Reimbursement and Pioneering Agreements.

The City Manager is authorized to sign pressurized irrigation impact fee reimbursement agreements and pioneering agreements when in accordance with this ordinance and Utah code.

SECTION 8: Refunds – Utah Code Requirements 11-36a-603.

The City shall refund any impact fee paid by a developer, plus interest earned, when:

1. the developer does not proceed with the development activity and has filed a written request for a refund;
2. the fee has not been spent or encumbered; and
3. 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.

SECTION 9: Impact Fee Challenges – Utah Code Requirements 11-36a-701.

A person or entity that has standing to challenge an impact fee may appeal the impact fee pursuant to Title 9, Chapter 8 of the Santaquin City Code. The procedures and time limitations for challenging an impact fee, including procedures for mediation and/or arbitration, shall be as set forth in Sections 11-36a-702 through 705 of the Act. The applicable remedies for an impact fee challenge shall be limited to those set forth in Section 11-36a-701 of the Act.

SECTION 10: Accounting of Impact Fees – Utah Code Requirements 11-36a-601.

The City shall follow all of the accounting and reporting requirements found in Section 11-36a-601 of the Act.

SECTION 11. Contrary Provisions Repealed.

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

SECTION 12. Codification, Inclusion in the Code, and Scrivener's Errors.

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

SECTION 13. Severability.

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the

intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

SECTION 14. Other Impact Fees Not Repealed.

Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify, or affect any impact fee of the City in existence as of the effective date of this Ordinance.

SECTION 15. Effective Date.

This Ordinance will become effective July 1, 2026 which is more than 90 days after the day on which it is approved in accordance with Utah Code 11-36a-401(2). Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 17th day of March 2026

SANTAQUIN CITY

Dan Olson, Mayor

ATTEST:


Stephanie Christensen
CITY RECORDER



Councilmember Art Adcock
Councilmember Brian Del Rosario
Councilmember Travis Keel
Councilmember Lynn Mecham
Councilmember Jeff Siddoway

Voted yes
Voted yes
Voted yes
Voted yes
Voted yes

STATE OF UTAH)

) ss.

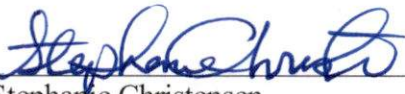
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 17th day of March 2026, entitled

“AN ORDINANCE ADOPTING THE SANTAQUIN CITY PRESSURIZED IRRIGATION IMPACT FEE FACILITIES PLAN AND THE PRESSURIZED IRRIGATION IMPACT FEE ANALYSIS; AND ENACTING PRESSURIZED IRRIGATION IMPACT FEES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 17th day of March 2026.




Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)

) ss.

COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.


STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this 17 day of 3 2026, by STEPHANIE CHRISTENSEN.

My Commission Expires:

Notary Public



Residing at: Utah County

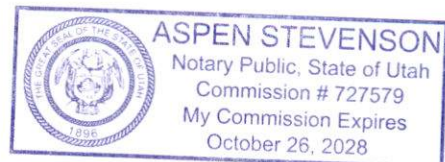
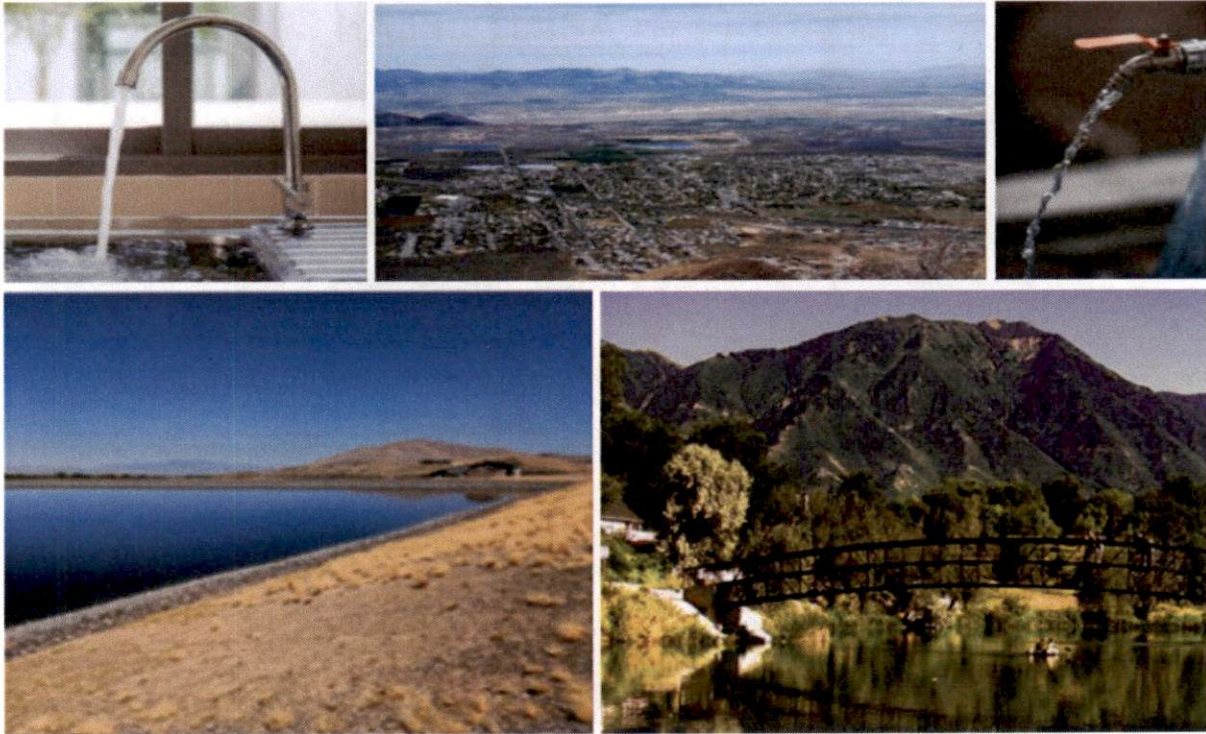


Exhibit A- IFFP, IFA



Pressurized Irrigation Impact Fee Facilities Plan



SANTAQUIN

March 2026

**HANSEN
ALLEN
& LUCE_{INC}**
ENGINEERS

Santaquin

PRESSURIZED IRRIGATION IMPACT FEE FACILITY PLAN

(HAL Project No.: 415.10.200)

March 2026

**HANSEN
ALLEN
& LUCE_{inc}**
ENGINEERS

ACKNOWLEDGMENTS

Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

The City of Santaquin

Jason Callaway, Public Works Director
Norm Beagley, City Manager
Jon Lundell, City Engineer
Pat Hatfield, Water System Superintendent
Josh Carr, GIS Administrator

Hansen, Allen & Luce, Inc.

Steve Jones, Principal in Charge
Chris Thompson, Project Manager
Dana Tran, Project Engineer
Jason Biesinger, Project Engineer

ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

ABBREVIATIONS

City	Santaquin City
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ACRONYMS

CIP	Capital Improvement Plan
ERC	Equivalent Residential Connection
GIS	Geographic Information System
HAL	Hansen, Allen and Luce, Inc.
IF	Impact Fee
LOS	Level of Service
MAG	Mountainland Association of Governments
MPO	Metropolitan Planning Organization
PI	Pressurized Irrigation

UNITS

ac-ft	Acre Foot
cf	Cubic Foot
ft	Foot
in	Inch
ln-ft	Linear Foot
sq-ft	Square Foot

DEFINITIONS

Base LOS Data Year. The first data year LOS calculations were made.

Base LOS Fiscal Year. The first fiscal year LOS calculations were implemented.

Base Year LOS. The Base Year LOS reflects the originally calculated LOS provided to the residents. It is tracked so impact fees are not used to raise the LOS to existing residents.

Data Year. The Data Year is the previous full calendar year for which annual data is used for updating the IFFP and IFA.

Distribution LOS Parameter. The Distribution LOS Parameter was set by standard practice in the PI Master Plan. Distribution facilities must be designed with capacity for peak day demands.

Distribution Pipe. Distribution Pipe includes main lines that convey PI water and are owned by the City.

Effective Date. The date, no less than 90 days after the Enactment Date, when the impact fees become effective for impact fees that are increasing.

Enactment Date. The Enactment Date is the date the City Council approves the IFFP, IFA, and Impact Fee Enactment Ordinance.

Equivalent Residential Connection (ERC). An ERC is defined by the average PI usage of an average single-family house.

Established LOS. The Established LOS is set by the City Council by the adoption of the IFFP, the IFA, and the Impact Fee Enactment Ordinance.

Existing LOS. The Existing LOS is the LOS currently provided to the existing City residents for the Data Year.

Local Distribution System. Local Distribution System is defined as distribution system constructed with Minimum Size Distribution Pipe or pipe smaller in diameter.

Master Plan LOS. The Master Plan LOS is the LOS for the entire City at the Master Planned Year. It indicates what the Existing LOS will be raised to with non-impact fee funds.

Minimum Size Distribution Pipe. The Minimum Size Distribution Pipe is defined as the minimum or local distribution pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the pressurized irrigation system.

Project Improvements. Project Improvements are improvements required by development that the City determines not to define as System Improvements.

Proposed LOS. The Proposed LOS is the LOS recommended to the City Council by the IFFP and IFA to set as the Established LOS.

Proposed LOS for Existing. The LOS existing customers will have as a result of the Proposed LOS.

Regional Distribution System. Regional Distribution System is defined as the volume of distribution system pipe above that of a local or minimum pipe size.

Storage LOS Parameter. The Storage LOS Parameter was set by standard practice in the PI Master Plan. Storage facilities must be designed with capacity for equalization storage.

System Improvements. System Improvements are regional improvements determined by the City to be impact fee reimbursable. Cities are not required to define all regional facilities as System Improvements, but all System Improvements must be regional.

Volume LOS. The Volume LOS for both distribution and storage is based on the volume of Regional Pipe or Storage Facility per ERC.

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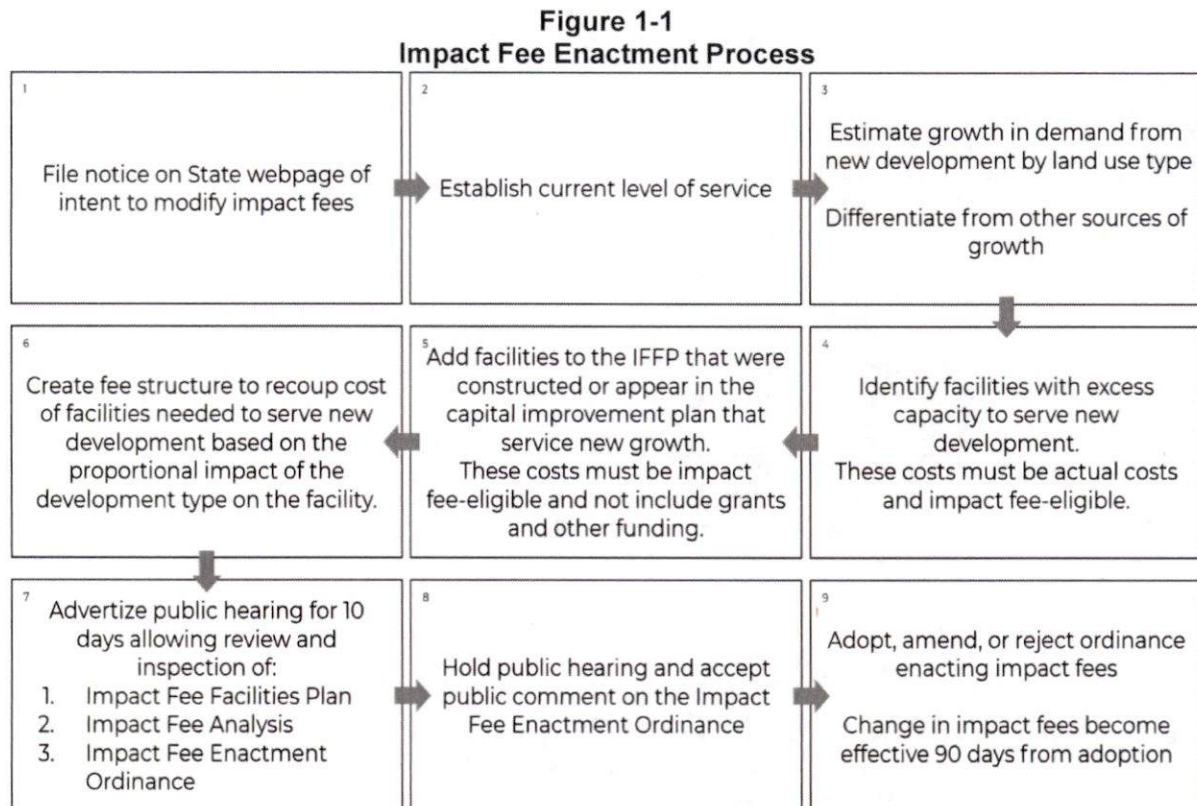
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CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.



NOTICES

In accordance with Utah Code section 11-36a-501 Notice of Intent to Prepare an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Prepare an Impact Fee Assessment, Santaquin City posted a notice of intent to prepare or amend an Impact Fee Analysis for the area within the City's policy declaration boundary. It was posted on the Utah Public Notice Website and the local City website. See [Appendix A](#).

In accordance with Utah Code section 11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-504 Notice of Intent to Adopt an Impact Fee Enactment, Santaquin City posted a notice of intent to prepare or amend an Impact Fee Facilities Plan and prepare an Impact Fee Analysis for the area within the City's policy boundary. It was posted on the Utah Public Notice Website and the local City website. See Appendix B.

EXECUTIVE SUMMARY

HAL completed a pressurized irrigation system model and the PI Master Plan for the City. This IFFP is based on that model and PI Master Plan and any update studies conducted since. Recommendations for Source, Storage, and Distribution System Improvements are based on the model requirements to meet the PI Master Plan Source, Storage, and Distribution LOS Parameters.

The City has adopted impact fees based on the cost of capital facilities needed to meet the demand of new development according to the LOS Parameters set by the City in the PI Master Plan and this IFFP. Impact fees are not used to increase the LOS for existing residents.

Service Area

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040. Master Planned Year refers to when, at growth rates projected by the MPO, the state and the City, all vacant land in the PI Master Plan boundaries would be developed. It assumes no future changes to the PI Master Plan boundaries but will be updated with each future IFFP according to the current City PI Master Plan.

Impact Fee Facilities Plan

Table 1-1 identifies projects and planning studies with impact fee-eligible costs. All costs are based on actual costs or use present day cost estimates. There are 5 components to a pressurized irrigation impact fee: source, storage, miscellaneous facilities, planning, and distribution. The fees charged for source, storage, and distribution are based on LOS. The fees charged for miscellaneous facilities and planning are based on ERCs served. The IF % removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

Table 1-1
Pressurized Irrigation Impact Fee Facilities Plan

Source	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Excess Cap	LOS/ERC	Cost/gpm
Winter Storage WRF Reuse Pump Upsize from 650 GPM to 1,200 GPM 400 S 100 W Summit Crk Irrig Well Connections	FY2018	\$129,160	45.83%	\$59,198	550 gpm	567 ERCs	0.97 gpm	\$107.63
	FY2026	\$300,000	100.00%	\$300,000	1,400 gpm	567 ERCs	0.97 gpm	\$214.29
WEIGHTED AVERAGE								\$184.20
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [21.16% Zone 11W 3.25 MG Tank]	FY2022	\$2,377,070	100.00%	\$2,899,844	3,250,000 gal	1,569 ERCs	1,817 gal	\$0.89
WEIGHTED AVERAGE								\$0.89
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	7,709 ERCs	3,752 ERCs	11,461 ERCs	\$121.43
Summit Ridge 12" PRV	FY2020	\$57,329	67.00%	\$13,285	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$1.83
Canyon Rd 3,000 gpm Booster Pump Station Zions 2018 PI Bond (58.4% PI Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,251,120	7,565 ERCs	3,896 ERCs	11,461 ERCs	\$165.39
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [7.33% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$823,580	100.00%	\$3,200,650	6,782 ERCs	4,679 ERCs	11,461 ERCs	\$471.93
Stone Hollow Backflow Preventer - Zone 10W	FY2020	\$32,179	100.00%	\$32,179	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$4.43
Zone 10 ULS Connection	FY2026	\$450,000	100.00%	\$450,000	5,947 ERCs	5,514 ERCs	11,461 ERCs	\$75.67
TOTAL								\$840.68
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$35.24
Master Plan Studies	FY2022	\$145,650	100.00%	\$145,650	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$62.97
TOTAL								\$98.21

Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS/ERC	ERCs	Cost/cf
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - Summit Ridge 500 S Summit Ridge 7,950' 16" & 7,500' 24" Lines - Zone 11W	FY2022	\$3,687,424	44.75%	\$1,879,981	31,629 cf	25.0 cf	1,265 ERCs	\$59.44
Summit Ridge Santaquin Peaks 5,660' 12"	FY2023	\$265,004	20.69%	\$161,040	3,334 cf	25.0 cf	133 ERCs	\$48.30
WEIGHTED AVERAGE								\$58.38

Note: Project and study costs based on actual costs or present-day cost estimates

Level of Service

Tables 1-2 and 1-3 set the LOS Parameters and LOS calculations for the City pressurized irrigation source, storage, and distribution systems. All systems have LOS categories defined in the Definitions.

**Table 1-2
Pressurized Irrigation LOS Parameters**

Category	Parameter	Source
Maximum Operating Pressure (psi)	130 psi	Master Plan Level of Service (Table 1-2)
Minimum Operating Pressure (psi)	30 psi	Master Plan Level of Service (Table 1-2)
Maximum Daily Pressure Variation	20 psi	Master Plan Level of Service (Section 5-2)
Minimum or Local Pipe Size (in)	6 in	City Standards
Residential Service Meter Size (in)	1 in	Santaquin Fee Schedule, Meter Fees
Minimum Required Source Capacity	Peak Day of a Peak Year Flow	
Minimum Required Annual Source Capacity	Peak Year Annual Demand	
Minimum Required LOS Equalization Storage per ERC (% of Avg Day Peak Year)	80%	
Emergency Storage (% of Equalization Storage)	0%	

**Table 1-3
Pressurized Irrigation Level of Service per ERC**

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	1.45 gpm	1.45 gpm	0.97 gpm	100.00%
Storage LOS/ERC	2,334 gal	2,334 gal	1,817 gal	100.00%
Distribution LOS/ERC	25.28 cf	25.28 cf	25.00 cf	100.00%

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 1-3 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

CERTIFICATION

Utah Impact Fee Act requires certification for the IFFP. Hansen, Allen & Luce provides this certification with the understanding that the recommendations in the IFFP are followed by City Staff and elected officials. If all or a portion of the IFFP is modified or amended, or if assumptions presented in this analysis change substantially, this certification is no longer valid. All information provided to Hansen, Allen & Luce, Inc. is assumed to be correct, complete, and accurate.

IFFP Certification

Hansen, Allen & Luce, Inc. certifies that this Impact Fee Facilities Plan (IFFP):

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; or
 - 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.

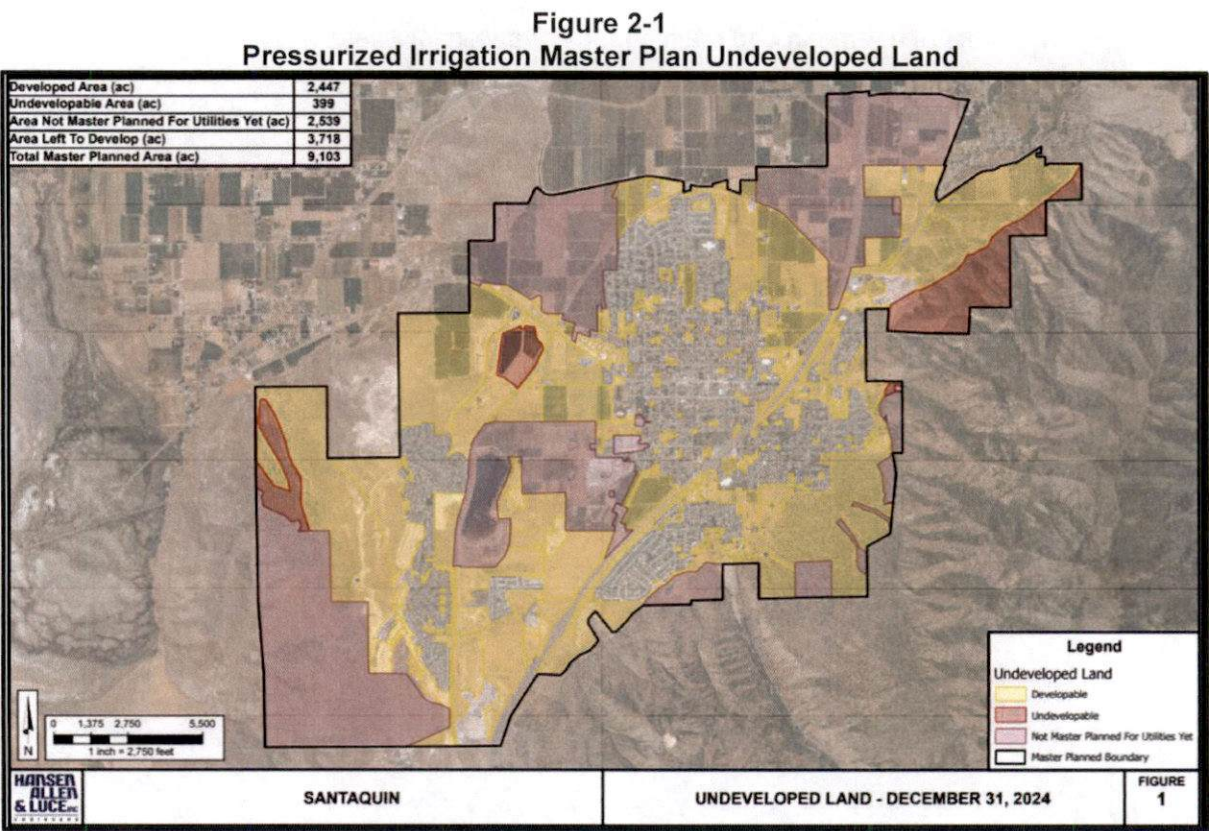
HANSEN, ALLEN & LUCE, INC.

CHAPTER 2 – DEMOGRAPHICS AND GROWTH

UNDEVELOPED LAND

Santaquin City was first settled in late 1851 and is located about 70 miles south of Salt Lake City in Utah County. Although its history lies mostly in agriculture, its population today also has a substantial number of commuters who work in Provo, Orem, and other nearby cities. Utah County has experienced rapid growth in recent decades, and this growth has extended to Santaquin as population centers have expanded and property values have increased.

The City GIS was used to find developed, undeveloped, undevelopable, and not planned to be developed land within the PI Master Plan boundary. Developed land includes parks and existing roads. Undevelopable land includes, but is not limited to, land that cannot be developed because of wetlands and steep terrains. Not expected to be developed land includes but is not limited to land that is not planned to be developed or has development restrictions. All these areas are shown in Figure 2-1.



POPULATION

In Table 2-1 growth projections from the City and the Mountainland Association of Governments (MAG) Metropolitan Planning Organization (MPO) were used to estimate growth by Census. These projections were used to estimate annual growth for this study.

Table 2-1
Census Population Projections

Population Criteria	1990	2000	2010	2020	2030	2040	2050	2060
Santaquin	2,386	2,834	9,128	13,725	20,303	25,478	34,211	42,944
10-Year Growth Rate		1.74%	12.41%	4.16%	3.99%	2.30%	2.99%	2.30%
Utah County	263,590	368,536	518,872	679,188	861,852	1,080,082	1,297,515	1,504,433
Growth Rate		3.41%	3.48%	2.73%	2.41%	2.28%	1.85%	1.49%
Santaquin as % of Utah County	0.91%	0.77%	1.76%	2.02%	2.36%	2.36%	2.64%	2.85%
Santaquin Yearly Growth Rate	1.88%	22.21%	5.04%	4.79%	4.32%	3.04%	2.33%	1.89%

Source: Census, MAG MPO

DATA YEAR AND MASTER PLANNED

Table 2-2 summarizes development information for the land area master planned in the PI Master Plan for the IFFP Data Year. The Master Planned Year is estimated by applying the MPO growth rates to the developed area until the area left to develop is gone.

Table 2-2
Projected Master Planned Development

Land Use	% Total
Developed Area	2,447 acres 26.88%
Undevelopable Area	399 acres 4.38%
Area Not Master Planned for Utilities Yet	2,539 acres 27.89%
Area Left to Develop	3,718 acres 40.84%
Total Master Planned Area	9,103 acres 100.00%
Data Year	2024
Master Planned Households	11,700
Master Planned Year	2050

Source: City GIS and PI Master Plan

MPO, state, and City growth projections were used to estimate the end of Data Year and Master Planned Year population in Table 2-3 and Table 2-4. Statistics were calculated using data from the City GIS, Census and the MPO MAG.

Table 2-3
End of Data Year Developed Land and Population Summary

Data Year	2024
Population	17,853
Households	5,433
Single-Family Home Persons per Household	3.75
Multi-Family Household Persons per Household	3.47
Average Household Size	3.64
Developed Area	2,447 acres
Undevelopable Area	399 acres
Area Not Master Planned for Drinking Water Yet	2,539 acres
Area Left to Develop	3,718 acres
Total Master Plan Land Area	9,103 acres

Sources: City GIS, Census, and MAG MPO

Table 2-4
Population - End of Data Year and Master Planned

	2024	2050
Santaquin	17,853	43,642
Growth Rate	6.14%	2.33%
Utah County	752,254	1,297,515
Growth Rate	2.49%	1.70%
Santaquin as % of Utah County	2.37%	3.36%

Sources: City GIS, Census, MAG MPO

IRRIGATED ACREAGE

Outdoor water demands are based on irrigated acreage. Existing irrigated acreage percentages were estimated using multi-spectral aerial imagery analysis as shown in Figure 2-2. The units used for the pressurized irrigation impact fee is per Equivalent Residential Connection (ERC) or acre. The ERC was determined by calculating the irrigated acreage within a residential parcel and applying that to the average residential parcel size. Table 2-5 shows the irrigated acreage by lot size calculated from this study.

Figure 2-2
ERC Irrigated Acreage Percentage



Table 2-5
Irrigated Acres by Residential Lot Size

Lot Size	Acres	Irrigated Acres	ERC
Average Single Family Residential Lot	0.21 acres	0.11 acres	1.00 ERC
1 Acre of Landscaped Area	1.00 acres	1.00 acres	8.78 ERCs
Lot Size	% Landscaped	Irrigated Area	Factor
2000 sq-ft or less	15.00%	300 sq-ft	0.06
2,001-3,000 sq-ft	26.00%	650 sq-ft	0.13
3,001-4,000 sq-ft	39.29%	1,375 sq-ft	0.27
4,001-5,000 sq-ft	44.44%	2,000 sq-ft	0.39
5,001-6,000 sq-ft	48.18%	2,650 sq-ft	0.51
6,001-7,000 sq-ft	50.00%	3,250 sq-ft	0.63
7,001-8,000 sq-ft	51.33%	3,850 sq-ft	0.75
8,001-9,000 sq-ft	52.65%	4,475 sq-ft	0.87
9,001-10,000 sq-ft	54.21%	5,150 sq-ft	1.00
10,001-11,000 sq-ft	55.95%	5,875 sq-ft	1.14
11,001-12,000 sq-ft	57.61%	6,625 sq-ft	1.29
12,001-16,000 sq-ft	61.96%	8,675 sq-ft	1.68
16,001-20,000 sq-ft	64.86%	11,675 sq-ft	2.27
Greater than 20,001 sq-ft	67.50%	16,875 sq-ft	3.28

Table 2-6 shows the calculations for an ERC. To simplify calculations, an ERC ratio to the average lot was calculated to apply to calculate ERCs. These ratios are found in Table 2-5 for single family residential units and 2-6 for multi-family residential and non-residential development.

Table 2-6
Equivalent Residential Connection Lot

ERC Lot Size (acres)	0.21 acres
% Irrigated Area	54.21%
ERC Irrigated Acreage	0.11 acres
ERC Ratio per Acre of Irrigated Area for Multi-Family and Non-Residential Development	8.78

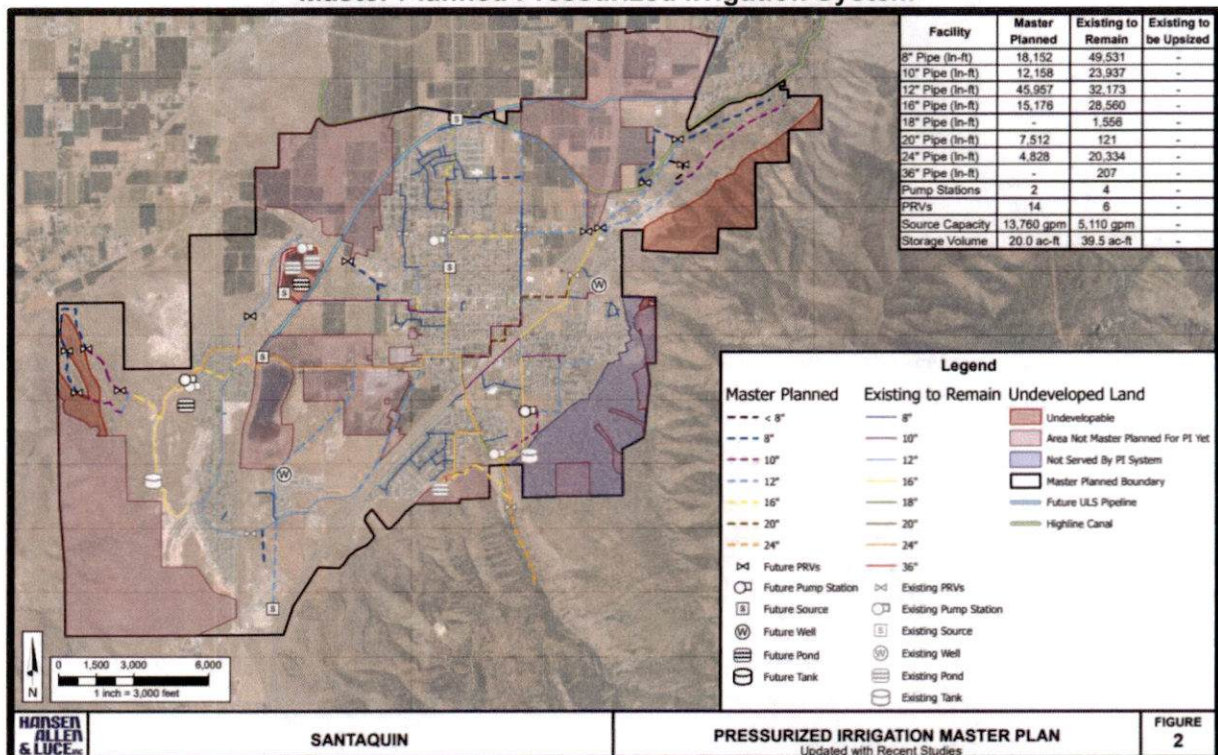
Source: City GIS

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

HAL completed a system model and PI Master Plan for the City. Master planned future system improvements are based on the model requirements to meet the LOS Parameters established in the PI Master Plan according to industry standards. See Table 1-2. These improvements and existing regional improvements are shown in Figures 3-1, 3-2, and 3-3. Figure 3-1 also includes any updates from more recent studies.

Figure 3-1
Master Planned Pressurized Irrigation System



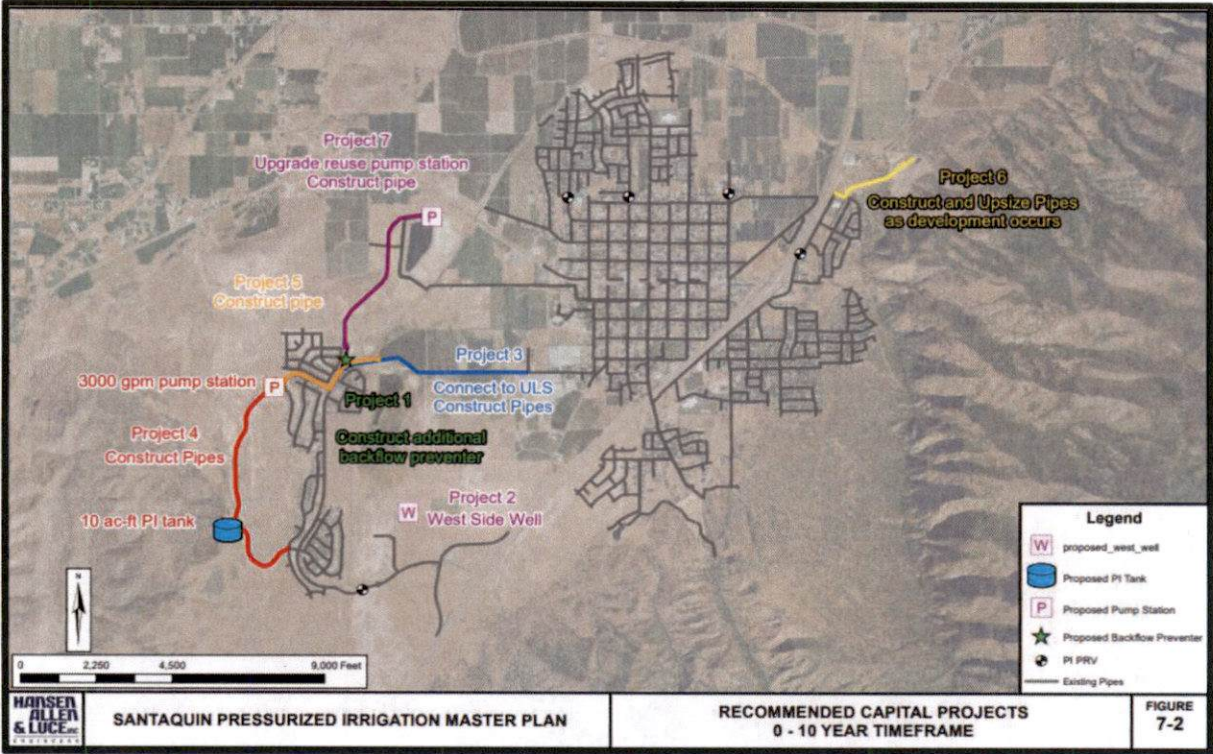
The following projects found in Tables 3-1, 3-2, and 3-3 are identified in the PI Master Plan to be needed for future growth. They are also shown graphically in Figures 3-1, 3-2, and 3-2. For more detail on each project, see the PI Master Plan.

Table 3-1
Source CIP Projects

PI Master Plan Map ID	Project	Cost
2	Drill new well to serve Zone 10	\$701,000
3	ULS West Connection	\$1,596,000
4	Zone 11W pump station	\$2,474,500
7	Increase booster station capacity	\$1,489,000
15	Install pump station on south side	\$1,126,000
Total		\$7,386,500

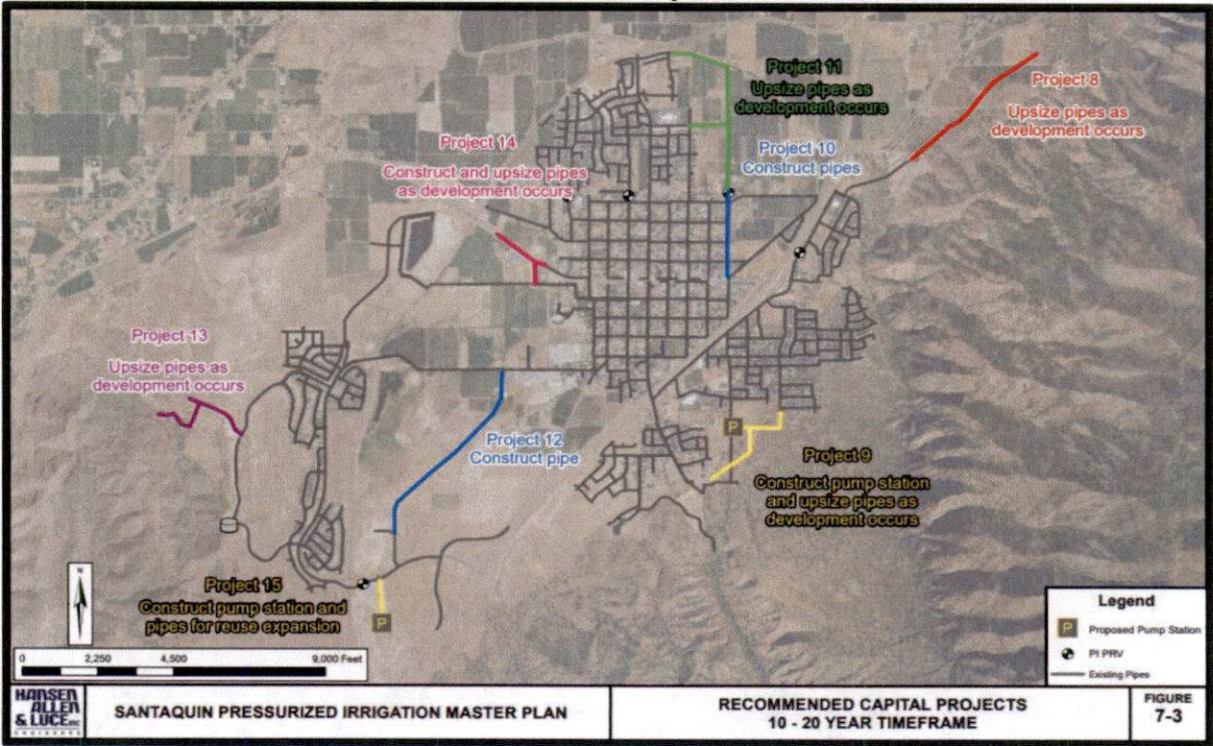
Source: 2021 PI Master Plan

Figure 3-2
Pressurized Irrigation Master Plan Projects 0-10 Year Timeframe



Source: 2021 PI Master Plan

Figure 3-3
Pressurized Irrigation Master Plan Projects 10-20 Year Timeframe



Source: 2021 PI Master Plan

**Table 3-2
Storage CIP Projects**

PI Master Plan Map ID	Project	Cost
4	Construct Zone 11W storage pond	\$2,474,500
Total		\$2,474,500

Source: 2021 PI Master Plan

**Table 3-3
Distribution CIP Projects**

PI Master Plan Map ID	Length	Diameter	Cost
5	3,600 In-ft	16 in	\$687,000
10	2,700 In-ft	12 in	\$470,000
Total			\$1,157,000

Source: 2021 PI Master Plan

The following sections give detail on the impact fee calculations for each of the five components of a pressurized irrigation impact fee:

1. Source
2. Storage
3. Misc Facilities
4. Planning
5. Distribution

All IFFP projects and costs are summarized into these components.

SOURCE

The City pressurized irrigation sources include wells, springs, and streams. It can be received through irrigation or district canals and pipelines. Some outdoor usage is currently supplied by the drinking water system.

Table 3-4 contains the existing pressurized irrigation sources and their capacity.

**Table 3-4
Existing Pressurized Irrigation System Sources**

Source	Peak Flow	Average Flow	Reliable/Dry Year Flow	Peak Flow Annual Capacity	Average Flow Annual Capacity	Reliable/Dry Year Annual Capacity
Spring #1	137 gpm	137 gpm	75 gpm	221 ac-ft	221 ac-ft	121 ac-ft
Center St Well	560 gpm	525 gpm	490 gpm	903 ac-ft	847 ac-ft	790 ac-ft
Summit Creek Irrigation Canal Co #1 (Well)	1,054 gpm	1,054 gpm	1,054 gpm	1,700 ac-ft	1,700 ac-ft	1,700 ac-ft
Summit Creek Irrigation Canal Co #2 (Stream)	575 gpm	575 gpm	575 gpm	928 ac-ft	928 ac-ft	928 ac-ft
Type 1 Reuse Ponds	1,250 gpm	1,250 gpm	1,250 gpm	2,016 ac-ft	2,016 ac-ft	2,016 ac-ft
ULS North	0 gpm	0 gpm	0 gpm	0 ac-ft	0 ac-ft	0 ac-ft
ULS West	4,568 gpm	4,568 gpm	4,568 gpm	909 ac-ft	909 ac-ft	909 ac-ft
Total	8,144 gpm	8,109 gpm	8,012 gpm	6,677 gpm	6,621 gpm	6,464 gpm
Proposed LOS Flow / Peak Year Volume per ERC	0.97 gpm	0.97 gpm	0.97 gpm	0.685 ac-ft	0.685 ac-ft	0.685 ac-ft
Proposed Total LOS Flow / Peak Year Volume	5,349 gpm	5,349 gpm	5,349 gpm	3,777 ac-ft	3,777 ac-ft	3,777 ac-ft
Total Excess Source Capacity	2,795 gpm	2,760 gpm	2,663 gpm	2,900 ac-ft	2,844 ac-ft	2,687 ac-ft
Backup Source - DW Gravity Springs 2-5 PI Bypass	1,000 gpm	1,000 gpm	1,000 gpm	1,613 ac-ft	1,613 ac-ft	1,613 ac-ft
Backup Source - Summit Ridge DW Well	375 gpm	375 gpm	375 gpm	605 ac-ft	605 ac-ft	605 ac-ft
Total with Backup Sources	9,519 gpm	9,484 gpm	9,387 gpm	8,895 ac-ft	8,839 ac-ft	8,682 ac-ft

Each source was assessed a capacity in terms of gallons per minute and acre-feet per year. Demands on each component were computed by applying the level of service to the amount of ERCs and irrigated areas served by each component. The difference between the capacity of the

component and the demand on the component is the component's remaining capacity. The existing excess capacity is shown in Table 3-5.

Table 3-5
Source Existing Excess Capacity

Proposed LOS Fiscal Year				FY2026	
Capacity	Prop LOS gpd/ERC	Current ERCs	Prop LOS Capacity	Avail LOS Capacity	Avail ERCs
8,012 gpm	0.97 gpm	5,514 ERCs	5,349 gpm	2,663 gpm	2,746 ERCs
Master Planned Fiscal Year				FY2050	
Capacity	Prop LOS gpd/ERC	Master Planned ERCs	Prop LOS Capacity	Avail LOS Capacity	Avail ERCs
5,728 gpm	0.97 gpd	11,461 ERCs	11,117 gpm	-5,389 gpm	-5,556 ERCs
First Year without Excess Capacity				FY2034	

Table 3-6 contains the calculation parameters and calculations for the source Proposed LOS per ERC.

Table 3-6
Source ERC LOS

Existing Source Capacity	8,012 gpm
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Additional Master Planned ERCs	5,947 ERCs
Base LOS	1.45 gpm
Base LOS Fiscal Year	FY2026
Existing LOS	1.45 gpm
Proposed LOS per ERC	0.97 gpm
% IF Reimbursable	100.00%

STORAGE

Santaquin currently operates one irrigation pond and two tanks. The purpose of storage within the pressurized irrigation water system is to provide equalization storage for those periods where demand exceeds the source supply. Equalization storage requirements were based on irrigated acreage and the level of service determined based on analysis of water usage data.

Table 3-7 lists the existing storage facilities and their requirements.

Table 3-7
Existing Storage Facilities and Capacity

Facility	Capacity
Ahlin Pond Zone 10 (MG)	6.35 MG
Zone 11 E PI Tank (MG)	3.26 MG
Zone 11 W PI Tank (MG)	3.26 MG
Total	12.87 MG

The existing excess capacity for storage is shown in Table 3-8.

Table 3-8
Storage Existing Excess Capacity

Proposed LOS Fiscal Year				FY2026	
Capacity	Proposed LOS/ERC	Current ERCs	Proposed LOS Storage	Available	Available ERCs
12.87 MG	1,817.00 gal	5,514 ERCs	10.02 MG	2.85 MG	517 ERCs
Master Planned Fiscal Year				FY2050	
Capacity	Proposed LOS/ERC	Master Planned ERCs	Proposed LOS Storage	Available	Available ERCs
12.87 MG	1,817.00 gal	11,461 ERCs	20.82 MG	-7.95 MG	-694 ERCs
First Year without Excess Capacity				FY2033	

Source: PI Master Plan, Water Division

Table 3-9 contains the calculation parameters and calculations for the storage Proposed LOS per ERC.

Table 3-9
Storage ERC LOS

Existing Storage Capacity	12.87 MG
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Additional Master Planned ERCs	5,947 ERCs
Base LOS	2,334 gallons
Base LOS Fiscal Year	FY2024
Existing LOS	2,334 gallons
Proposed LOS	1,817 gallons
% IF Reimbursable	100.00%

MISC FACILITIES

Misc facilities include pressurized irrigation related projects that do not tie directly to source, storage, or distribution LOS. They may include but are not limited to buildings, storage yards, pump stations, or public works buildings. The growth related portion of these miscellaneous facilities attributed to the pressurized irrigation system can be paid for or reimbursed by impact fees. Individual analysis of cost per ERC is conducted for each facility project. Present day facility cost estimates are used to estimate future facility costs.

PLANNING

Master plan, IFFP, and IFA consultant planning work can be paid for or reimbursed with impact fees. These planning costs from 4 years previous to 6 years in the future are divided by the ERC increase over the 10-year period to calculate the planning component of the impact fee per ERC. Present day planning costs are used to estimate future planning expenses.

DISTRIBUTION

Pipe diameters range from 4 inches to 36 inches, with the majority being 6 and 8 inches in diameter. The function of the larger pipes in the system is regional. They fill the storage ponds and meet peak day and fire flow demands. Smaller pipes facilitate local distribution.

The Minimum Size Distribution Pipe or local/Project Improvement pipe size is defined in Table 3-10. Only the upsize cost from this may be paid for with impact fee funds. Upsize cost calculations are found in Table 3-11. Table 3-10 also contains the calculation parameters and calculations for the distribution Proposed LOS per ERC.

**Table 3-10
Regional Distribution ERC LOS**

Local/Minimum Conveyance Pipe Size	6 in
Existing Regional Volume	133,136 cf
Future Master Planned Regional Volume	81,430 cf
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Existing Regional Volume LOS per ERC (cf)	25.3 cf
Base Regional Volume LOS per ERC (cf)	25.3 cf
Proposed Established Regional Volume per ERC (cf)	25.0 cf
% Impact Fee Reimbursable	100.00%

Table 3-11 contains the upsize percentages for System Improvement distribution projects. They are calculated according to current day estimates for distribution projects, dividing the cost difference of a regional distribution pipe with appurtenances and local one by the cost of the regional. Since the costs are relative, it fairly applies to all project costs whether or not they are the same as the basis costs for the percentage calculations. The IF Percentage is calculated by applying the % Impact Fee Reimbursable in Table 3-10 to the Upsize Percentage.

**Table 3-11
Pressurized Irrigation Pipe Upsize Percentage**

Pipe Size	Upsize Percentage	IF Percentage
8 in Pressurized Irrigation Pipe	4.17%	4.17%
10 in Pressurized Irrigation Pipe	14.81%	14.81%
12 in Pressurized Irrigation Pipe	20.69%	20.69%
14 in Pressurized Irrigation Pipe	25.81%	25.81%
16 in Pressurized Irrigation Pipe	34.29%	34.29%
18 in Pressurized Irrigation Pipe	37.84%	37.84%
20 in Pressurized Irrigation Pipe	43.90%	43.90%
24 in Pressurized Irrigation Pipe	52.08%	52.08%
30 in Pressurized Irrigation Pipe	62.30%	62.30%
36 in Pressurized Irrigation Pipe	68.92%	68.92%

SERVICE AREA

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040.

Master Planned Year refers to when, at growth rates projected by the MPO, all vacant land in the PI Master Plan boundaries will be developed. It assumes no future changes to the PI Master Plan boundaries but will be updated with each IFFP according to the current City PI Master Plan.

IMPACT FEE FACILITIES PLAN

Figures 3-1, 3-2, and 3-3 show the pressurized irrigation facilities needed to maintain the Proposed LOS as development occurs in the City. These facilities are determined from the CIPs in the PI Master Plan and specific localized studies completed as development progresses or is proposed. Many of these projects will be constructed in phases as development occurs.

Using the pressurized irrigation CIPs and recent development needs, specific capital projects which have impact fee-eligible costs are identified in Table 3-12. These are projects that have been completed or are planned for construction in the next 6 years. All costs are actual or based on present day estimates.

If development requires any System Improvement projects before existing budgets can construct them, then developers may, if approved by the City, front the cost of the project and be reimbursed through impact fees or receive an impact fee credit. If development occurs in areas that trigger projects beyond the planning horizon of this IFFP then the City may add these projects once they are confident the projects will progress.

Table 3-12 lists the IFFP projects. It includes the percentage of each project required to remove the cost to solve existing system deficiencies and increased utilization if appropriate. These percentages are applied to the total cost of the project to determine the cost reimbursable by impact fees. If IFFP projects are bonded, then the growth related interest of the bond are included in the IF & Interest Cost. The cost/ERC is determined by the product of the cost per capacity times the Proposed LOS required capacity. The total capacity and total cost are used to determine the cost per capacity unit.

Table 3-12
Pressurized Irrigation Impact Fee Facilities Plan

Source	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Excess Cap	LOS/ERC	Cost/gpm
Winter Storage WRF Reuse Pump Upsize from 650 GPM to 1,200 GPM 400 S 100 W Summit Crk Irrig Well Connections	FY2018	\$129,160	45.83%	\$59,198	550 gpm	567 ERCs	0.97 gpm	\$107.63
	FY2026	\$300,000	100.00%	\$300,000	1,400 gpm	567 ERCs	0.97 gpm	\$214.29
WEIGHTED AVERAGE								\$184.20
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [21.16% Zone 11W 3.25 MG Tank]	FY2022	\$2,377,070	100.00%	\$2,899,844	3,250,000 gal	1,569 ERCs	1,817 gal	\$0.89
WEIGHTED AVERAGE								\$0.89
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	7,709 ERCs	3,752 ERCs	11,461 ERCs	\$121.43
Summit Ridge 12" PRV	FY2020	\$57,329	67.00%	\$13,285	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$1.83
Canyon Rd 3,000 gpm Booster Pump Station Zions 2018 PI Bond (58.4% PI Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,251,120	7,565 ERCs	3,896 ERCs	11,461 ERCs	\$165.39
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [7.33% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$823,580	100.00%	\$3,200,650	6,782 ERCs	4,679 ERCs	11,461 ERCs	\$471.93
Stone Hollow Backflow Preventer - Zone 10W	FY2020	\$32,179	100.00%	\$32,179	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$4.43
Zone 10 ULS Connection	FY2026	\$450,000	100.00%	\$450,000	5,947 ERCs	5,514 ERCs	11,461 ERCs	\$75.67
TOTAL								\$840.68
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$35.24
Master Plan Studies	FY2022	\$145,650	100.00%	\$145,650	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$62.97
TOTAL								\$98.21

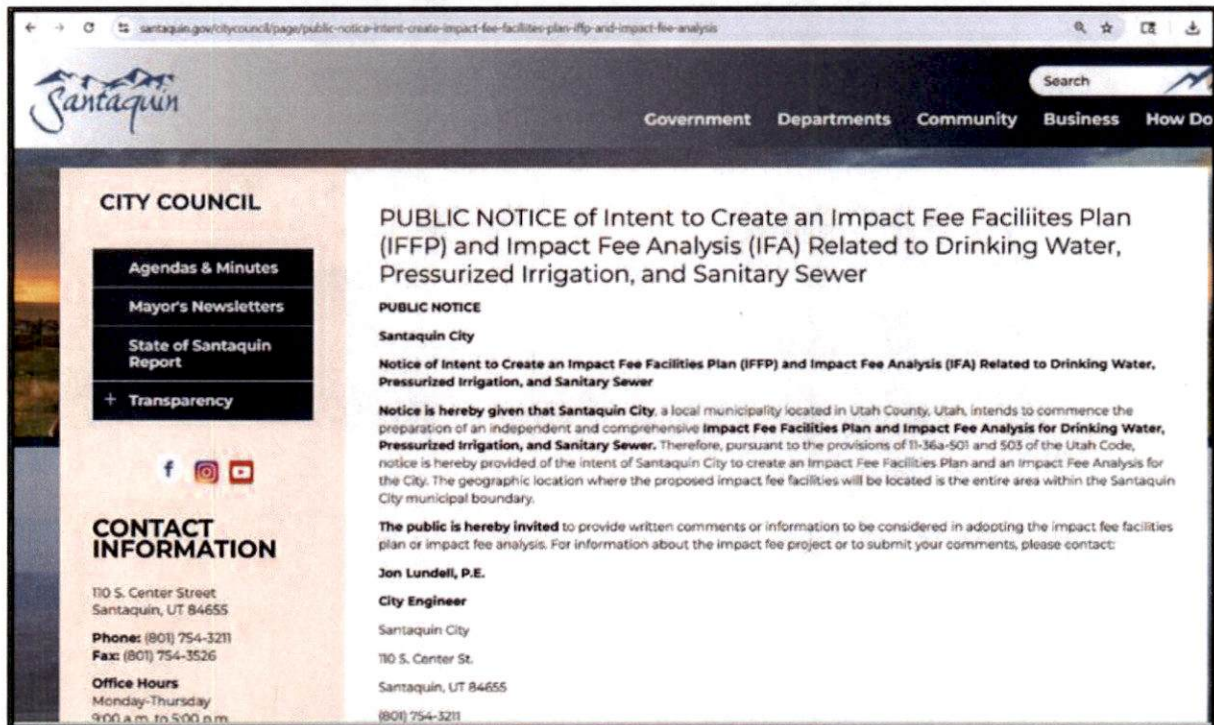
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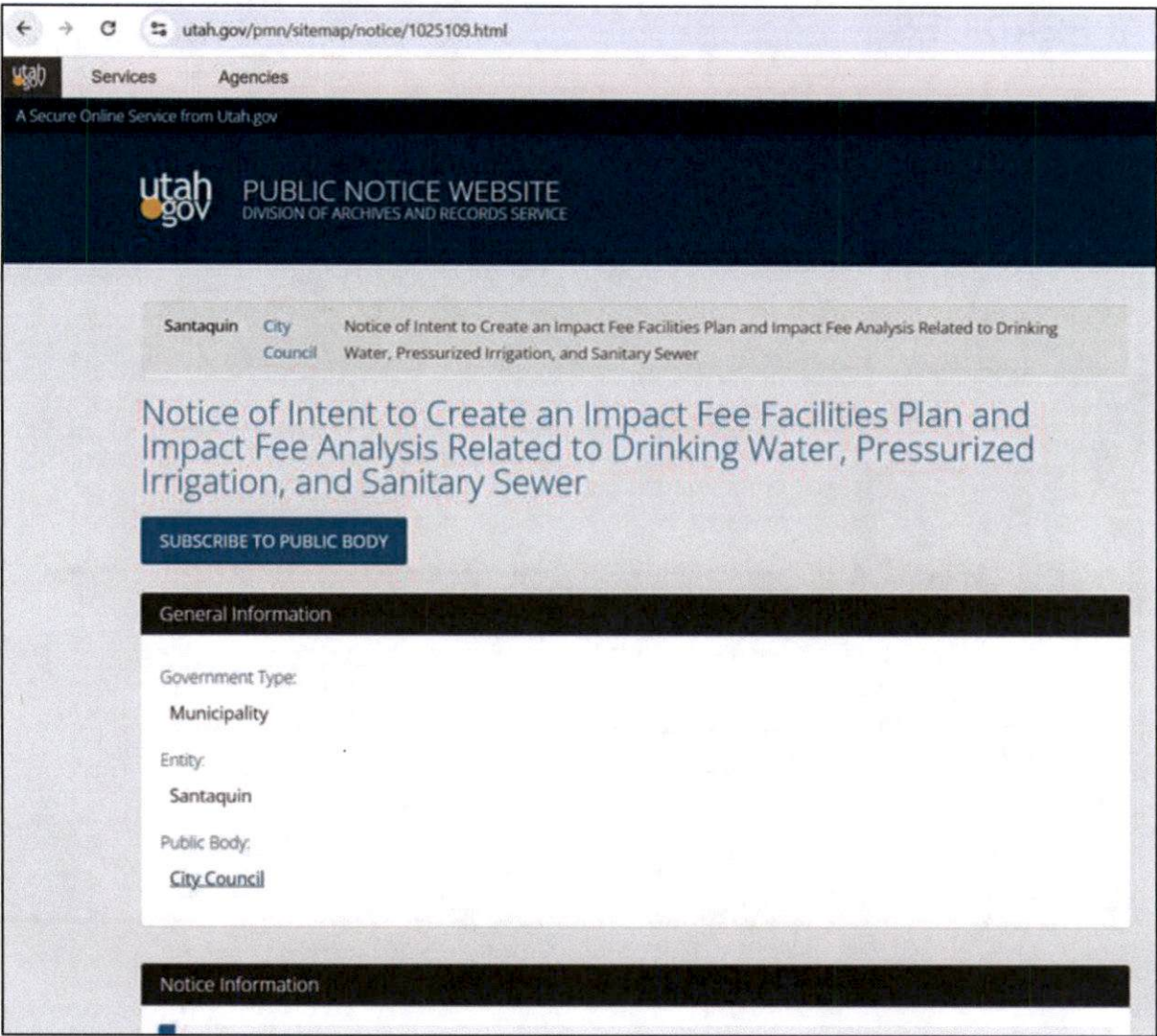
Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS/ERC	ERCs	Cost/cf
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - Summit Ridge 500 S Summit Ridge 7,950' 16" & 7,500' 24" Lines - Zone 11W	FY2022	\$3,687,424	44.75%	\$1,879,981	31,629 cf	25.0 cf	1,265 ERCs	\$59.44
Summit Ridge Santaquin Peaks 5,660' 12"	FY2023	\$265,004	20.69%	\$161,040	3,334 cf	25.0 cf	133 ERCs	\$48.30
WEIGHTED AVERAGE								\$58.38

Note: Project and study costs based on actual costs or present-day cost estimates

APPENDICES

APPENDIX A - NOTICE OF INTENT TO AMEND THE DW, PI, & WW IFFP AND IFA





[Add Notice to Calendar](#)

Notice Title:

Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice Type(s):

Notice

Event Start Date & Time:

November 24, 2025 05:00 PM

Description/Agenda:

Santaquin City

Notice of Intent to Create an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice is hereby given that Santaquin City, a local municipality located in Utah County, Utah, intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Impact Fee Analysis for Drinking Water, Pressurized Irrigation, and Sanitary Sewer. Therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided of the intent of Santaquin City to create an Impact Fee Facilities Plan and an Impact Fee Analysis for the City. The geographic location where the proposed impact fee facilities will be located is the entire area within the Santaquin City municipal boundary.

The public is hereby invited to provide written comments or information to be considered in adopting the impact fee facilities plan or impact fee analysis. For information about the impact fee project or to submit your comments, please contact:

Jon Lundell, P.E.
City Engineer
Santaquin City
110 S. Center St.

Santaquin, UT 84655
(801) 754-3211

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate shall notify the City and we will seek to provide assistance.

Notice of Special Accommodations (ADA):

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

Notice of Electronic or Telephone Participation:

Electronic participation upon request. Did you know that both historical and current agendas & minutes are also posted on Santaquin's website? The link can be found below! http://santaquin.org/government/agendas_minutes

Other Information:

Agendas & Minutes are posted on Santaquin's site here: http://santaquin.org/government/agendas_minutes

Meeting Information

Meeting Location:

110 S. Center Street
Santaquin, UT 84655

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

September 23, 2025 08:57 AM

Notice Last Edited On:

September 23, 2025 04:17 PM

Download Attachments

File Name	Category	Date Added
Notice of Intent - IFFP DW PI WW - Santaquin 2025.docx	Public Information Handout	2025/09/23 04:16 PM

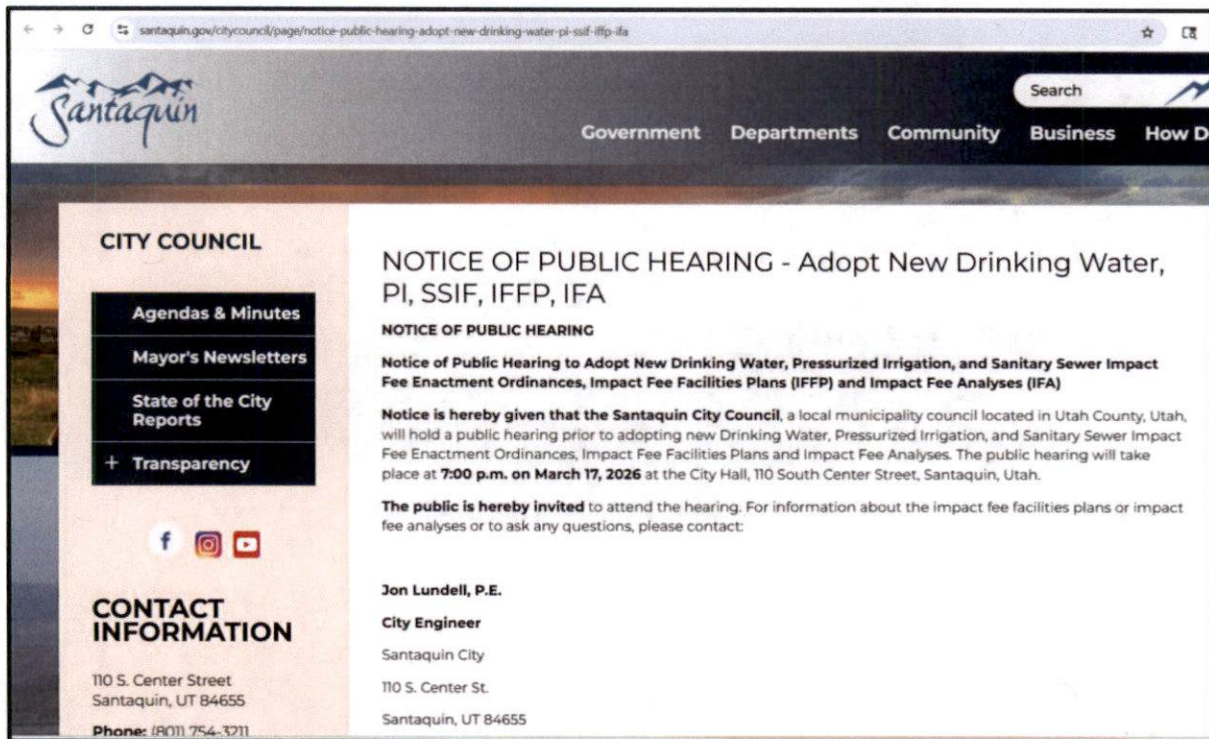
SHOW NOTICE REVISION HISTORY

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APPENDIX B - NOTICE OF PUBLIC HEARING TO ADOPT OR AMEND AN IFFP AND IF ENACTMENT

11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Adopt an Impact Fee Enactment





Santaquin City Council Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

SUBSCRIBE TO PUBLIC BODY

General Information

Government Type:

Municipality

Entity:

Santaquin

Public Body:

City Council

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice Type(s):

Notice, Hearing

Event Start Date & Time:

March 17, 2026 07:00 PM

Santaquin City

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice is hereby given that the Santaquin City Council, a local municipality council located in Utah County, Utah, will hold a public hearing prior to adopting new Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans and Impact Fee Analyses. The public hearing will take place at 7:00 p.m. on March 17, 2026 at the City Hall, 110 South Center Street, Santaquin, Utah.

The public is hereby invited to attend the hearing. For information about the impact fee facilities plans or impact fee analyses or to ask any questions, please contact:

Jon Lundell, P.E.
City Engineer
Santaquin City
110 S. Center St.
Santaquin, UT 84655
(801) 754-3211

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate shall notify the City and we will seek to provide assistance.

Notice of Special Accommodations (ADA):

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

Notice of Electronic or Telephone Participation:

Electronic participation upon request. Did you know that both historical and current agendas & minutes are also posted on Santaquin's website? The link can be found below! http://santaquin.org/government/agendas_minutes

Other Information:

Agendas & Minutes are posted on Santaquin's site here: http://santaquin.org/government/agendas_minutes

Meeting Information

Meeting Location:

110 S CENTER STREET
Santaquin/Utah County, UT 84655

[Show in Apple Maps](#) [Show in Google Maps](#)

Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

March 06, 2026 12:16 PM

Notice Last Edited On:

March 06, 2026 12:16 PM

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File Name	Category	Date Added
FINAL Notice of Public Hearing - IFPP IFA DW PI SS - Santaquin 2026.docx	Public Information Handout	2026/03/06 12:16 PM

[Download Attachments](#)

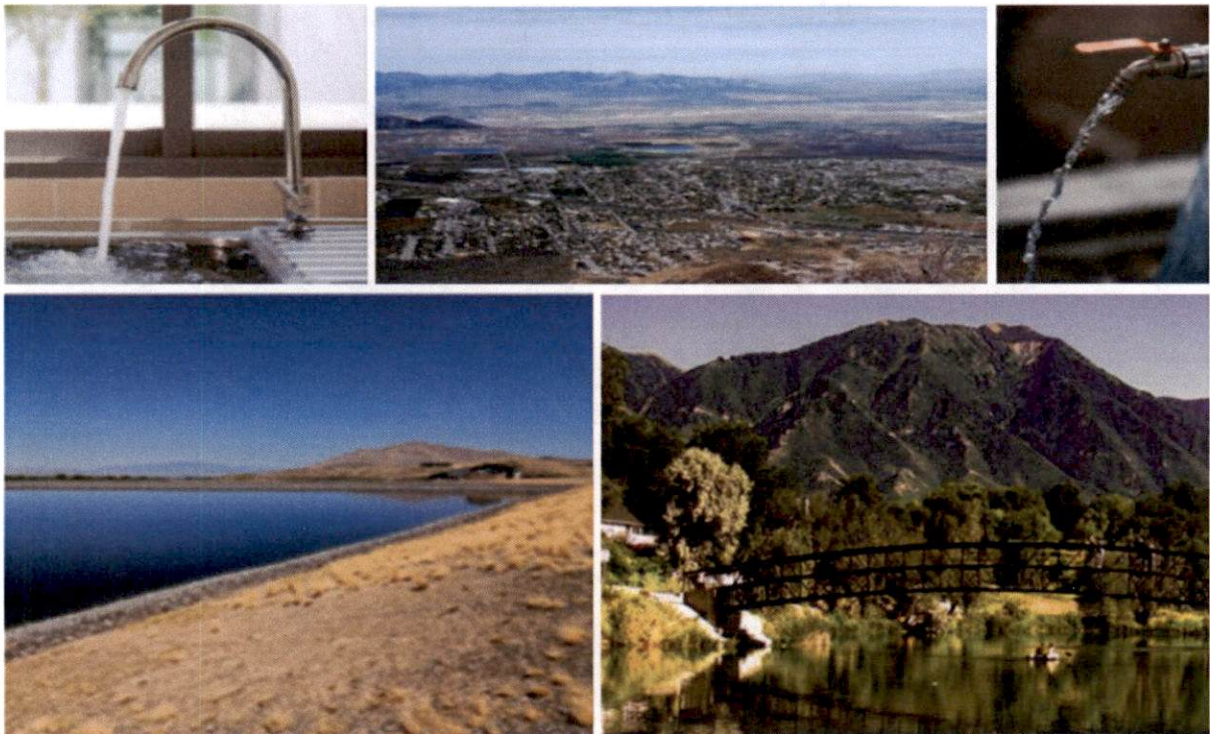
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Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

[Board/Committee Contacts](#)



Pressurized Irrigation Impact Fee Analysis



SANTAQUIN

March 2026

**HANSEN
ALLEN
& LUCE^{inc}**
ENGINEERS

Santaquin

PRESSURIZED IRRIGATION

IMPACT FEE ANALYSIS

(HAL Project No.: 415.10.200)

March 2026

**HANSEN
ALLEN
& LUCE^{inc}**
ENGINEERS

ACKNOWLEDGMENTS

Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

The City of Santaquin

Jason Callaway, Public Works Director
Norm Beagley, City Manager
Jon Lundell, City Engineer
Pat Hatfield, Water System Superintendent
Josh Carr, GIS Administrator

Hansen, Allen & Luce, Inc.

Steve Jones, Principal in Charge
Chris Thompson, Project Manager
Dana Tran, Project Engineer
Jason Biesinger, Project Engineer

ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

ABBREVIATIONS

City	Santaquin City
------	----------------

ACRONYMS

CIP	Capital Improvement Plan
ERC	Equivalent Residential Connection
GIS	Geographic Information System
HAL	Hansen, Allen & Luce, Inc.
LOS	Level of Service
PI	Pressurized Irrigation

UNITS

ac-ft	Acre Foot
cf	Cubic Foot
ft	Foot
in	Inch
ln-ft	Linear Foot
sq-ft	Square Foot

DEFINITIONS

Base LOS Data Year. The first data year LOS calculations were made.

Base LOS Fiscal Year. The first fiscal year LOS calculations were implemented.

Base Year LOS. The Base Year LOS reflects the originally calculated LOS provided to the residents. It is tracked so impact fees are not used to raise the LOS to existing residents.

Data Year. The Data Year is the previous full calendar year for which annual data is used for updating the IFFP and IFA.

Distribution LOS Parameter. The Distribution LOS Parameter was set by standard practice in the PI Master Plan. Distribution facilities must be designed with capacity for peak day demands.

Distribution Pipe. Distribution Pipe includes main lines that convey PI water and are owned by the City.

Effective Date. The date, no less than 90 days after the Enactment Date, when the impact fees become effective for impact fees that are increasing.

Enactment Date. The Enactment Date is the date the City Council approves the IFFP, IFA, and Impact Fee Enactment Ordinance.

Equivalent Residential Connection (ERC). An ERC is defined by the average PI usage of an average single-family house.

Established LOS. The Established LOS is set by the City Council by the adoption of the IFFP, the IFA, and the Impact Fee Enactment Ordinance.

Existing LOS. The Existing LOS is the LOS currently provided to the existing City residents for the Data Year.

Local Distribution System. Local Distribution System is defined as distribution system constructed with Minimum Size Distribution Pipe or pipe smaller in diameter.

Master Plan LOS. The Master Plan LOS is the LOS for the entire City at the Master Planned Year. It indicates what the Existing LOS will be raised to with non-impact fee funds.

Minimum Size Distribution Pipe. The Minimum Size Distribution Pipe is defined as the minimum or local distribution pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the pressurized irrigation system.

Project Improvements. Project Improvements are improvements required by development that the City determines not to define as System Improvements.

Proposed LOS. The Proposed LOS is the LOS recommended to the City Council by the IFFP and IFA to set as the Established LOS.

Proposed LOS for Existing. The LOS existing customers will have as a result of the Proposed LOS.

Regional Distribution System. Regional Distribution System is defined as the volume of distribution system pipe above that of a local or minimum pipe size.

Storage LOS Parameter. The Storage LOS Parameter was set by standard practice in the PI Master Plan. Storage facilities must be designed with capacity for equalization storage.

System Improvements. System Improvements are regional improvements determined by the City to be impact fee reimbursable. Cities are not required to define all regional facilities as System Improvements, but all System Improvements must be regional.

Volume LOS. The Volume LOS for both distribution and storage is based on the volume of Regional Pipe or Storage Facility per ERC.

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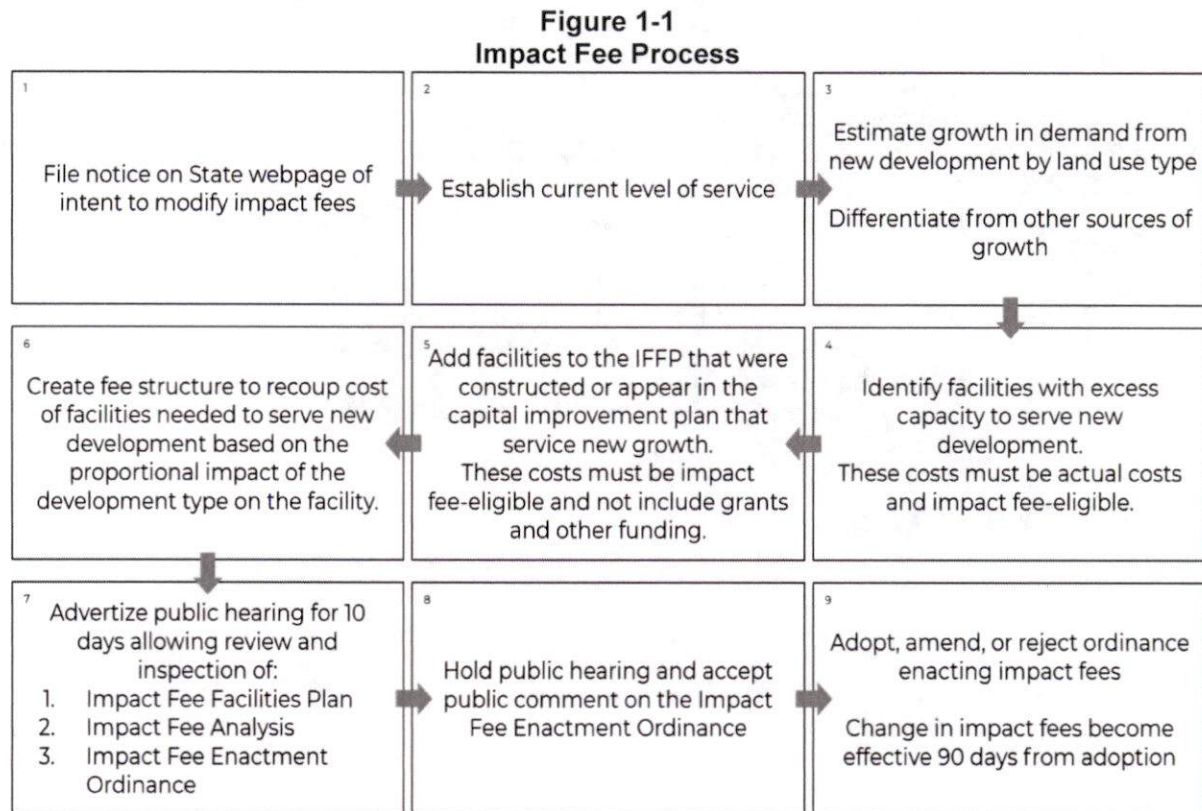
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CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.



NOTICES

In accordance with Utah Code section 11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-504 Notice of Intent to Adopt an Impact Fee Enactment, Santaquin City posted a notice of intent to prepare or amend an Impact Fee Facilities Plan and prepare an Impact Fee Analysis for the area within the City's policy boundary. It was posted on the Utah Public Notice Website and the local City website. See [Appendix A](#), Notices.

Utah Code 11-36a-401 requires that impact fees not go into effect until 90 days after the Enactment Date. These dates are found in Table 1-1. This table also includes the Data Year for this IFA and the IFFP it is based on. The fiscal year the Base LOS was set and the Data Year it was based on are also included in Table 1-1.

**Table 1-1
Enactment and Study Dates**

Data Year	Enactment Date	Effective Date	Base LOS Fiscal Year
2024	3/17/2026	7/1/2026	FY2026

EXECUTIVE SUMMARY

Hansen Allen and Luce, Inc (HAL) completed an IFFP for the City. This IFA is based on that IFFP. The impact fees calculated in this analysis have been developed in accordance with Section 11-36A-304 of the Utah Impact Fees Act.

The impact fee calculated in this IFA is a one-time fee charged to new development to pay for the cost of infrastructure to serve that development. It was developed to ensure that the cost of that infrastructure is fairly apportioned to the different types of anticipated development.

Service Area

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040. Master Planned Year refers to when, at projected growth rates, all vacant land in the PI Master Plan boundaries would be developed. It assumes no future changes to the PI Master Plan boundaries but will be updated with each future IFFP update according to the current City PI Master Plan.

Level of Service

Table 1-2 summarizes the City pressurized irrigation LOS calculations as indicated in the IFFP.

**Table 1-2
Pressurized Irrigation Level of Service per ERC**

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	1.45 gpm	1.45 gpm	0.97 gpm	100.00%
Storage LOS/ERC	2,334 gal	2,334 gal	1,817 gal	100.00%
Distribution LOS/ERC	25.28 cf	25.28 cf	25.00 cf	100.00%

Source: IFFP

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 1-2 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

Impact Fee Credits

When the Proposed LOS is higher than the Existing LOS, impact fee credits are applied so new residents do not also pay an impact fee for costs to raise the Existing LOS. Also, bonds often include new and existing user costs. New users pay for their portion of the bond through impact fees. Existing users pay through their rates. Since new users have already paid for their portion

of the facility through impact fees they receive a credit for what they will pay in user rates over the life of the bond. Table 1-3 shows the NPV credit calculations per ERC for any impact fee components that meet these criteria for a credit.

Table 1-3
Impact Fee Credits

Distribution	2021 Bond - Summit Ridge		
Year	Credit	NPV	Maximum Fee after Credit
FY2027	\$21.48	\$178.07	\$1,281.36
FY2028	\$20.61	\$166.36	\$1,293.07
FY2029	\$19.79	\$154.85	\$1,304.58
FY2030	\$19.06	\$143.48	\$1,315.95
FY2031	\$18.37	\$132.19	\$1,327.24
FY2032	\$17.72	\$120.92	\$1,338.51
FY2033	\$17.11	\$109.64	\$1,349.79
FY2034	\$16.55	\$98.31	\$1,361.12
FY2035	\$16.01	\$86.85	\$1,372.58
FY2036	\$15.51	\$75.26	\$1,384.17
FY2037	\$15.06	\$63.48	\$1,395.95
FY2038	\$14.62	\$51.44	\$1,407.99
FY2039	\$14.21	\$39.11	\$1,420.32
FY2040	\$13.80	\$26.45	\$1,432.97
FY2041	\$13.44	\$13.44	\$1,445.98
Average Mortgage Interest Rate for the Data Yr			6.24%

Source: IFFP, Federal Home Loan Mortgage Corporation

Maximum Allowable Impact Fee

Table 1-4 provides the maximum allowable impact fee for the pressurized irrigation system. Where appropriate, the maximum allowable fee is adjusted to reflect the proportional infrastructure needs of different lot size and land use types.

Table 1-4
Maximum Allowable Pressurized Irrigation Impact Fee per ERC

Item	Max Allowable Impact Fee	Max Allowable with Credits
Source Cost/ERC	\$178.68/ERC	\$178.68/ERC
Storage Cost/ERC	\$1,621.24/ERC	\$1,621.24/ERC
Distribution Cost/ERC	\$1,459.43/ERC	\$1,281.36/ERC
Facilities Cost/ERC	\$840.68/ERC	\$840.68/ERC
Planning Cost/ERC	\$98.21/ERC	\$98.21/ERC
Maximum Allowable Impact Fee/ERC	\$4,198.23/ERC	\$4,020.16/ERC

The proposed first year impact fee with credits for an ERC is identified in Table 1-5. It also includes the proposed cost change and percent increase per ERC.

Table 1-5
Pressurized Irrigation Impact Fee per ERC with Credit

ERC Meter Size	1 in
Maximum Allowable Impact Fee/ERC	\$4,020.16/ERC
Previous Impact Fee	\$4,123.00/ERC
Proposed Impact Fee	\$4,020.16/ERC
Difference	-\$102.84/ERC
% Change	-2.49%

The pressurized irrigation impact fee is charged at the time of building permit issuance. It is charged by lot size for single family homes and by irrigated acre for all other development according to Table 1-6.

Table 1-6
Impact Fee by Area and Single Family Residential Lot Size

Development Type	Acres	Irrigated Acres	ERC	Impact Fee
Single Family Residential ERC Lot	0.21 acres	0.11 acres	1.00 ERCs	\$4,020.16
1 Acre of Multi-Family Landscaped Area	1.00 acre	1.00 acre	8.78 ERCs	\$35,313.51
1 Acre of Non-Residential Landscaped Area	1.00 acre	1.00 acre	8.78 ERCs	\$35,313.51
Single Family Home Lot Size	% Landscaped	Irrigated Area	Factor	Impact Fee
2000 sq-ft or less	15.00%	300 sq-ft	0.06	\$234.18
2,001-3,000 sq-ft	26.00%	650 sq-ft	0.13	\$507.40
3,001-4,000 sq-ft	39.29%	1,375 sq-ft	0.27	\$1,073.34
4,001-5,000 sq-ft	44.44%	2,000 sq-ft	0.39	\$1,561.23
5,001-6,000 sq-ft	48.18%	2,650 sq-ft	0.51	\$2,068.63
6,001-7,000 sq-ft	50.00%	3,250 sq-ft	0.63	\$2,537.00
7,001-8,000 sq-ft	51.33%	3,850 sq-ft	0.75	\$3,005.37
8,001-9,000 sq-ft	52.65%	4,475 sq-ft	0.87	\$3,493.25
9,001-10,000 sq-ft	54.21%	5,150 sq-ft	1.00	\$4,020.16
10,001-11,000 sq-ft	55.95%	5,875 sq-ft	1.14	\$4,586.11
11,001-12,000 sq-ft	57.61%	6,625 sq-ft	1.29	\$5,171.57
12,001-16,000 sq-ft	61.96%	8,675 sq-ft	1.68	\$6,771.83
16,001-20,000 sq-ft	64.86%	11,675 sq-ft	2.27	\$9,113.67
Greater than 20,001 sq-ft	67.50%	16,875 sq-ft	3.28	\$13,172.87

CERTIFICATION

Hansen, Allen & Luce, Inc. certifies that this Impact Fee Analysis (IFA):

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; or
 - 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;
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.

HANSEN, ALLEN & LUCE, INC.

CHAPTER 2 – PRESSURIZED IRRIGATION IMPACT FEE

SERVICE AREA

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040.

UPSIZE PERCENTAGE

Table 2-1 contains the upsize percentages for System Improvement distribution projects. They are calculated according to current day estimates for distribution projects, dividing the cost difference of a regional distribution pipe with appurtenances and local one by the cost of the regional. Since the costs are relative, it fairly applies to all project costs whether or not they are the same as the basis costs for the percentage calculations. The IF Percentage is calculated by applying the % Impact Fee Reimbursable in Table 3-10 to the Upsize Percentage.

Table 2-1
Pressurized Irrigation Pipe Upsize Percentage

Pipe Size	Upsize Percentage	IF Percentage
8 in Pressurized Irrigation Pipe	4.17%	4.17%
10 in Pressurized Irrigation Pipe	14.81%	14.81%
12 in Pressurized Irrigation Pipe	20.69%	20.69%
14 in Pressurized Irrigation Pipe	25.81%	25.81%
16 in Pressurized Irrigation Pipe	34.29%	34.29%
18 in Pressurized Irrigation Pipe	37.84%	37.84%
20 in Pressurized Irrigation Pipe	43.90%	43.90%
24 in Pressurized Irrigation Pipe	52.08%	52.08%
30 in Pressurized Irrigation Pipe	62.30%	62.30%
36 in Pressurized Irrigation Pipe	68.92%	68.92%

Table 2-2 identifies projects and planning studies with impact fee-eligible costs. All costs are based on actual costs or use present-day cost estimates. There are 5 components to a pressurized irrigation impact fee: source, storage, miscellaneous facilities, planning, and distribution. The fees charged for source, storage, and distribution are based on LOS. The fees charged for miscellaneous facilities and planning are based on future ERCs served. Table 2-2 calculates the costs per LOS unit. The IF% removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

Table 2-2
Pressurized Irrigation Impact Fee Facilities Plan

Source/Transmission	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Excess Cap	LOS/ERC	Cost/gpm
Winter Storage WRF Reuse Pump Upsize from 650 GPM to 1,200 GPM 400 S 100 W Summit Crk Irrig Well Connections	FY2018	\$129,160	45.83%	\$59,198	550 gpm	567 ERCs	0.97 gpm	\$107.63
	FY2026	\$300,000	100.00%	\$300,000	1,400 gpm	567 ERCs	0.97 gpm	\$214.29
WEIGHTED AVERAGE								\$184.20
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Summit Ridge & City Hall 2021 Bond (32.3% City Hall 67.7% PI) - [21.16% Zone 11W 3.25 MG Tank]	FY2022	\$2,377,070	100.00%	\$2,899,844	3,250,000 gal	1,614 ERCs	1,817 gal	\$0.89
WEIGHTED AVERAGE								\$0.89
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	7,709 ERCs	3,752 ERCs	11,461 ERCs	\$121.43
Summit Ridge 12" PRV	FY2020	\$57,329	67.00%	\$13,285	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$1.83
Canyon Rd 3,000 gpm Booster Pump Station Zions 2018 PI Bond (58.4% PI Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,251,120	7,565 ERCs	3,896 ERCs	11,461 ERCs	\$165.39
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [7.33% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$823,580	100.00%	\$3,200,650	6,782 ERCs	4,679 ERCs	11,461 ERCs	\$471.93
Stone Hollow Backflow Preventer - Zone 10W	FY2020	\$32,179	100.00%	\$32,179	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$4.43
Zone 10 ULS Connection	FY2026	\$450,000	100.00%	\$450,000	5,947 ERCs	5,514 ERCs	11,461 ERCs	\$75.67
TOTAL								\$840.68
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$35.24
Master Plan Studies	FY2022	\$145,650	100.00%	\$145,650	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$62.97
TOTAL								\$98.21

Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS/ERC	ERCs	Cost/cf
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - Summit Ridge 500 S Summit Ridge 7,950' 16" & 7,500' 24" Lines - Zone 11W	FY2022	\$3,687,424	44.75%	\$1,879,981	31,629 cf	25.0 cf	1,265 ERCs	\$59.44
Summit Ridge Santaquin Peaks 5,660' 12"	FY2023	\$265,004	20.69%	\$161,040	3,334 cf	25.0 cf	133 ERCs	\$48.30
WEIGHTED AVERAGE								\$58.38

Note: Project and study costs based on actual costs or present day cost estimates.
Source: IFFP

LEVEL OF SERVICE

Table 2-3 has the LOS calculations for the City pressurized irrigation source, storage and distribution systems as calculated in the IFFP.

Table 2-3
Pressurized Irrigation Level of Service per ERC

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	1.45 gpm	1.45 gpm	0.97 gpm	100.00%
Storage LOS/ERC	2,334 gal	2,334 gal	1,817 gal	100.00%
Distribution LOS/ERC	25.28 cf	25.28 cf	25.00 cf	100.00%

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 2-3 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

IMPACT FEE CREDITS

When the Proposed LOS is higher than the Existing LOS, impact fee credits are applied so new residents do not also pay an impact fee for costs to raise the Existing LOS. Also, bonds often include new and existing user costs. New users pay for their portion of the bond through impact fees. Existing users pay through their rates. Since new users have already paid for their portion of the facility through impact fees they receive a credit for what they will pay in user rates over the life of the bond. Table 2-4 shows the NPV credit calculations per ERC for any impact fee components that meet these criteria for a credit.

**Table 2-4
Impact Fee Credits**

Distribution	2021 Bond - Summit Ridge		
Year	Credit	NPV	Maximum Fee after Credit
FY2027	\$21.48	\$178.07	\$1,281.36
FY2028	\$20.61	\$166.36	\$1,293.07
FY2029	\$19.79	\$154.85	\$1,304.58
FY2030	\$19.06	\$143.48	\$1,315.95
FY2031	\$18.37	\$132.19	\$1,327.24
FY2032	\$17.72	\$120.92	\$1,338.51
FY2033	\$17.11	\$109.64	\$1,349.79
FY2034	\$16.55	\$98.31	\$1,361.12
FY2035	\$16.01	\$86.85	\$1,372.58
FY2036	\$15.51	\$75.26	\$1,384.17
FY2037	\$15.06	\$63.48	\$1,395.95
FY2038	\$14.62	\$51.44	\$1,407.99
FY2039	\$14.21	\$39.11	\$1,420.32
FY2040	\$13.80	\$26.45	\$1,432.97
FY2041	\$13.44	\$13.44	\$1,445.98
Average Mortgage Interest Rate			6.24%

Source: IFFP, Federal Home Loan Mortgage Corporation

The costs that new residents will pay in user rates to increase the Existing LOS to the Master Plan LOS or to make bond payments for projects that benefit existing users in Table 2-2 are divided over the years to the Master Planned Year or end of bond payments. All costs are converted to present day costs and deducted from the component's impact fee.

IMPACT FEE COMPONENTS

The impact fee per ERC for each component of a pressurized irrigation system is shown in Table 2-5.

**Table 2-5
Pressurized Irrigation Impact Fee Per ERC**

Single Family Residential	Cost	ERC Capacity	Cost/ERC	Cost/ERC with Credit
Source/Transmission	\$184.20/gpm	0.97 gpm/ERC	\$178.68/ERC	\$178.68/ERC
Storage	\$0.89/gal	1,817 gal/ERC	\$1,621.24/ERC	\$1,621.24/ERC
Misc Facilities	\$3,000,365.70	7,036 ERCs	\$840.68/ERC	\$840.68/ERC
Planning	\$227,150.00	2,313 ERCs	\$98.21/ERC	\$98.21/ERC
Distribution	\$58.38/cf	25.0 cf/ERC	\$1,459.43/ERC	\$1,281.36/ERC

MAXIMUM ALLOWABLE IMPACT FEE

Table 2-6 provides the maximum allowable impact fee for the pressurized irrigation system. It is calculated by adding the costs for each component in Table 2-5.

Table 2-6
Maximum Allowable Pressurized Irrigation Impact Fee

Item	Max Allowable Impact Fee	Max Allowable with Credits
Source Cost/ERC	\$178.68/ERC	\$178.68/ERC
Storage Cost/ERC	\$1,621.24/ERC	\$1,621.24/ERC
Distribution Cost/ERC	\$1,459.43/ERC	\$1,281.36/ERC
Facilities Cost/ERC	\$840.68/ERC	\$840.68/ERC
Planning Cost/ERC	\$98.21/ERC	\$98.21/ERC
Maximum Allowable Impact Fee/ERC	\$4,198.23/ERC	\$4,020.16/ERC

The proposed first year impact fee with credits for an ERC is identified in Table 2-7. It also includes the proposed cost change and percent increase per ERC.

Table 2-7
Pressurized Irrigation Impact Fee per ERC with Credit

ERC Meter Size	1 in
Maximum Allowable Impact Fee/ERC	\$4,020.16/ERC
Previous Impact Fee	\$4,123.00/ERC
Proposed Impact Fee	\$4,020.16/ERC
Difference	-\$102.84/ERC
% Change	-2.49%

The ERC Ratio for different lot sizes is found in Table 2-8. This factor would be applied to the Proposed Impact Fee/ERC in Table 2-7 for the first and Table 2-9 for subsequent years.

Table 2-8
Proposed Pressurized Irrigation Impact Fee by Irrigated Area

Lot Size	ERC	Impact Fee
Average Single Family Residential Lot	1	\$4,020.16/ERC
1 Acre of Landscaped Area	8.78	\$35,313.51/ERC

Source: IFFP

Table 2-9 shows the proposed impact fees per ERC with credits for the next 6 years. These credits reduce slightly per year according to the NPV credit calculations in Table 2-4.

Table 2-9
Impact Fee Schedules with Credits

Year	Single Family Residential
FY2027	\$4,020.16/ERC
FY2028	\$4,031.87/ERC
FY2029	\$4,043.38/ERC
FY2030	\$4,054.75/ERC
FY2031	\$4,066.04/ERC
FY2032	\$4,077.31/ERC

The pressurized irrigation impact fee is charged at the time of building permit issuance. It is charged by lot size for single family homes and by irrigated acre for all other development according to Table 2-10.

Table 2-10
Impact Fee by Area and Single Family Residential Lot Size

Development Type	Acres	Irrigated Acres	ERC	Impact Fee
Single Family Residential ERC Lot	0.21 acres	0.11 acres	1.00 ERCs	\$4,020.16
1 Acre of Multi-Family Landscaped Area	1.00 acre	1.00 acre	8.78 ERCs	\$35,313.51
1 Acre of Non-Residential Landscaped Area	1.00 acre	1.00 acre	8.78 ERCs	\$35,313.51
Single Family Home Lot Size	% Landscaped	Irrigated Area	Factor	Impact Fee
2000 sq-ft or less	15.00%	300 sq-ft	0.06	\$234.18
2,001-3,000 sq-ft	26.00%	650 sq-ft	0.13	\$507.40
3,001-4,000 sq-ft	39.29%	1,375 sq-ft	0.27	\$1,073.34
4,001-5,000 sq-ft	44.44%	2,000 sq-ft	0.39	\$1,561.23
5,001-6,000 sq-ft	48.18%	2,650 sq-ft	0.51	\$2,068.63
6,001-7,000 sq-ft	50.00%	3,250 sq-ft	0.63	\$2,537.00
7,001-8,000 sq-ft	51.33%	3,850 sq-ft	0.75	\$3,005.37
8,001-9,000 sq-ft	52.65%	4,475 sq-ft	0.87	\$3,493.25
9,001-10,000 sq-ft	54.21%	5,150 sq-ft	1.00	\$4,020.16
10,001-11,000 sq-ft	55.95%	5,875 sq-ft	1.14	\$4,586.11
11,001-12,000 sq-ft	57.61%	6,625 sq-ft	1.29	\$5,171.57
12,001-16,000 sq-ft	61.96%	8,675 sq-ft	1.68	\$6,771.83
16,001-20,000 sq-ft	64.86%	11,675 sq-ft	2.27	\$9,113.67
Greater than 20,001 sq-ft	67.50%	16,875 sq-ft	3.28	\$13,172.87

CHAPTER 3 – ADOPTION, ACCOUNTING, EXPENDITURE, AND REFUNDS

ADOPTION

The Utah Impact Fees Act requires the preparation of an IFFP, impact fee analysis and impact fee enactment prior to adoption of an ordinance adopting or amending impact fees. The IFFP for pressurized irrigation was prepared to identify existing excess capacity, existing deficiencies, Existing LOS, Proposed LOS and newly constructed facilities that were required to serve new development in the City.

The written impact fee analysis, using the analysis from the IFFP, identifies the impacts placed on facilities by development activity and how the impacts are related to new development. The analysis also calculates the roughly proportional share of costs of each facility identified in the IFFP attributable to new development and establishes the relative benefit each group will receive from the improvement. The analysis also includes an executive summary of the impact fee analysis providing a brief overview of the impact fee structure, methodology and cost basis used.

The impact fee enactment must be adopted by the City Council to enact the proposed fees. The ordinance may not impose a fee higher than the maximum legal fee defined in the written analysis, but may adopt a fee that is lower than the maximum fee. In addition, the ordinance must:

- establish one or more service areas
- include a schedule of the impact fees or the formula by which the fee is derived
- include provisions allowing the City to adjust or modify the fee to take into account any changes or unusual circumstances to ensure that the fee is administered fairly
- include provisions to adjust the fee if independent research or studies determine that it should be different
- include a provision allowing charter and public schools to request the inclusion of facilities on the IFFP and in the calculation of the impact fee

By Utah Code 11-36a-504, the Ordinance may be adopted following a ten (10) day notice period and public hearing. Copies of the proposed Ordinance, written IFFP and Impact Fee Analysis must be made available to the public during the 10-day notice period for public review and inspection in designated public places including the City offices and any public libraries within the jurisdiction. A public hearing shall be held at the end of the 10-day notice period, at which point the Council may adopt, amend and adopt, or reject the Impact Fee Ordinance and proposed fee schedule.

ACCOUNTING

The Impact Fees Act requires that any entity imposing impact fees establish an interest bearing ledger account for each type of public facility for which an impact fee is collected. All impact fee receipts must be deposited into the appropriate account. Any interest earned in each account must remain in the corresponding account. At the end of each fiscal year, the City must prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by each account and each expenditure made from each account.

EXPENDITURE

The City may only expend impact fees for System Improvements identified in the IFFP. All funds collected must be spent or encumbered within six years of collection or the City must provide an extraordinary or compelling reason why the fees must be held longer and provide an ultimate date by which the impact fees collected will be expended. Any fees retained beyond the six years without an extraordinary or compelling reason must be refunded. The improvements financed by impact fees must be owned and operated by the City or another local public entity with which the City has contracted or will contract for services and improvements that will be operated on the City's behalf.

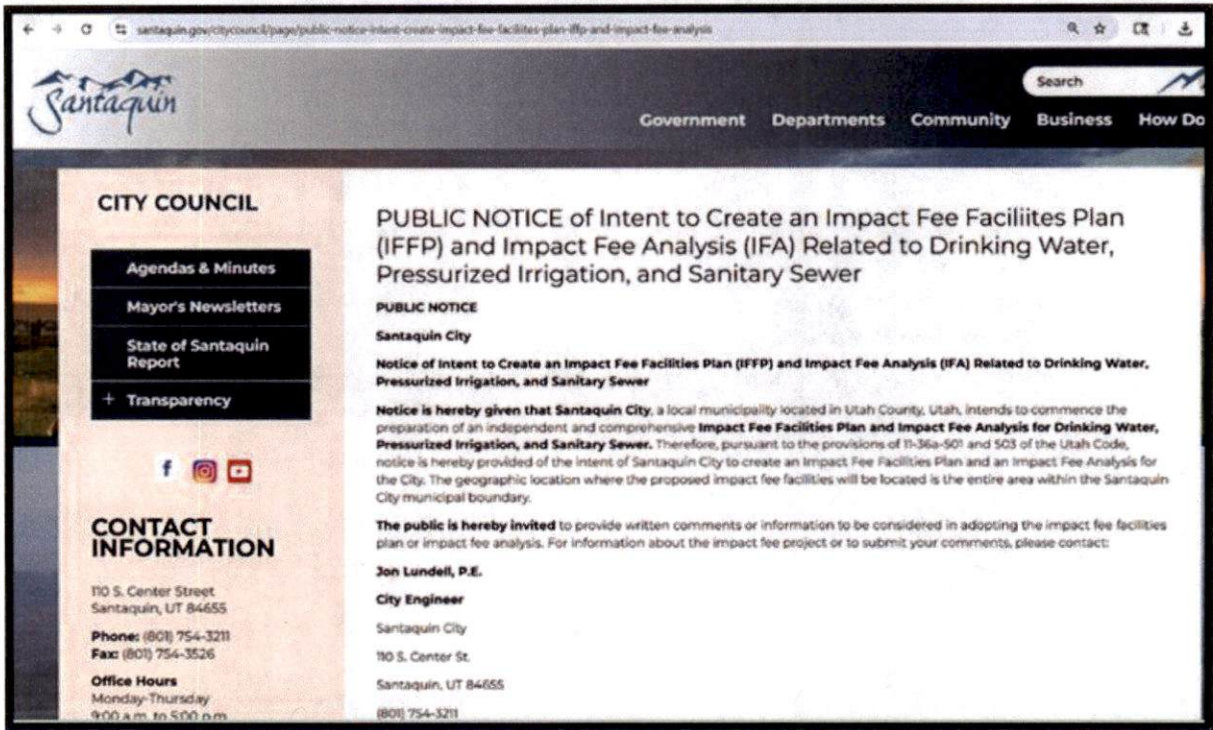
REFUNDS

By Utah Code 11-36a-603, the City is required to refund any impact fees collected, plus interest earned since collection if:

1. A developer who has paid impact fees does not proceed with the development and has filed a written request for a refund,
2. The fees have not been spent or encumbered within six years, or
3. The new development which has paid impact fees has not created an impact upon the system.

APPENDICES

APPENDIX A - NOTICE OF INTENT TO AMEND THE PRESSURIZED IRRIGATION IFFP AND IFA



← → ↻ utah.gov/pmr/sitemap/notice/1025109.html

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DIVISION OF ARCHIVES AND RECORDS SERVICE

Santaquin City Council Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

SUBSCRIBE TO PUBLIC BODY

General Information

Government Type:
Municipality

Entity:
Santaquin

Public Body:
City Council

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice Type(s):

Notice

Event Start Date & Time:

November 24, 2025 05:00 PM

Description/Agenda:

Santaquin City

Notice of Intent to Create an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice is hereby given that Santaquin City, a local municipality located in Utah County, Utah, intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Impact Fee Analysis for Drinking Water, Pressurized Irrigation, and Sanitary Sewer. Therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided of the intent of Santaquin City to create an Impact Fee Facilities Plan and an Impact Fee Analysis for the City. The geographic location where the proposed impact fee facilities will be located is the entire area within the Santaquin City municipal boundary.

The public is hereby invited to provide written comments or information to be considered in adopting the impact fee facilities plan or impact fee analysis. For information about the impact fee project or to submit your comments, please contact:

Jon Lundell, P.E.
City Engineer
Santaquin City
110 S. Center St.

Santaquin, UT 84655
(801) 754-3211

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate shall notify the City and we will seek to provide assistance.

Notice of Special Accommodations (ADA):

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

Notice of Electronic or Telephone Participation:

Electronic participation upon request. Did you know that both historical and current agendas & minutes are also posted on Santaquin's website? The link can be found below! http://santaquin.org/government/agendas_minutes

Other Information:

Agendas & Minutes are posted on Santaquin's site here: http://santaquin.org/government/agendas_minutes

Meeting Information

Meeting Location:

110 S. Center Street
Santaquin, UT 84655

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Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

September 23, 2025 08:57 AM

Notice Last Edited On:

September 23, 2025 04:17 PM

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File Name	Category	Date Added
Notice of Intent - IFFP DW PI WW - Santaquin 2025.docx	Public Information Handout	2025/09/23 04:16 PM

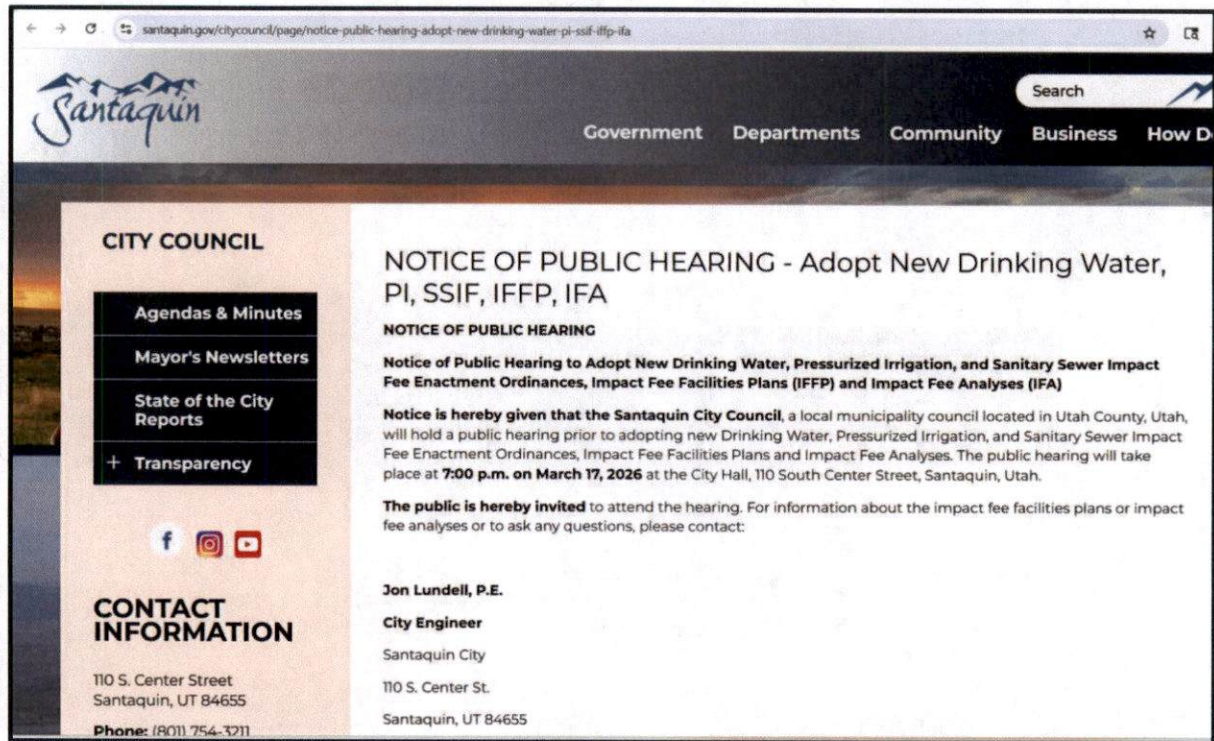
SHOW NOTICE REVISION HISTORY

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Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

APPENDIX B - NOTICE OF PUBLIC HEARING TO ADOPT OR AMEND AN IFFP AND IF ENACTMENT

11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Adopt an Impact Fee Enactment



Santaquin **City** Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

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General Information

Government Type:

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Entity:

Santaquin

Public Body:

[City Council](#)

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Notice Title:

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice Type(s):

Notice, Hearing

Event Start Date & Time:

March 17, 2026 07:00 PM

Description/Agenda:

Santaquin City

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice is hereby given that the Santaquin City Council, a local municipality council located in Utah County, Utah, will hold a public hearing prior to adopting new Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans and Impact Fee Analyses. The public hearing will take place at 7:00 p.m. on March 17, 2026 at the City Hall, 110 South Center Street, Santaquin, Utah.

The public is hereby invited to attend the hearing. For information about the impact fee facilities plans or impact fee analyses or to ask any questions, please contact:

Santaquin City

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice is hereby given that the Santaquin City Council, a local municipality council located in Utah County, Utah, will hold a public hearing prior to adopting new Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans and Impact Fee Analyses. The public hearing will take place at 7:00 p.m. on March 17, 2026 at the City Hall, 110 South Center Street, Santaquin, Utah.

The public is hereby invited to attend the hearing. For information about the impact fee facilities plans or impact fee analyses or to ask any questions, please contact:

Jon Lundell, P.E.
City Engineer
Santaquin City
110 S. Center St.
Santaquin, UT 84655
(801) 754-3211

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Other Information:

Agendas & Minutes are posted on Santaquin's site here: http://santaquin.org/government/agendas_minutes

Meeting Information

Meeting Location:

110 S CENTER STREET
Santaquin/Utah County, UT 84655

[Show in Apple Maps](#) [Show in Google Maps](#)

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schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

March 06, 2026 12:16 PM

Notice Last Edited On:

March 06, 2026 12:16 PM

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File Name	Category	Date Added
FINAL Notice of Public Hearing - IFFP IFA DW PI SS - Santaquin 2026.docx	Public Information Handout	2026/03/06 12:16 PM

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[Board/Committee Contacts](#)