

ORDINANCE 03-02-2026

AN ORDINANCE ADOPTING THE SANTAQUIN CITY DRINKING WATER IMPACT FEE FACILITIES PLAN AND THE DRINKING WATER IMPACT FEE ANALYSIS; AND ENACTING DRINKING WATER 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 Drinking Water Impact Fee Facilities Plan, and to amend its Drinking Water Impact Fees based on an updated Drinking Water Impact Fee Analysis; and

WHEREAS, the City has reviewed and evaluated the City's drinking water service area for the drinking water system, which consists of the entire area within the Santaquin municipal boundary as shown in the Drinking Water 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 Drinking Water 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 Drinking Water 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 Drinking Water 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 Drinking Water 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 Drinking Water 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 drinking water 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 drinking water 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 Drinking Water 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 drinking water system services.

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

IFA Tables 1-2 and 1-3 set the level of service parameters and level of service calculations for the City drinking water source, storage, and distribution systems.

Table 1-2
Drinking Water LOS Parameters

Category	Parameter	Source
Maximum Operating Pressure (psi)	125 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Minimum Operating Pressure (psi)	40 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Maximum Daily Pressure Variation	20 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Minimum or Local Pipe Size (in)	8 in	City Standards
Minimum Required Source Capacity	Peak Day of a Peak Year Flow	State Code: R309-510-7
Minimum Required Annual Source Capacity	Peak Year Annual Demand	State Code: R309-510-7
Minimum Fire Flow Storage	Model to Fire Marshal Requirements	State Code: R309-510-8(1)(b)
Minimum Fire Flow Residual Pressure	20 psi	2021 DW MP Level of Service Parameters (Table 5-2)
Minimum Required LOS Equalization Storage per ERC (gal)	Average Day of a Peak Year	State Code: R309-510-8(a)
Emergency Storage (% of Equalization Storage)	50%	State Code: R309-510-8(1)(c)

Table 1-3
Drinking Water Level of Service per ERC

Category	Base Year LOS Including Excess Capacity	Existing LOS Including Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Source LOS/ERC	290.12 gpd	290.12 gpd	290.00 gpd	0.12 gpd	100.00%
Storage LOS/ERC	470.29 gal	470.29 gal	360.00 gal	110.29 gal	100.00%
Distribution LOS/ERC	7.46 cf	7.46 cf	7.00 cf	0.46 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 Drinking Water Impact Fee calculation is based on the following:

1. Elements. In calculating the Drinking Water 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 drinking water 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 Drinking Water Impact Fee is based upon the Act's required proportionate share analysis in determining the total project costs to maintain the City's current drinking water system level of service for new development activity that is projected to occur during the next six (6) years. Table 2-4 from the IFA shows the impact fee imposed per ERC for each type of system improvement.

Table 2-4
Drinking Water Impact Fee Per ERC

Type	Cost	ERC Capacity	Cost/ERC
Source/Transmission	\$1.38/gpd	290 gpd/ERC	\$400.37
Storage	\$1.36/gal	360 gal/ERC	\$490.16
Facilities	\$3,667,263	10,310 ERCs	\$355.71
Planning	\$135,500	3,271 ERCs	\$41.43
Distribution	\$105.04/cf	7.0 cf/ERC	\$735.26

Table 2-6 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 2-6
Proposed Drinking Water Impact Fee per ERC**

ERC Meter Size	3/4, 1 in	
Maximum Allowable Impact Fee/ERC	\$2,022.93/ERC	
Previous Impact Fee	\$1,180.00/ERC	
Proposed Impact Fee	\$2,022.93/ERC	
Difference	\$842.93/ERC	
% Change	71.43%	
Average Occupancy/ERC		3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Detached ADU	Factor: 0.9000	
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$2,072.95	
Maximum Allowable Impact Fee/Detached ADU	\$1,865.65	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$1,928.45	

The ERC Ratio for different meter sizes is found in IFA Table 2-7. This factor would be applied to the Proposed Impact Fee/ERC in Table 2-6. The calculated flow option may be applied to any development where the City determines the use may not be equivalent to a typical ERC.

**Table 2-7
Proposed Drinking Water Impact Fee by Meter Size**

Meter Size	ERC	Impact Fee
3/4, 1 in	1.00	\$2,022.93/ERC
1 1/2 in	3.33	\$6,736.36/ERC
2 in	5.33	\$10,782.23/ERC
3 in	10.00	\$20,229.32/ERC
4 in	16.67	\$33,722.28/ERC
6 in	33.33	\$67,424.33/ERC
8 in	53.33	\$107,882.98/ERC
3/4 in+	Calculated Flow Option	\$6.98/gpd

The drinking water impact fee is charged at the time of building permit issuance. Drinking water impact fees are charged on a per-ERC basis.

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 Drinking Water Impact Fee shall be charged for all new service connections or whenever a customer desires to increase the size of an existing drinking water 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 drinking water 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	Voted <u>Yes</u>
Councilmember Brian Del Rosario	Voted <u>Yes</u>
Councilmember Travis Keel	Voted <u>Yes</u>
Councilmember Lynn Mecham	Voted <u>Yes</u>
Councilmember Jeff Siddoway	Voted <u>Yes</u>

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 DRINKING WATER IMPACT FEE FACILITIES PLAN AND THE DRINKING WATER IMPACT FEE ANALYSIS; AND ENACTING DRINKING WATER 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

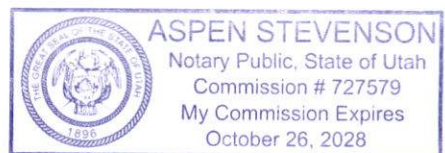
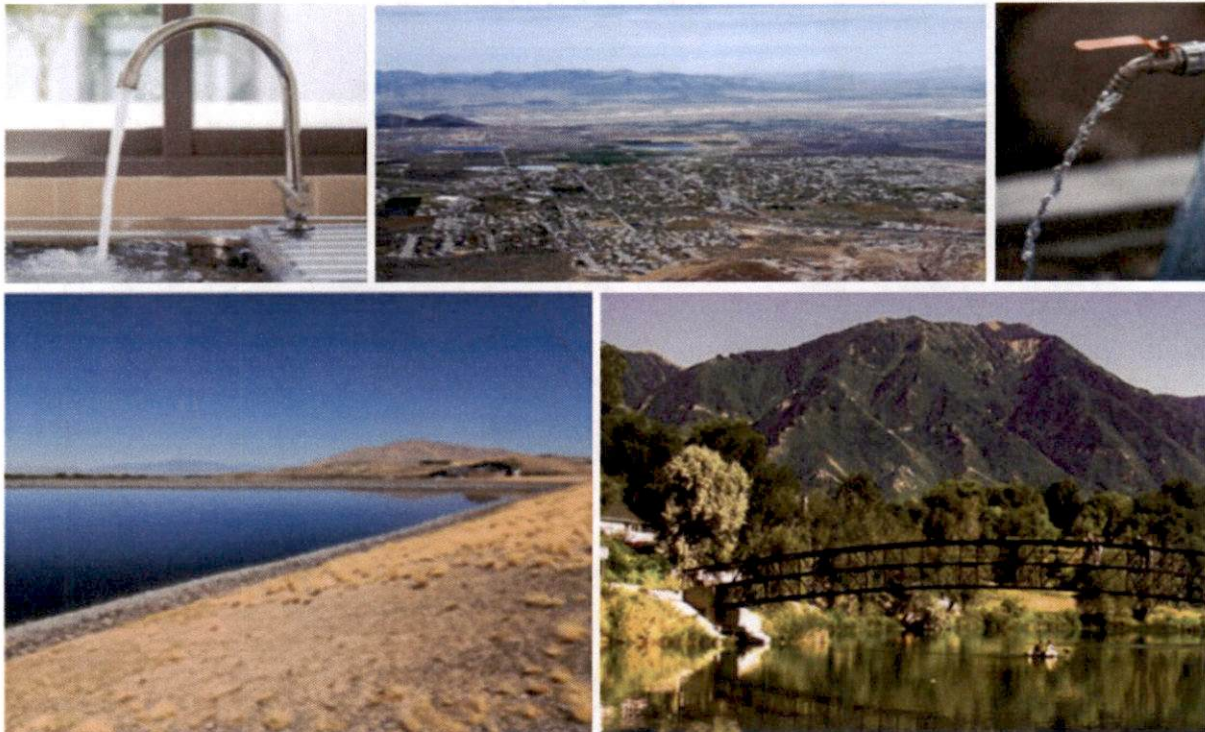


Exhibit A- IFFP, IFA



Drinking Water Impact Fee Analysis



SANTAQUIN

March 2026

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

Santaquin

DRINKING WATER

IMPACT FEE ANALYSIS

(HAL Project No.: 415.10.100)

March 2026

**HANSEN
ALLEN
& LUCE_{inc}**
E N G I N E E R S

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
DWMP	Drinking Water Master Plan
ERC	Equivalent Residential Connection
GIS	Geographic Information System
HAL	Hansen, Allen & Luce, Inc.
LOS	Level of Service

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 DWMP. Distribution facilities must be designed with capacity for peak day and fire flow demands.

Distribution Pipe. Distribution Pipe includes pipes that convey drinking 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 drinking water 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 drinking water 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 DWMP. Storage facilities must be designed with capacity for fire flow, equalization and emergency 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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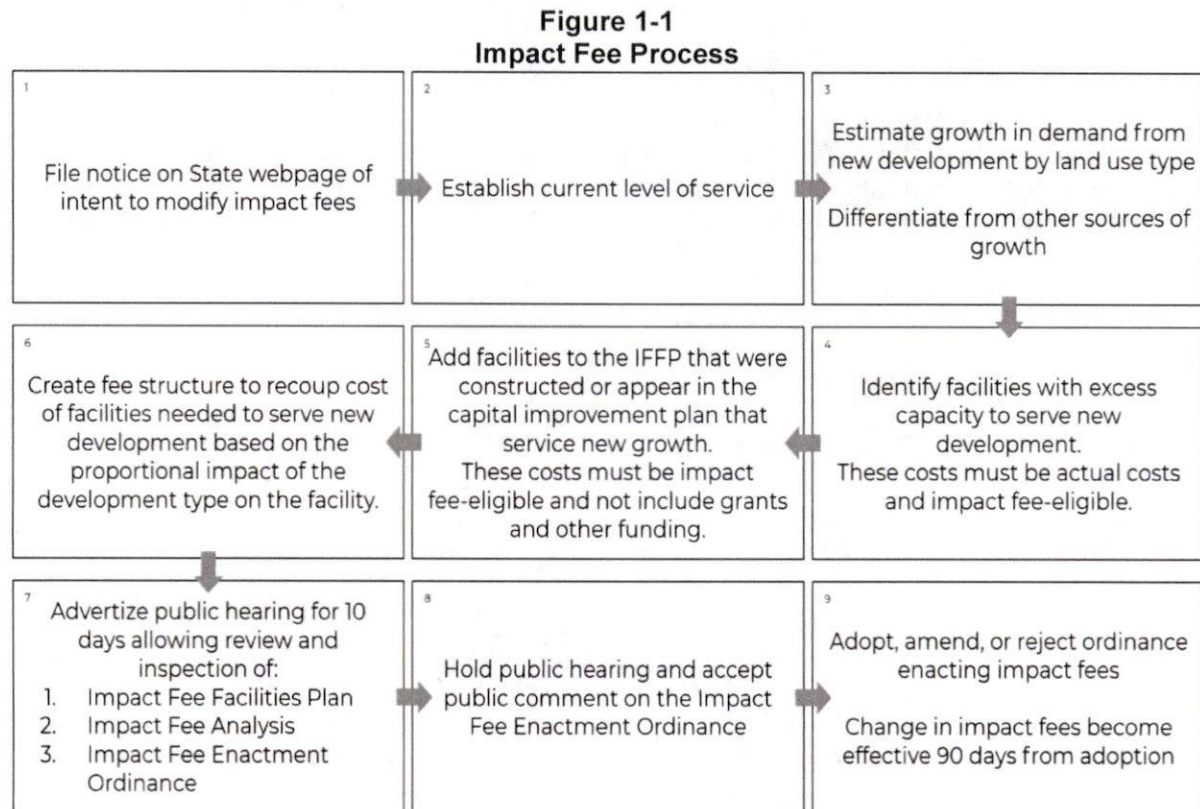
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CHAPTER 1 – INTRODUCTION

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 (IFFP) and 11-36a-503 Notice of Intent to Prepare an Impact Fee Analysis (IFA), Santaquin City (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.. 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 DWMP boundaries would be developed. It assumes no future changes to the DWMP boundaries but will be updated with each future IFFP update according to the current City DWMP.

Level of Service

Table 1-2 summarizes the City drinking water LOS calculations for indoor and outdoor usage as indicated in the IFFP.

**Table 1-2
Drinking Water Level of Service per ERC**

Category	Base Year LOS Including Excess Capacity	Existing LOS Including Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Source LOS/ERC	290.12 gpd	290.12 gpd	290.00 gpd	0.12 gpd	100.00%
Storage LOS/ERC	470.29 gal	470.29 gal	360.00 gal	110.29 gal	100.00%
Distribution LOS/ERC	7.46 cf	7.46 cf	7.00 cf	0.46 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 is calculated by dividing the Existing LOS by the Proposed LOS for Existing, the LOS that existing residents will be raised to because of the Proposed LOS. 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.

Maximum Allowable Impact Fee

Table 1-3 provides the maximum allowable impact fee for the drinking water system. Where appropriate, the maximum allowable fee is adjusted to reflect the proportional infrastructure needs of different lot size and land use types.

Table 1-3
Maximum Allowable Drinking Water Impact Fee

Category	Impact Fee
Source Cost/ERC	\$400.37/ERC
Storage Cost/ERC	\$490.16/ERC
Misc Facilities Cost/ERC	\$355.71/ERC
Planning Cost/ERC	\$41.43/ERC
Distribution Cost/ERC	\$735.26/ERC
Maximum Allowable Impact Fee/ERC	\$2,022.93/ERC

The proposed first year impact fee for an ERC is identified in Table 1-4. It also includes the proposed cost change and percent increase per ERC.

Table 1-4
Proposed Drinking Water Impact Fee per ERC

ERC Meter Size	3/4, 1 in	
Maximum Allowable Impact Fee/ERC	\$2,022.93/ERC	
Previous Impact Fee	\$1,180.00/ERC	
Proposed Impact Fee	\$2,022.93/ERC	
Difference	\$842.93/ERC	
% Change	71.43%	
Average Occupancy/ERC	Factor: 1.0000	3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Detached ADU	Factor: 0.9000	
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$2,072.95	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$1,928.45	
Proposed Impact Fee/Detached ADU	\$1,865.65	

The impact fee has been calculated based on 1 ERC which would correspond to a standard ¾" or 1" meter. Larger meters are assumed to serve more than 1 ERC and will have a higher corresponding impact fee. Table 1-5 indicates the impact fee rate schedule based on water meter size. The ERC factor is calculated based on American Water Works Association (AWWA) rated capacity for each meter size. The calculated flow option may be applied to any development the City determines the use may not be equivalent to a typical ERC.

**Table 1-5
Proposed Drinking Water Impact Fee by Meter Size**

Meter Size	ERC	Impact Fee
3/4, 1 in	1.00	\$2,022.93
1 1/2 in	3.33	\$6,736.36
2 in	5.33	\$10,782.23
3 in	10.00	\$20,229.32
4 in	16.67	\$33,722.28
6 in	33.33	\$67,424.33
8 in	53.33	\$107,882.98
3/4 in+	Calculated Flow Option	\$6.98/gpd

The drinking water impact fee is charged at the time of building permit issuance. Drinking water impact fees are charged on a per-ERC basis.

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 – DRINKING WATER 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
Drinking Water Pipe Upsize Percentage

Pipe Size	Upsize Percentage	IF Percentage
10" Drinking Water Pipe	6.90%	6.90%
12" Drinking Water Pipe	15.63%	15.63%
14" Drinking Water Pipe	18.18%	18.18%
16" Drinking Water Pipe	27.03%	27.03%
18" Drinking Water Pipe	32.50%	32.50%
20" Drinking Water Pipe	38.64%	38.64%
24" Drinking Water Pipe	47.06%	47.06%
30" Drinking Water Pipe	57.81%	57.81%
36" Drinking Water Pipe	65.38%	65.38%

IMPACT FEE FACILITIES PLAN

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 drinking water 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
Drinking Water Impact Fee Facilities Plan**

Source	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gpd
Zone 10 West Well	FY2022	\$5,218,619	100.00%	\$5,218,619	2,625 gpm	-1,462 ERCs	290 gpd	\$1.38
WEIGHTED AVERAGE								\$1.38
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Upsize Main Zone Cnyn Rd Tank 500k to 1M gal	FY2030	\$1,361,550	50.00%	\$680,775	500,000 gal	2,215 ERCs	360 gal	\$1.36
WEIGHTED AVERAGE								\$1.36
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	Add 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%	\$935,124	11,149 ERCs	4,114 ERCs	15,263 ERCs	\$83.87
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36%) - [6.36% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$715,258	100.00%	\$1,214,243	9,329 ERCs	5,934 ERCs	15,263 ERCs	\$130.15
Canyon Rd 3,000 gpm Booster Pump Station Zions WA 2018 Bond (58.4% DW Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,503,764	10,715 ERCs	4,548 ERCs	15,263 ERCs	\$140.34
Summit Ridge 12" PRV	FY2019	\$38,599	71.00%	\$14,132	10,474 ERCs	4,789 ERCs	15,263 ERCs	\$1.35
TOTAL								\$355.71
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$51,150	100.00%	\$51,150	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$15.64
Master Plan Studies	FY2022	\$84,350	100.00%	\$84,350	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$25.79
TOTAL								\$41.43
Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	ERC Cap	LOS/ERC	Cost/cf
Grey Cliffs 14,000' 10" Line	FY2027	\$4,186,672	6.90%	\$288,736	2,749 cf	393 ERCs	7.00 cf	\$105.04
WEIGHTED AVERAGE								\$105.04

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 drinking water source, storage and distribution systems as calculated in the IFFP.

Table 2-3
Drinking Water Level of Service per ERC

Category	Base Year LOS Including Excess Capacity	Existing LOS Including Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Source LOS/ERC	290.12 gpd	290.12 gpd	290.00 gpd	0.12 gpd	100.00%
Storage LOS/ERC	470.29 gal	470.29 gal	360.00 gal	110.29 gal	100.00%
Distribution LOS/ERC	7.46 cf	7.46 cf	7.00 cf	0.46 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 is calculated by dividing the Existing LOS by the Proposed LOS for Existing, the LOS that existing residents will be raised to because of the Proposed LOS. 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 COMPONENTS

The impact fee per ERC for each component of a drinking water system is shown in Table 2-4.

Table 2-4
Drinking Water Impact Fee Per ERC

Type	Cost	ERC Capacity	Cost/ERC
Source/Transmission	\$1.38/gpd	290 gpd/ERC	\$400.37
Storage	\$1.36/gal	360 gal/ERC	\$490.16
Facilities	\$3,667,263	10,310 ERCs	\$355.71
Planning	\$135,500	3,271 ERCs	\$41.43
Distribution	\$105.04/cf	7.0 cf/ERC	\$735.26

MAXIMUM ALLOWABLE IMPACT FEE

Table 2-5 provides the maximum allowable impact fee for the drinking water system. It is calculated by adding the costs for each component in Table 2-4.

**Table 2-5
Maximum Allowable Drinking Water Impact Fee**

Category	Impact Fee
Source Cost/ERC	\$400.37/ERC
Storage Cost/ERC	\$490.16/ERC
Misc Facilities Cost/ERC	\$355.71/ERC
Planning Cost/ERC	\$41.43/ERC
Distribution Cost/ERC	\$735.26/ERC
Maximum Allowable Impact Fee/ERC	\$2,022.93/ERC

The proposed first year impact fee for an ERC is identified in Table 2-6. It also includes the proposed cost change and percent increase per ERC.

**Table 2-6
Proposed Drinking Water Impact Fee per ERC**

ERC Meter Size	3/4, 1 in	
Maximum Allowable Impact Fee/ERC	\$2,022.93/ERC	
Previous Impact Fee	\$1,180.00/ERC	
Proposed Impact Fee	\$2,022.93/ERC	
Difference	\$842.93/ERC	
% Change	71.43%	
Average Occupancy/ERC	Factor: 1.0000	3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Detached ADU	Factor: 0.9000	
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$2,072.95	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$1,928.45	
Proposed Impact Fee/Detached ADU	\$1,865.65	

The ERC Ratio for different meter sizes is found in Table 2-7. This factor would be applied to the Proposed Impact Fee/ERC in Table 2-6. The calculated flow option may be applied to any development the City determines the use may not be equivalent to a typical ERC.

**Table 2-7
Proposed Drinking Water Impact Fee by Meter Size**

Meter Size	ERC	Impact Fee
3/4, 1 in	1.00	\$2,022.93
1 1/2 in	3.33	\$6,736.36
2 in	5.33	\$10,782.23
3 in	10.00	\$20,229.32
4 in	16.67	\$33,722.28
6 in	33.33	\$67,424.33
8 in	53.33	\$107,882.98
3/4 in+	Calculated Flow Option	\$6.98/gpd

The drinking water impact fee is charged at the time of building permit issuance. Drinking water impact fees are charged on a per-ERC basis.

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 drinking water 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.

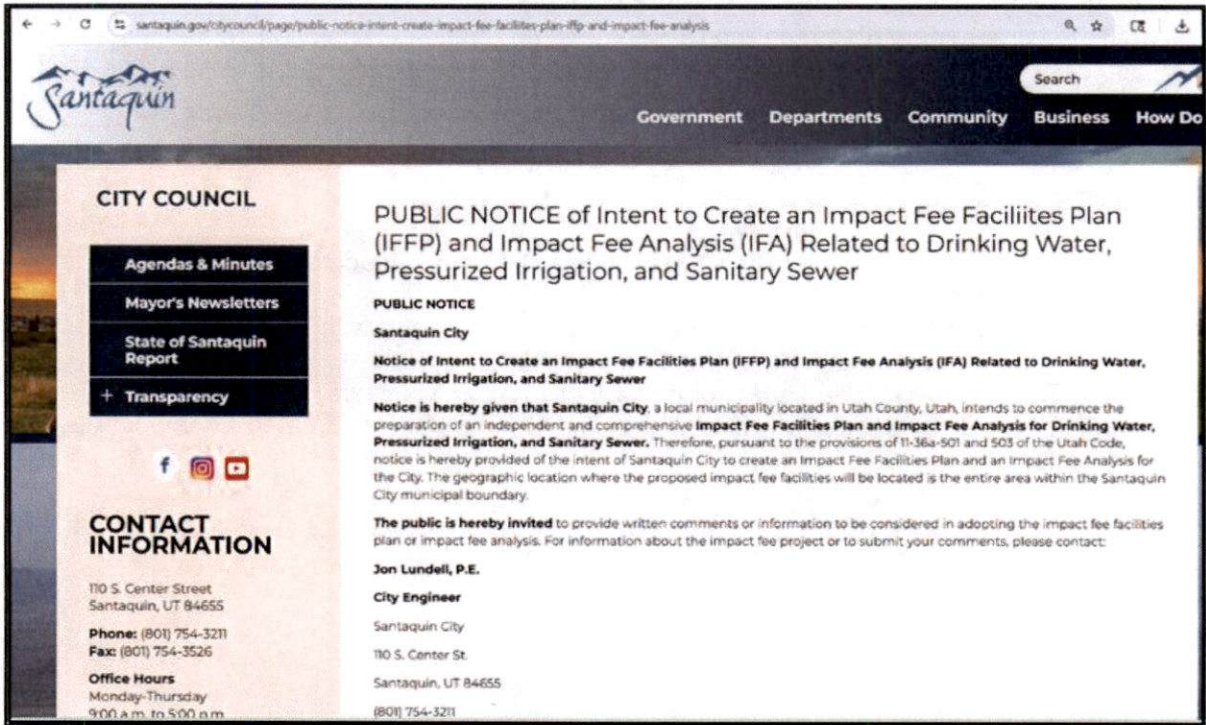
REFUNDS

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 DRINKING WATER 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

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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:

schistensen@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 Pl WW - Santaquin 2025.docx	Public Information Handout	2025/09/23 04:16 PM

SHOW NOTICE REVISION HISTORY

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Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
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

The screenshot shows the Santaquin City Council website. The header includes the city logo, a search bar, and navigation links for Government, Departments, Community, Business, and How D. The main content area is titled 'CITY COUNCIL' and features a sidebar with links to Agendas & Minutes, Mayor's Newsletters, State of the City Reports, and Transparency. The main text area contains a 'NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA'. The notice text states that the Santaquin City Council will hold a public hearing on March 17, 2026, at 7:00 p.m. at the City Hall, 110 South Center Street, Santaquin, Utah. It also provides contact information for Jon Lundell, P.E., City Engineer, at 110 S. Center St., Santaquin, UT 84655, with a phone number of (801) 754-3711.

CITY COUNCIL

- Agendas & Minutes
- Mayor's Newsletters
- State of the City Reports
- + Transparency

CONTACT INFORMATION

110 S. Center Street
Santaquin, UT 84655
Phone: (801) 754-3711

NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA

NOTICE OF PUBLIC HEARING

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



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)

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Government Type:

Municipality

Entity:

Santaquin

Public Body:

[City Council](#)

Notice Information

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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

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.

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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.

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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](#)

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 - IFFP IFA DW PI SS - Santaquin 2026.docx	Public Information Handout	2026/03/06 12:16 PM

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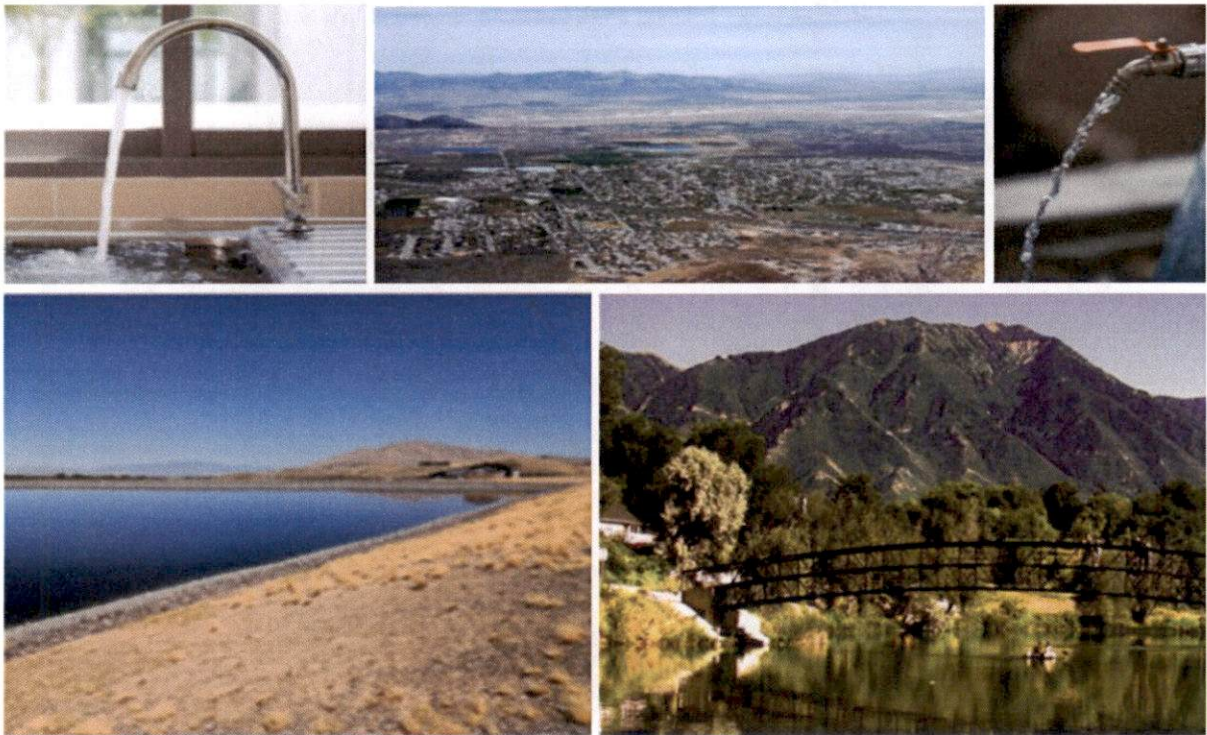
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Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

[Board/Committee Contacts](#)



Drinking Water Impact Fee Facilities Plan



SANTAQUIN

March 2026

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

Santaquin

DRINKING WATER IMPACT FEE FACILITY PLAN

(HAL Project No.: 415.10.100)

March 2026

**HANSEN
ALLEN
& LUCE_{inc}**
E N G I N E E R S

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
DW	Drinking Water
DWMP	Drinking Water Master 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

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 DWMP. Distribution facilities must be designed with capacity for peak day and fire flow demands.

Distribution Pipe. Distribution Pipe includes main lines that convey drinking 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 drinking water 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 drinking water 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 DWMP. Storage facilities must be designed with capacity for fire flow, equalization and emergency 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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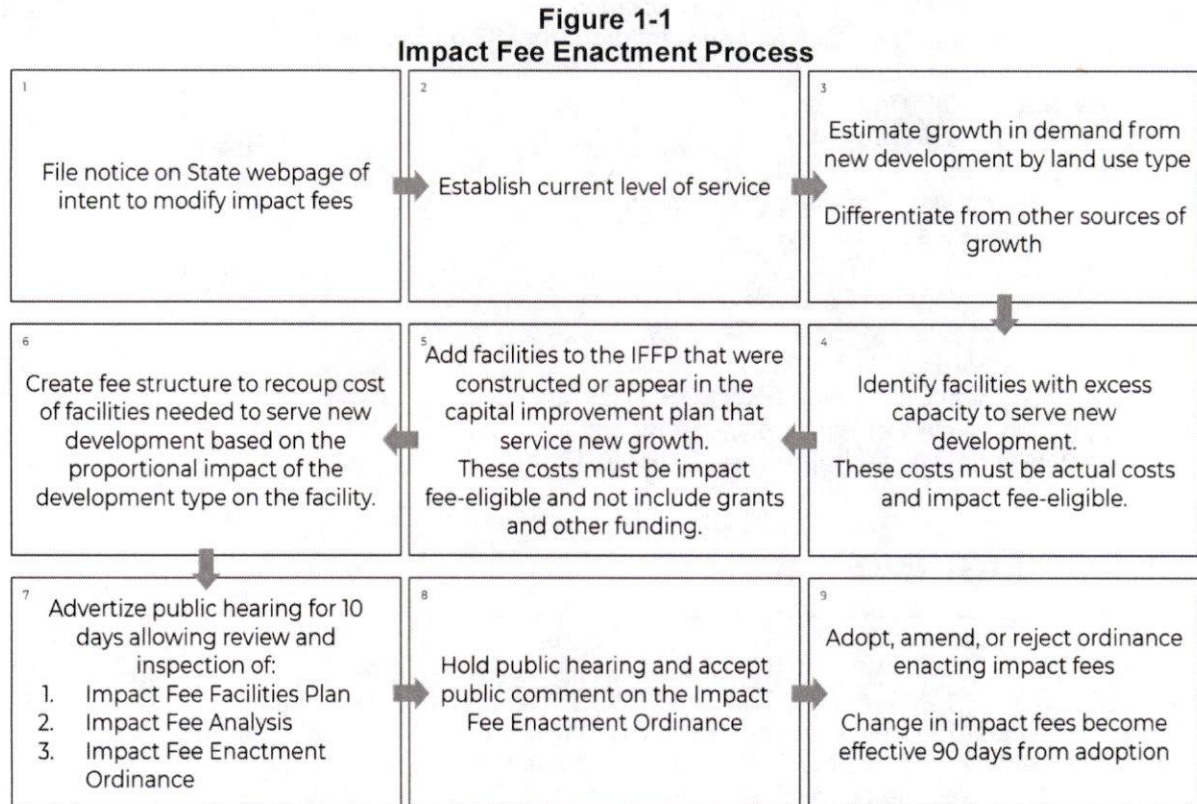
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CHAPTER 1 – INTRODUCTION

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 drinking water system model and the DWMP for the City. This IFFP is based on that model and DWMP and any update studies conducted since. Recommendations for Source, Storage, and Distribution System Improvements are based on the model requirements to meet the DWMP 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 DWMP 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 DWMP boundaries would be developed. It assumes no future changes to the DWMP boundaries but will be updated with each future IFFP according to the current City DWMP.

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 drinking water 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
Drinking Water Impact Fee Facilities Plan**

Source	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gpd
Zone 10 West Well	FY2022	\$5,218,619	100.00%	\$5,218,619	2,625 gpm	-1,462 ERCs	290 gpd	\$1.38
WEIGHTED AVERAGE								\$1.38
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Upsize Main Zone Cnyn Rd Tank 500k to 1M gal	FY2030	\$1,361,550	50.00%	\$680,775	500,000 gal	2,215 ERCs	360 gal	\$1.36
WEIGHTED AVERAGE								\$1.36
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	Add 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%	\$935,124	11,149 ERCs	4,114 ERCs	15,263 ERCs	\$83.87
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36%) - [6.36% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$715,258	100.00%	\$1,214,243	9,329 ERCs	5,934 ERCs	15,263 ERCs	\$130.15
Canyon Rd 3,000 gpm Booster Pump Station Zions WA 2018 Bond (58.4% DW Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,503,764	10,715 ERCs	4,548 ERCs	15,263 ERCs	\$140.34
Summit Ridge 12" PRV	FY2019	\$38,599	71.00%	\$14,132	10,474 ERCs	4,789 ERCs	15,263 ERCs	\$1.35
TOTAL								\$355.71
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$51,150	100.00%	\$51,150	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$15.64
Master Plan Studies	FY2022	\$84,350	100.00%	\$84,350	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$25.79
TOTAL								\$41.43
Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	ERC Cap	LOS/ERC	Cost/cf
Grey Cliffs 14,000' 10" Line	FY2027	\$4,186,672	6.90%	\$288,736	2,749 cf	393 ERCs	7.00 cf	\$105.04
WEIGHTED AVERAGE								\$105.04

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 drinking water source, storage, and distribution systems. All systems have LOS categories defined in the Definitions.

**Table 1-2
Drinking Water LOS Parameters**

Category	Parameter	Source
Maximum Operating Pressure (psi)	125 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Minimum Operating Pressure (psi)	40 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Maximum Daily Pressure Variation	20 psi	2021 DW Master Plan Level of Service Parameters (Table ES-1)
Minimum or Local Pipe Size (in)	8 in	City Standards
Minimum Required Source Capacity	Peak Day of a Peak Year Flow	State Code: R309-510-7
Minimum Required Annual Source Capacity	Peak Year Annual Demand	State Code: R309-510-7
Minimum Fire Flow Storage	Model to Fire Marshal Requirements	State Code: R309-510-8(1)(b)
Minimum Fire Flow Residual Pressure	20 psi	2021 DW MP Level of Service Parameters (Table 5-2)
Minimum Required LOS Equalization Storage per ERC (gal)	Average Day of a Peak Year	State Code: R309-510-8(a)
Emergency Storage (% of Equalization Storage)	50%	State Code: R309-510-8(1)(c)

**Table 1-3
Drinking Water Level of Service per ERC**

Category	Base Year LOS Including Excess Capacity	Existing LOS Including Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Source LOS/ERC	290.12 gpd	290.12 gpd	290.00 gpd	0.12 gpd	100.00%
Storage LOS/ERC	470.29 gal	470.29 gal	360.00 gal	110.29 gal	100.00%
Distribution LOS/ERC	7.46 cf	7.46 cf	7.00 cf	0.46 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 is calculated by dividing the Existing LOS by the Proposed LOS for Existing, the LOS that existing residents will be raised to because of the Proposed LOS. 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.

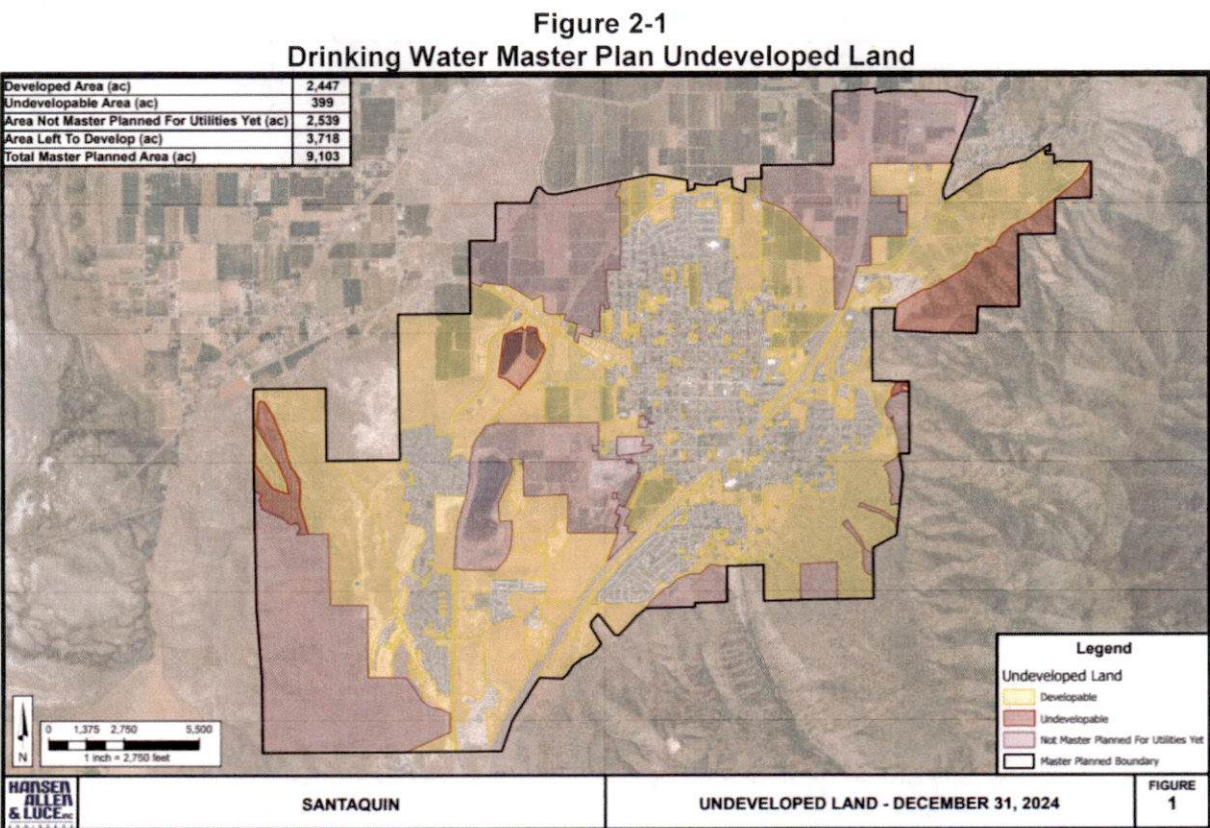
HANSEN, ALLEN & LUCE, INC.

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 DWMP 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	0.00%	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	0.00%	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%

DATA YEAR AND MASTER PLANNED

Table 2-2 summarizes development information for the land area master planned in the DWMP 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 DWMP

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%

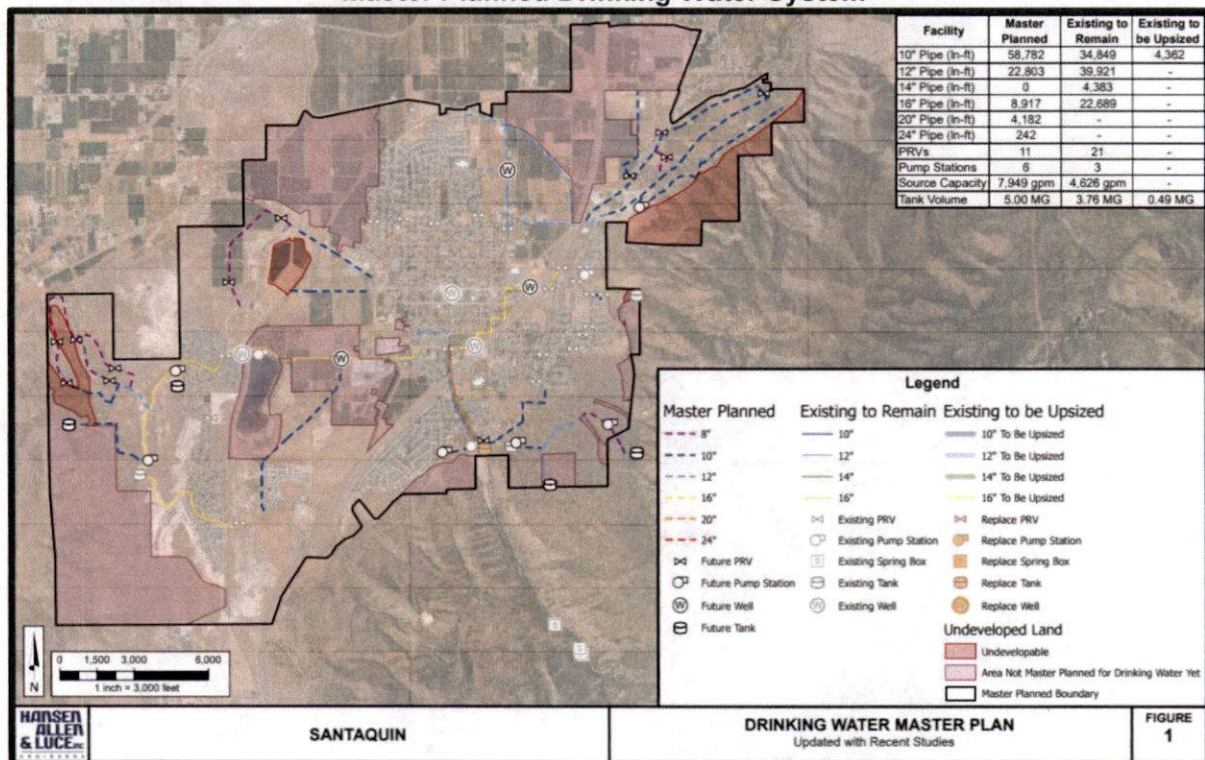
Sources: City GIS, Census, MAG MPO

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

HAL completed a system model and DWMP for the City. Master planned future system improvements are based on the model requirements to meet the LOS Parameters established in the DWMP 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 Drinking Water System



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

Table 3-1
Source CIP Projects

DWMP Map ID	Project	Cost
1	Zone 12E Foothill Village Booster Pump Station	\$600,000
3	Zone 11W 1,500 gpm Booster Station	\$1,200,000
4	New Well	\$1,584,000
5	Zone 11NE Booster Station	\$900,000
Total		\$4,284,000

Source: 2021 DWMP

Figure 3-2
Recommended Growth Projects 0-10 Year Timeframe

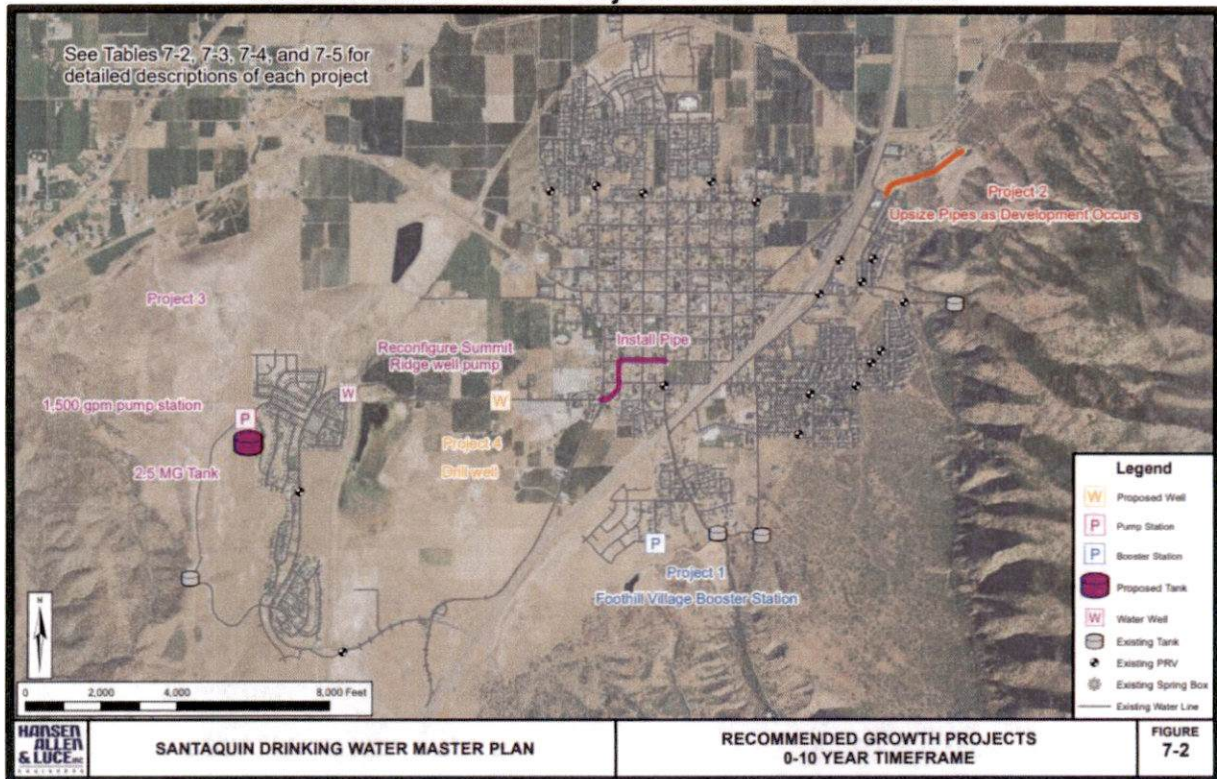
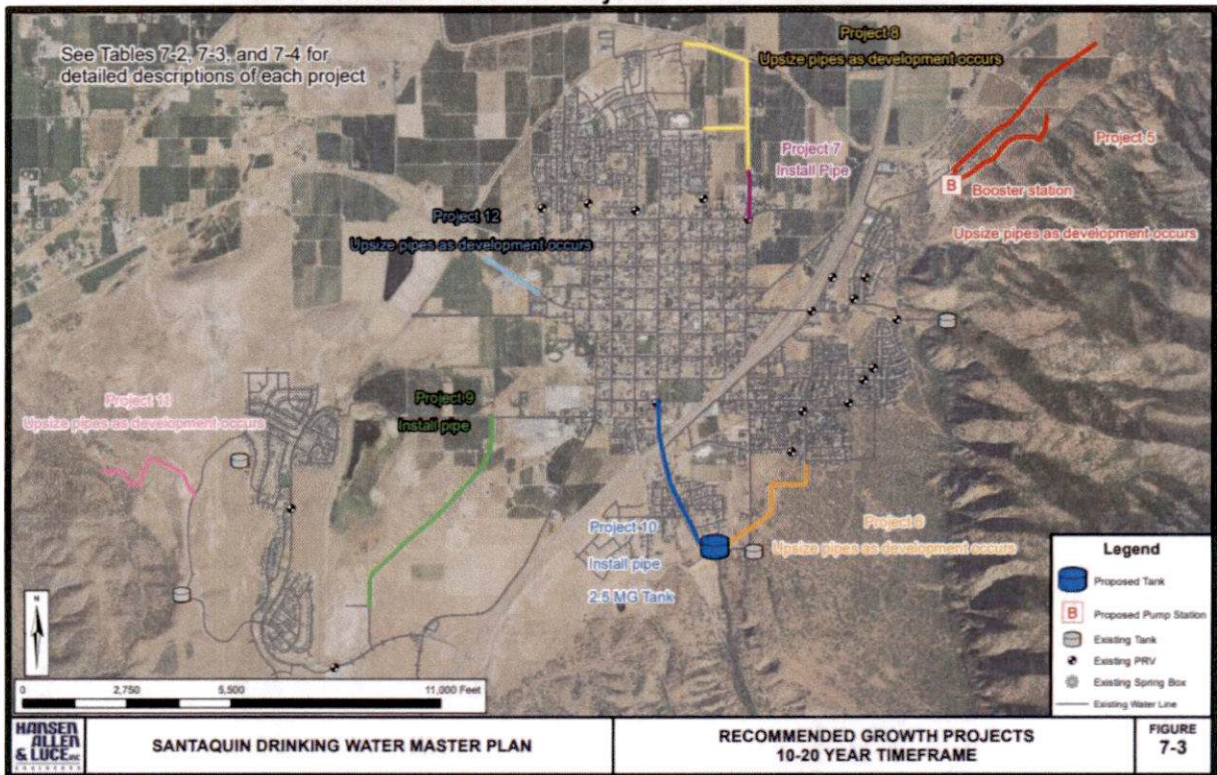


Figure 3-3
Recommended Growth Projects 10-20 Year Timeframe



**Table 3-2
Storage CIP Projects**

DWMP Map ID	Project	Cost
3	New Zone 10 2.5 MG Tank	\$3,036,000
10	Replace Zone 10 2.5 MG Tank	\$3,000,000
Total		\$6,036,000

Source: 2021 DWMP

**Table 3-3
Distribution CIP Projects**

DWMP Map ID	Length	Diameter	Cost
2	2,300 In-ft	10 in	\$52,000
3	700 In-ft	16 in	\$459,000
5	8,900 In-ft	10 in	\$203,000
6	3,500 In-ft	10 in	\$80,000
7	1,200 In-ft	12 in	\$234,000
8	5,700 In-ft	12 in	\$198,000
9	6,300 In-ft	10 in	\$968,000
10	4,200 In-ft	20 in	\$1,248,000
11	1,900 In-ft	10 in	\$99,000
12	1,700 In-ft	10 in	\$39,000
Total			\$3,580,000

Source: 2021 DWMP

The following sections give detail on the impact fee calculations for each of the five components of a drinking water 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 drinking water sources include both wells and springs. It is important that the total reliable yield/dry-year flow capacity for drinking water system sources is greater than the peak day use. Source capacity should be evaluated for N-1 conditions. This means the system needs to be able to supply the needs of the City when the largest source is down. Outdoor usage of drinking water by the City and Genola are also used in calculating source capacity.

Table 3-4 contains the existing drinking water sources and their capacity.

**Table 3-4
Existing Drinking Water System Sources**

Source	Peak Flow	Average Flow	Reliable/Dry Year Flow	Peak Flow Annual Capacity	Average Flow Annual Capacity	Reliable/Dry Yr Annual Capacity
Gravity Springs 2-5 (WS001)	1,000 gpm	750 gpm	700 gpm	1,613 ac-ft	1,210 ac-ft	1,129 ac-ft
Cemetery Well (WS003)	740 gpm	740 gpm	740 gpm	1,194 ac-ft	1,194 ac-ft	1,194 ac-ft
Summit Ridge Well (WS006)	3,000 gpm	3,000 gpm	2,625 gpm	4,839 ac-ft	4,839 ac-ft	4,234 ac-ft
Total Source Capacity	4,740 gpm	4,490 gpm	4,065 gpm	7,646 ac-ft	7,243 ac-ft	6,557 ac-ft
Genola Use	-97 gpm	-97 gpm	-97 gpm	-157 ac-ft	-157 ac-ft	-157 ac-ft
Santaquin Outdoor Use	-671 gpm	-671 gpm	-671 gpm	-1,083 ac-ft	-1,083 ac-ft	-1,083 ac-ft
Total Source Capacity for Indoor Use	3,971 gpm	3,721 gpm	3,296 gpm	6,406 ac-ft	6,003 ac-ft	5,318 ac-ft
Backup Source - Center St Well	490 gpm	490 gpm	490 gpm	790 ac-ft	790 ac-ft	790 ac-ft
Total (N-1)	1,461 gpm	1,211 gpm	1,161 gpm	2,358 ac-ft	1,954 ac-ft	1,874 ac-ft
Peak Day Proposed LOS Flow	1,327 gpm	1,327 gpm	1,327 gpm	2,141 ac-ft	2,141 ac-ft	2,141 ac-ft
Total Excess Source Capacity	134 gpm	-116 gpm	-166 gpm	216 ac-ft	-187 ac-ft	-268 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 and the capacity at the master planned year are shown in Table 3-5.

**Table 3-5
Source Existing Excess Capacity**

N-1 Capacity	Prop Req LOS/ERC	ERCs	Proposed LOS Capacity	Available LOS Capacity	Available ERCs
1,161 gpm	290.00 gpd	7,230 ERCs	1,456 gpm	-295 gpm	-1,462 ERCs
Proposed LOS Fiscal Year					FY2026
N-1 Capacity	Prop Req LOS/ERC	ERCs	Proposed LOS Capacity	Available LOS Capacity	Available ERCs
1,076 gpm	290.00 gpd	15,263 ERCs	3,074 gpm	-1,998 gpm	-9,920 ERCs
Master Planned Fiscal Year					FY2050
First Year without Excess Capacity					FY2026

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	1,161 gpm
Existing Drinking Water ERCs	6,591 ERCs
Master Planned Drinking Water ERCs	15,263 ERCs
Additional Master Planned ERCs	8,672 ERCs
Base Year LOS With Excess Capacity (gpd)	290.12 gpd
Base LOS Fiscal Year	FY2023
Existing LOS With Excess Capacity (gpd)	290.12 gpd
Proposed Required LOS with N-1 (gpd)	290.00 gpd
% IF Reimbursable	100.00%

STORAGE

Santaquin currently operates the water storage facilities listed in Table 3-7. According to DDW standards outlined in Section R309-510-8, storage tanks must be able to provide: 1) fire suppression storage to supply water for firefighting; 2) emergency storage, as deemed necessary; and 3) equalization storage volume to make up the difference between source and demand. Each of the requirements is addressed below.

Fire Suppression Storage

Fire suppression storage is required for water systems that provide water for firefighting. The local fire authority determines the need for fire suppression storage. The policy for the City is to provide 1,500 gpm of fire flow at all areas of the system. Buildings must be designed to require no more than 1,500 gpm. The fire flow storage requirements are sufficient to meet the required fire flows provided by the local fire authority as per IFC.

Equalization Storage

Equalization storage for the drinking water system is required to meet the amount supplied by sources on an average day of a peak year (Utah Rule R309-510-8).

Emergency Storage

While there are no specific DDW requirements for emergency storage water systems can choose to maintain emergency storage to mitigate risks, provide system reliability, and protect public health and welfare. Emergency storage may be used in case of pipeline failures, equipment failures, power outages, source contamination, and natural disasters. For the above listed reasons, the City has chosen an emergency storage requirement equal to 50% of the equalization storage requirement when not including outdoor and wholesale water for impact fee calculations.

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

**Table 3-7
Existing Storage Facilities and Capacity**

Facility	Fire Flow	Emergency	Equalization	Excess Capacity	Total Capacity
Percent Storage	9.57%	18.36%	36.73%	35.33%	100%
Zone 10 - Main Zone Tank	0.000 MG	0.090 MG	0.180 MG	0.173 MG	0.490 MG
Zone 11E - East Zone Tank	0.000 MG	0.200 MG	0.400 MG	0.385 MG	1.090 MG
Zone 11W - Summit Ridge Tank	0.180 MG	0.176 MG	0.353 MG	0.339 MG	1.140 MG
Zone 12 E - Canyon Tank	0.180 MG	0.158 MG	0.316 MG	0.304 MG	1.040 MG
Total	0.360 MG	0.624 MG	1.249 MG	1.201 MG	3.760 MG
Base LOS Storage per ERC (gallons)					470 gal
Base LOS Fiscal Year					FY2026
Current LOS Storage per ERC (gallons)					470 gal
Proposed LOS Storage per ERC (gallons)					360 gal

The existing excess capacity and capacity at the master planned year for storage are shown in Table 3-8.

**Table 3-8
Storage Existing Excess Capacity**

Fiscal Year				FY2026	
Capacity after Fire Flow	Proposed Req LOS/ERC	Current ERCs	Proposed LOS Storage	Available	Available ERCs
3.40 MG	360.00 gal	7,230 ERCs	2.60 MG	0.80 MG	2,215 ERCs
Master Planned Year				FY2050	
Capacity after Fire Flow	Proposed Req LOS/ERC	Master Planned ERCs	Proposed LOS Storage	Available	Available ERCs
3.40 MG	360.00 gal	15,263 ERCs	5.49 MG	-2.09 MG	-5,819 ERCs
First Year without Excess Capacity					FY2033

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	3.40 MG
Existing Drinking Water ERCs	6,591 ERCs
Master Planned Drinking Water ERCs	15,263 ERCs
Additional Master Planned ERCs	8,672 ERCs
Base LOS with Excess Capacity (gal)	470 gal
Base LOS Fiscal Year	FY2026
Existing LOS with Excess Capacity (gal)	470 gal
Proposed Required Indoor LOS per ERC (gal)	360 gal
% IF Reimbursable	100.00%

MISC FACILITIES

Misc facilities include drinking water 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 drinking water 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 16 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 tanks 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

Item	Distribution System
Local/Minimum Conveyance Pipe Size	8 in
Existing Regional Volume	51,010 cf
Future Master Planned Regional Volume	38,313 cf
Existing Drinking Water ERCs	6,591 ERCs
Master Planned Drinking Water ERCs	15,263 ERCs
Base Regional Volume LOS per ERC with Excess Capacity (cf)	7.46 cf
Existing Regional Volume LOS per ERC with Excess Capacity (cf)	7.46 cf
Proposed Required Regional Volume per ERC (cf)	7.00 cf
% Impact Fee Reimbursable	100.00%

Table 3-11 contains the upsize percentages for System Improvement collection projects. They are calculated according to current day estimates for collection 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
Drinking Water Pipe Upsize Percentage**

Pipe Size	Upsize Percentage	IF Percentage
10" Drinking Water Pipe	6.90%	6.90%
12" Drinking Water Pipe	15.63%	15.63%
14" Drinking Water Pipe	18.18%	18.18%
16" Drinking Water Pipe	27.03%	27.03%
18" Drinking Water Pipe	32.50%	32.50%
20" Drinking Water Pipe	38.64%	38.64%
24" Drinking Water Pipe	47.06%	47.06%
30" Drinking Water Pipe	57.81%	57.81%
36" Drinking Water Pipe	65.38%	65.38%

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 DWMP boundaries will be developed. It assumes no future changes to the DWMP boundaries but will be updated with each IFFP according to the current City DWMP.

IMPACT FEE FACILITIES PLAN

Figures 3-1, 3-2, and 3-3 show the drinking water facilities needed to maintain the Proposed LOS as development occurs in the City. These facilities are determined from the CIPs in the DWMP, 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 drinking water 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.

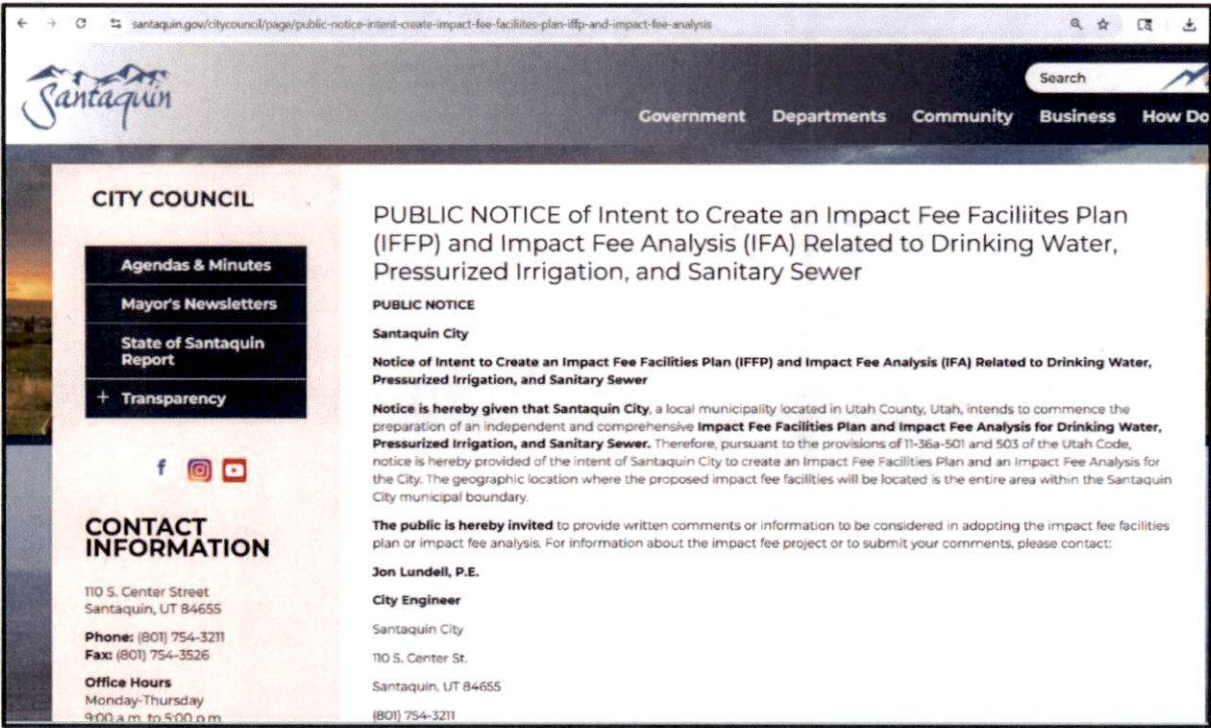
**Table 3-12
Drinking Water Impact Fee Facilities Plan**

Source	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gpd
Zone 10 West Well	FY2022	\$5,218,619	100.00%	\$5,218,619	2,625 gpm	-1,462 ERCs	290 gpd	\$1.38
WEIGHTED AVERAGE								\$1.38
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Upsize Main Zone Cnyn Rd Tank 500k to 1M gal	FY2030	\$1,361,550	50.00%	\$680,775	500,000 gal	2,215 ERCs	360 gal	\$1.36
WEIGHTED AVERAGE								\$1.36
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	Add 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%	\$935,124	11,149 ERCs	4,114 ERCs	15,263 ERCs	\$83.87
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36%) - [6.36% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$715,258	100.00%	\$1,214,243	9,329 ERCs	5,934 ERCs	15,263 ERCs	\$130.15
Canyon Rd 3,000 gpm Booster Pump Station Zions WA 2018 Bond (58.4% DW Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,503,764	10,715 ERCs	4,548 ERCs	15,263 ERCs	\$140.34
Summit Ridge 12" PRV	FY2019	\$38,599	71.00%	\$14,132	10,474 ERCs	4,789 ERCs	15,263 ERCs	\$1.35
TOTAL								\$355.71
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$51,150	100.00%	\$51,150	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$15.64
Master Plan Studies	FY2022	\$84,350	100.00%	\$84,350	3,271 ERCs	5,934 ERCs	9,204 ERCs	\$25.79
TOTAL								\$41.43
Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	ERC Cap	LOS/ERC	Cost/cf
Grey Cliffs 14,000' 10" Line	FY2027	\$4,186,672	6.90%	\$288,736	2,749 cf	393 ERCs	7.00 cf	\$105.04
WEIGHTED AVERAGE								\$105.04

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, & SS IFFP AND IFA



← → ↻ 📄 utah.gov/pmn/sitemap/notice/1025109.html

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A Secure Online Service from Utah.gov

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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

[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

Board/Committee Contacts

Member	Email	Phone
Lynn Mecham	lmecham@santaquin.org	(801)754-3211
Art Adcock	aadcock@santaquin.org	801-754-3211
Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
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

The screenshot shows the Santaquin City Council website. The header includes the Santaquin logo, a search bar, and navigation links for Government, Departments, Community, Business, and How D. The main content area is titled "CITY COUNCIL" and features a sidebar with links to Agendas & Minutes, Mayor's Newsletters, State of the City Reports, and Transparency. The main text area displays a "NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA". The notice text states that the Santaquin City Council will hold a public hearing on March 17, 2026, at 7:00 p.m. at the City Hall, 110 South Center Street, Santaquin, Utah. The public is invited to attend the hearing and contact Jon Lundell, P.E., City Engineer, for more information.

CITY COUNCIL

- Agendas & Minutes
- Mayor's Newsletters
- State of the City Reports
- + Transparency

CONTACT INFORMATION

110 S. Center Street
Santaquin, UT 84655
Phone: (801) 754-3211

NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA

NOTICE OF PUBLIC HEARING

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



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)

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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](#)

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

Download Attachments

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

Download Attachments

Board/Committee Contacts

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Lynn Mecham	lmecham@santaquin.org	(801)754-3211
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Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

Board/Committee Contacts