

ORDINANCE 03-04-2026

AN ORDINANCE ADOPTING THE SANTAQUIN CITY SANITARY SEWER IMPACT FEE FACILITIES PLAN AND THE SANITARY SEWER IMPACT FEE ANALYSIS; AND ENACTING SANITARY SEWER 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 Sanitary Sewer Impact Fee Facilities Plan, and to amend its Sanitary Sewer Impact Fees based on an updated Sanitary Sewer Impact Fee Analysis; and

WHEREAS, the City has reviewed and evaluated the City's sanitary sewer service area for the sanitary sewer system, which consists of the entire area within the Santaquin municipal boundary as shown in the Sanitary Sewer 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 Sanitary Sewer 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 Sanitary Sewer 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 Sanitary Sewer 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 Sanitary Sewer 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 Sanitary Sewer 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 sanitary sewer 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 sanitary sewer 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 Sanitary Sewer 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 sanitary sewer 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 sanitary sewer collection and treatment systems.

**Table 1-2
Sanitary Sewer LOS Parameters**

Category	Parameter	Source
Maximum Peak Hour Flow Depth in Areas with Basements (%)	78%	2023 SS Master Plan Level of Service page 9
Maximum Peak Hour Flow Depth in Areas without Basements (%)	95%	2023 SS Master Plan Level of Service page 9
Lift Station Pump Peak Hour Capacity Excluding Standby Pump (%)	100%	2023 SS Master Plan Level of Service page 10
WRF Treatment Flow Capacity % of Peak Day or Avg Flow as Applicable	100%	2023 SS Master Plan Level of Service page 10
Effluent Storage % of Total Non-Irrigation Season Demand	100%	2023 SS Master Plan Level of Service page 11
WRF Average Day Load Capacity - COD (ppd)	5,213 ppd	Design Flow Loading Summary
WRF Average Day BOD5 Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TSS Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TKN Load Capacity (ppd)	459 ppd	Design Flow Loading Summary
WRF Average Day Phosphorus Load Capacity (ppd)	67 ppd	Design Flow Loading Summary

**Table 1-3
Sanitary Sewer Level of Service per ERC**

Category	Base Year LOS with Excess Capacity	Existing LOS with Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	125.35 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	0.47 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 Sanitary Sewer Impact Fee calculation is based on the following:

1. Elements. In calculating the Sanitary Sewer 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 sanitary sewer impact fee:
 - a. Treatment;
 - b. Miscellaneous Facilities;

- c. Planning; and
 - d. Collection.
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 Sanitary Sewer Impact Fee is based upon the Act's required proportionate share analysis in determining the total project costs to maintain the City's current sanitary sewer 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
Sanitary Sewer Impact Fee Per ERC

Type	Cost	ERC Capacity	Cost/ERC	Cost/ERC with Credit
Treatment	\$23.96/gpd	200 gpd/ERC	\$4,791.93/ERC	\$4,508.39/ERC
Misc Facilities	\$936,064	11,083 ERCs	\$84,46/ERC	\$84.46/ERC
Planning	\$215,150	6,539 ERCs	\$65.80/ERC	\$65.80/ERC
Collection	\$94.68/cf	4.67 cf/ERC	\$442.15/ERC	\$442.15/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
Sanitary Sewer Impact Fee per ERC with Credit

Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	
Maximum Allowable Impact Fee/ERC with Credit	\$5,100.81/ERC	
Previous Impact Fee/ERC	\$5,096.30/ERC	
Proposed Impact Fee/ERC	\$5,100.81/ERC	
Difference	\$4.51/ERC	
% Change	0.09%	
Average Occupancy/ERC		3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Detach ADU	Factor: 0.9000	
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$5,226.92	
Maximum Allowable Impact Fee/Detached ADU	\$4,704.23	

Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$4,862.58
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The ERC Ratio for different meter 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 Non-Residential Sanitary Sewer Impact Fee by Meter Size**

Meter Size	ERCs	Impact Fee
Single-Family Dwelling Unit 3/4 in	1.02	\$5,226.92/ERC
Single-Family Dwelling Unit 1 in	1.71	\$8,728.96/ERC
Single-Family Dwelling Unit 1 1/2 in	3.41	\$17,405.66/ERC
Single-Family Dwelling Unit 2 in	5.46	\$27,859.51/ERC
Detached ADU	0.92	\$4,704.23/ERC
Multi-Family Dwelling Unit	0.95	\$4,862.58/ERC
Non-Residential Development 3/4 in	1.00	\$5,100.81/ERC
Non-Residential Development 1 in	1.67	\$8,518.35/ERC
Non-Residential Development 1 1/2 in	3.33	\$16,985.68/ERC
Non-Residential Development 2 in	5.33	\$27,187.29/ERC
Non-Residential Development (Any Size Meter) ¹	Effluent Flow Option	\$25.50/gpd

The sanitary sewer impact fee is charged at the time of building permit issuance. Sanitary sewer 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 Sanitary Sewer Impact Fee shall be charged for all new service connections or whenever a customer desires to increase the size of an existing sanitary sewer 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 sanitary sewer 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: Severability.

If any portion or provision of this Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance that shall remain in full force and effect. For this purpose, the provisions of this Enactment are declared to be severable.

SECTION 12: 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.

ADOPTED by the City Council of Santaquin, Utah, 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	<u>Yes</u>
Voted	<u>Yes</u>
Voted	<u>Yes</u>
Voted	<u>Yes</u>
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 SANITARY SEWER IMPACT FEE FACILITIES PLAN AND THE SANITARY SEWER IMPACT FEE ANALYSIS; AND ENACTING SANITARY SEWER 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.

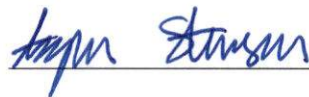


STEPHANIE CHRISTENSEN
Santaquin City Recorder

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

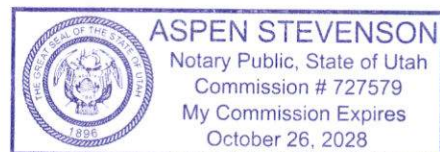
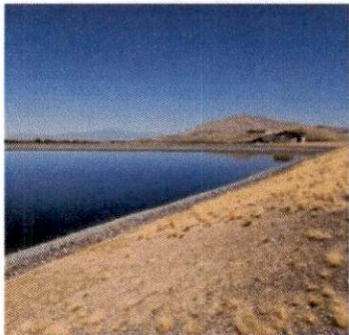
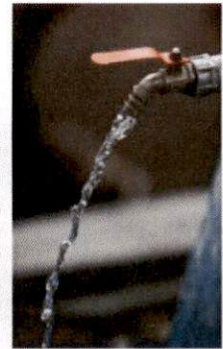
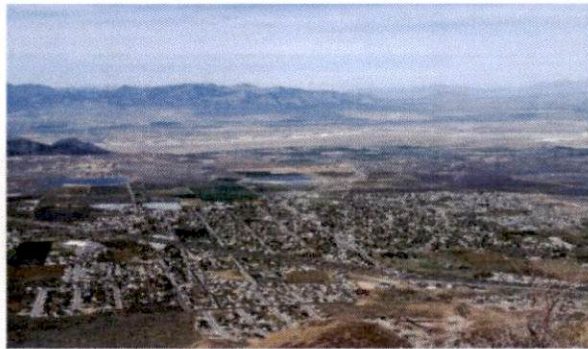


Exhibit A- IFFP, IFA



Sanitary Sewer Impact Fee Facilities Plan



SANTAQUIN

March 2026

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

Santaquin

Sanitary Sewer IMPACT FEE FACILITY PLAN

(HAL Project No.: 415.10.300)

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

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
SS	Sanitary Sewer
SSMP	Sanitary Sewer Master Plan
WRF	Water Reclamation Facility

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.

Collection LOS Parameter. The Collection LOS Parameter was set by standard practice in the WWMP.

Collection Pipe. Collection Pipe includes main lines that collect sanitary sewer 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 sanitary sewer 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 Collection System. Local Collection System is defined as collection system constructed with Minimum Size Collection 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 Collection Pipe. The Minimum Size Collection Pipe is defined as the minimum or local collection pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the sanitary sewer 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 Collection System. Regional Collection System is defined as the volume of collection system pipe above that of a local or minimum pipe size.

Treatment LOS Parameter. The Treatment LOS Parameter was set by standard practice in the SSMP. Treatment facilities must be designed to meet state permits.

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.

TABLE OF CONTENTS

ACKNOWLEDGMENTS	i
ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS	ii
ABBREVIATIONS	ii
ACRONYMS	ii
UNITS	ii
DEFINITIONS	ii
TABLE OF CONTENTS	iv
LIST OF TABLES	1-1
LIST OF FIGURES	1-1
Chapter 1 – INTRODUCTION	1-1
IMPACT FEE ENACTMENT PROCESS	1-1
NOTICES	1-1
EXECUTIVE SUMMARY	1-2
CERTIFICATION	1-6
Chapter 2 – DEMOGRAPHICS AND GROWTH	2-1
UNDEVELOPED LAND	2-1
POPULATION	2-2
DATA YEAR AND MASTER PLANNED	2-2
Chapter 3 – IMPACT FEE FACILITIES PLAN	3-1
OVERVIEW	3-1
TREATMENT	3-3
MISC FACILITIES	3-4
PLANNING	3-5
COLLECTION	3-5
SERVICE AREA	3-6
IMPACT FEE FACILITIES PLAN	3-6
APPENDICES	I
APPENDIX A - NOTICE OF INTENT TO AMEND THE DW, PI, & SS IFFP AND IFA	I
APPENDIX B - NOTICE OF PUBLIC HEARING TO ADOPT OR AMEND AN IFFP AND IF ENACTMENT	VI

LIST OF TABLES

Table 1-1 Sanitary Sewer Impact Fee Facilities Plan	1-3
Table 1-2 Sanitary Sewer LOS Parameters	1-4
Table 1-3 Sanitary Sewer Level of Service per ERC	1-5
Table 2-1 Census Population Projections.....	2-2
Table 2-2 Projected Master Planned Development	2-2
Table 2-3 End of Data Year Developed Land and Population Summary	2-3
Table 2-4 Population - End of Data Year and Master Planned	2-3
Table 3-1 Treatment CIP Projects.....	3-2
Table 3-2 Collection CIP Projects.....	3-3
Table 3-3 Existing WRF Capacity.....	3-4
Table 3-4 Treatment Existing Excess Capacity	3-4
Table 3-5 Treatment ERC LOS	3-4
Table 3-6 Regional Collection System ERC LOS	3-5
Table 3-7 Sanitary Sewer Pipe Upsize Percentage	3-6
Table 3-8 Sanitary Sewer Impact Fee Facilities Plan	3-7

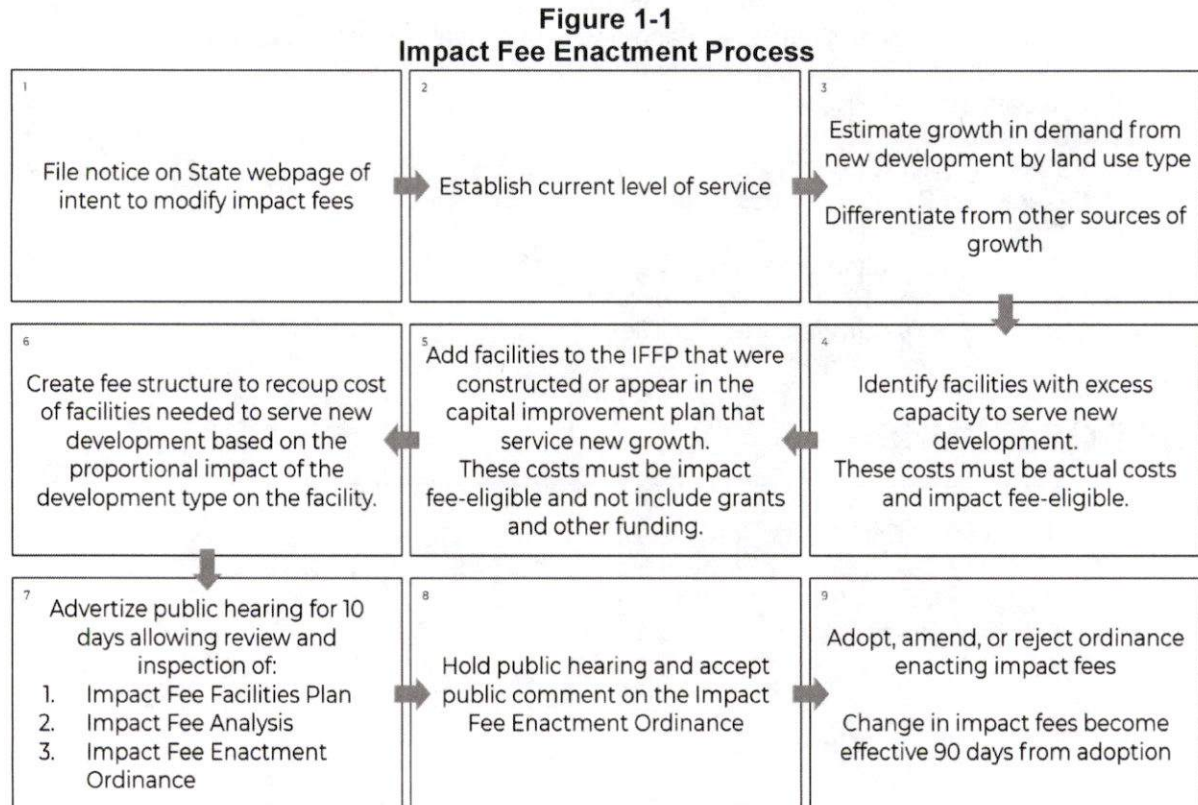
LIST OF FIGURES

Figure 1-1 Impact Fee Enactment Process	1-1
Figure 2-1 Sanitary Sewer Master Plan Undeveloped Land	2-1
Figure 3-1 Master Planned Sanitary Sewer System	3-1
Figure 3-2 Sanitary Sewer Master Plan and Capital Facilities Plan	3-2

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

J-U-B completed a sanitary sewer system model and the SSMP for the City. This IFFP is based on that model and SSMP and any update studies conducted since. Recommendations for Treatment and Collection System Improvements are based on the model requirements to meet the SSMP Treatment and Collection 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 SSMP 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 SSMP boundaries would be developed. It assumes no future changes to the SSMP boundaries but will be updated with each future IFFP according to the current City SSMP.

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 4 components to a sanitary sewer impact fee: treatment, miscellaneous facilities, planning, and collection. The fees charged for collection and treatment 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
Sanitary Sewer Impact Fee Facilities Plan**

Treatment	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Capacity	Excess Cap	Cost/gpd
Phase 1 WRF Reclaimed Water Trunklines 2011 Bonds	FY2013	\$1,838,069	44.34%	\$1,057,424	0.96 mgd	2.16 mgd	1.14 mgd	\$1.11
Phase 1 WRF Site Work, Yard Piping, Utilities 2011 Bonds	FY2013	\$1,102,841	50.57%	\$723,627	0.75 mgd	1.48 mgd	0.73 mgd	\$0.96
Phase 1 WRF Headworks Building (screens, building, and electrical) 2011 Bonds	FY2013	\$1,286,648	58.89%	\$982,972	1.05 mgd	1.78 mgd	0.73 mgd	\$0.94
Phase 1 WRF Treatment Building 2011 Bonds	FY2013	\$5,881,820	50.57%	\$3,859,346	0.75 mgd	1.48 mgd	0.73 mgd	\$5.14
Phase 1 WRF Dewatering Building 2011 Bonds	FY2013	\$551,421	63.00%	\$450,737	1.25 mgd	1.98 mgd	0.73 mgd	\$0.36
Phase 1 WRF Reclaimed Water Pump Station Building 2011 Bonds	FY2013	\$367,614	50.57%	\$241,209	0.75 mgd	1.48 mgd	0.73 mgd	\$0.32
Phase 1 Offsite Piping 2011 Bonds	FY2013	\$1,838,069	39.09%	\$932,187	0.47 mgd	1.20 mgd	0.73 mgd	\$1.98
Phase 1 WRF Offsite Piping (influent and reclaimed water piping) 2011 Bonds	FY2013	\$318,047	39.39%	\$162,545	0.48 mgd	1.21 mgd	0.73 mgd	\$0.34
Phase 2 WRF Upgrades - Screw Press Expansion	FY2019	\$733,430	52.39%	\$384,258	1.04 mgd	1.98 mgd	0.94 mgd	\$0.37
Phase 2 WRF Upgrades - Membrane Expansion	FY2019	\$3,872,160	11.82%	\$494,862	0.13 mgd	1.07 mgd	0.94 mgd	\$3.91
Phase 3 WRF S-01 Winter Storage Pond #3 - Convert Lagoons 2025 Bond	FY2024	\$377,369	100.00%	\$529,688	0.24 mgd	1.55 mgd	1.30 mgd	\$2.19
Phase 3 WRF T-01 Upgrade Permeate Pumps 2025 Bond	FY2024	\$384,806	52.94%	\$285,930	1.12 mgd	2.12 mgd	1.00 mgd	\$0.25
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Phase 3 WRF T-03 Reclaimed Water System Add 4th Pump 2025 Bond	FY2024	\$325,909	52.30%	\$239,256	1.15 mgd	2.20 mgd	1.05 mgd	\$0.21
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Phase 3 WRF T-09 UV System Upgrades 2025 Bond	FY2024	\$436,375	66.67%	\$408,342	1.87 mgd	2.80 mgd	0.93 mgd	\$0.22
WRF Integration and SCADA	FY2025	\$139,375	100.00%	\$139,375	0.12 mgd	1.48 mgd	1.37 mgd	\$1.20
TOTAL								\$23.96

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%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
TOTAL								\$84.46
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	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
TOTAL								\$65.80
Collection	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS per ERC	ERCs	Cost/cf
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
WEIGHTED AVERAGE								\$94.68

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 sanitary sewer treatment and collection systems. All systems have LOS categories defined in the Definitions.

**Table 1-2
Sanitary Sewer LOS Parameters**

Category	Parameter	Source
Maximum Peak Hour Flow Depth in Areas with Basements (%)	78%	2023 SS Master Plan Level of Service page 9
Maximum Peak Hour Flow Depth in Areas without Basements (%)	95%	2023 SS Master Plan Level of Service page 9
Lift Station Pump Peak Hour Capacity Excluding Standby Pump (%)	100%	2023 SS Master Plan Level of Service page 10
WRF Treatment Flow Capacity % of Peak Day or Avg Flow as Applicable	100%	2023 SS Master Plan Level of Service page 10
Effluent Storage % of Total Non-Irrigation Season Demand	100%	2023 SS Master Plan Level of Service page 11
WRF Average Day Load Capacity - COD (ppd)	5,213 ppd	Design Flow Loading Summary
WRF Average Day BOD5 Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TSS Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TKN Load Capacity (ppd)	459 ppd	Design Flow Loading Summary
WRF Average Day Phosphorus Load Capacity (ppd)	67 ppd	Design Flow Loading Summary

**Table 1-3
Sanitary Sewer Level of Service per ERC**

Category	Base Year LOS with Excess Capacity	Existing LOS with Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	125.35 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	0.47 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.

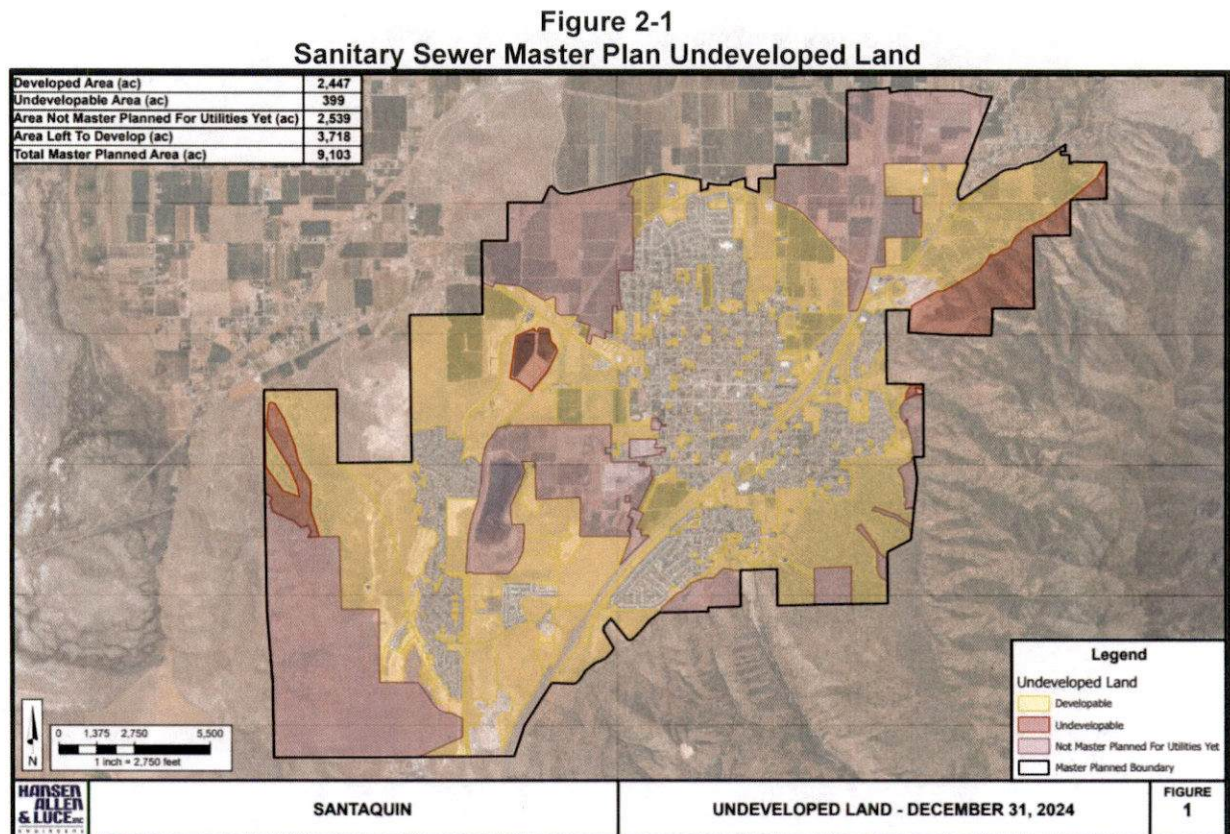
HANSEN, ALLEN & LUCE, INC.

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 SSMP 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 SSMP 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 SSMP

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%

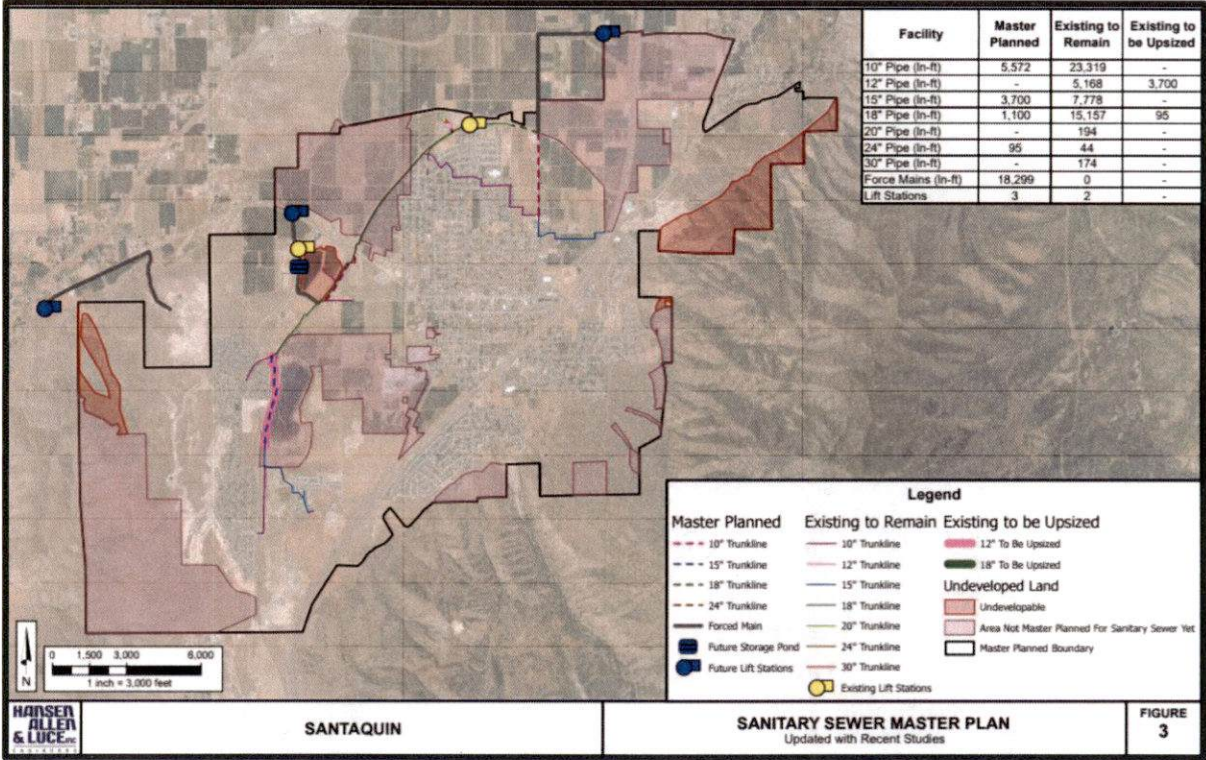
Sources: City GIS, Census, MAG MPO

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

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

Figure 3-1
Master Planned Sanitary Sewer System



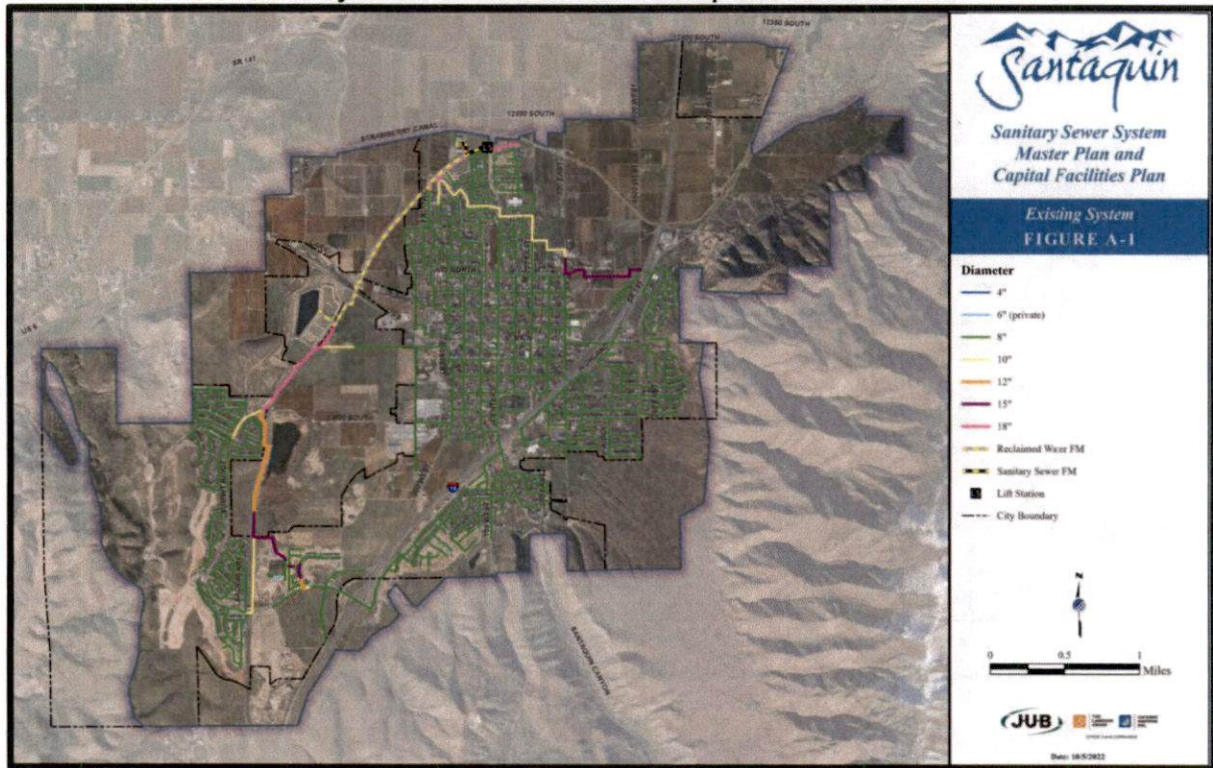
The following projects found in Tables 3-1 and 3-2 are identified in the SSMP to be needed for future growth. They are also shown graphically on Figures 3-1 and 3-2. For more detail on each project, see the SSMP.

**Table 3-1
Treatment CIP Projects**

SSMP Project Number	Project	Cost
T-08	Reclaimed Water System	\$2,581,000
T-10	Grit Removal System	\$2,025,000
T-11	New 1.5 MGD AADF WRF	\$37,500,000
T-12	Upsize Headworks Drum Screens	\$2,570,000
T-13	Expand Biosolids Building	\$3,526,000
T-14	UV System Upgrades	\$1,220,000
Total		\$49,422,000

Source: 2023 SSMP

**Figure 3-2
Sanitary Sewer Master Plan and Capital Facilities Plan**



Source: 2023 SSMP

**Table 3-2
Collection CIP Projects**

SSMP Project Number	Location	Diameter	Cost
C-01	Strawberry Canal Road: 400 E to 100 E	18 in	\$634,200
C-02	400 E: 530 N to Strawberry Canal Road	15 in	\$843,900
C-03	14400 S: West to Summit Ridge Pkwy	8 in	\$1,720,500
C-04	Center Street: 100 S to 70 S	8 in	\$50,000
C-05	Railroad Tracks: 14000 S to Highway 6	10 in	\$586,500
C-06	Strawberry Canal Road: 4800 E to 400 E	8 in	\$813,800
C-07	350 W: 680 N to 700 N	8 in	\$50,000
C-08	Railroad Tracks: Vista Ridge Dr to Topaz Dr	15 in	\$464,400
C-09	Lift Station at 4800 W 12400 S	4 in	\$1,819,500
C-10	SR-198: 4400 W to 4800 W	8 in	\$2,127,800
C-11	Center Street to Lift Station	24 in	\$47,100
C-12	4800 W: 12800 S to 12400 S	8 in	\$697,500
C-13	Strawberry Canal Road: 6250 W to Center Street	8 in	\$1,288,100
C-14	100 W: 100 S to 70 S	8 in	\$48,900
C-15	Sewer Lift Station near Highway 6	4 in	\$1,257,200
C-16	Storage Ponds to Lift Station near Highway 6	8 in	\$819,600
C-17	400 E: 200 S to 140 S	8 in	\$72,100
C-18	New Development northeast of 400 N 400 E	8 in	\$1,371,800
C-19	Lift Station south of Genola	4 in	\$2,005,000
C-20	Center Street: 550 S to 520 S	8 in	\$279,000
Total			\$16,996,900

Source: 2023 SSMP

The following sections give detail on the impact fee calculations for each of the four components of a sanitary sewer impact fee:

1. Treatment
2. Misc Facilities
3. Planning
4. Collection

All IFFP projects and costs are summarized into these components.

TREATMENT

Santaquin City treats 100% of its sanitary sewer at the Water Reclamation Facility (WRF). The WRF was constructed in 2012 and 2013 and treats the collected sanitary sewer. Each of the components of the WRF have their own capacity.

Table 3-3 contains the existing WRF capacity.

**Table 3-3
Existing WRF Capacity**

Type	Flow	COD Load	BOD5 Load	TSS Load	TKN Load	Phosphorus Load
WRF Limiting Component Avg Day	1.39 mgd	7,245 ppd	2,898 ppd	2,898 ppd	638 ppd	93 ppd
WRF Limiting Component Max Month	1.54 mgd	8,118 ppd	3,246 ppd	3,246 ppd	754 ppd	93 ppd
WRF Limiting Component Peak Day	1.81 mgd					
WRF Limiting Component Peak Hour	3.16 mgd					
Overall WRF IF Components Avg Day Capacity	2.32 mgd					
WRF Phase						3

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 3-4.

**Table 3-4
Treatment Existing Excess Capacity**

Item	FY2026
Overall WRF Flow Capacity	2.329 mgd
Proposed LOS - Average Day Flow	1.432 mgd
Available Capacity - Average Day	0.897 mgd
ERCs Available - Average Day	4,487 ERCs

Table 3-5 contains the calculation parameters and calculations for the treatment Proposed LOS per ERC.

**Table 3-5
Treatment ERC LOS**

Limiting Facility WRF Capacity	1.390 mgd
Overall Existing WRF Capacity	2.329 mgd
Existing Sanitary Sewer ERCs	7,159 ERCs
Master Planned Sanitary Sewer ERCs	15,192 ERCs
Additional ERCs Master Planned	8,033 ERCs
Base LOS with Excess Capacity per ERC (gpd)	326.37 gpd
Base LOS Fiscal Year	FY2026
Existing LOS with Excess Capacity per ERC (gpd)	325.35 gpd
Proposed Required LOS per ERC (gpd)	200.00 gpd
% IF Reimbursable	100.00%

MISC FACILITIES

Misc facilities include sanitary sewer related projects that do not tie directly to treatment or collection 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 sanitary sewer 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.

COLLECTION

The collection portion of the sanitary sewer system includes main line pipes. The pipe sizes vary from 6 inches to 18 inches in diameter. The design flows can be found in the City SSMP. The local or minimum collection pipe size is defined in Table 3-6. Only the upsize cost from this may be paid for with impact fee funds. Upsize cost calculations are found in Table 3-7. Table 3-6 calculates the Proposed LOS per ERC.

Table 3-6
Regional Collection System ERC LOS

Item	Collection System
Local/Minimum Collection Pipe Size	8 in
Existing Regional Volume	36,769 cf
Master Planned Regional Volume	4,079 cf
Existing ERCs	7,159 ERCs
Master Planned ERCs	15,192 ERCs
Existing Regional Volume LOS with Excess Capacity per ERC (cf)	5.14 cf
Base Regional Volume LOS with Excess Capacity per ERC (cf)	5.14 cf
Proposed Regional Volume with Excess Capacity per ERC (cf)	4.67 cf
% Impact Fee Reimbursable	100.00%

Table 3-7 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 collection 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 3-6 to the Upsize Percentage.

**Table 3-7
Sanitary Sewer Pipe Upsize Percentage**

Pipe Size	Upsize Percentage	IF Percentage
10 in Sewer Pipe	4.04%	4.04%
12 in Sewer Pipe	8.40%	8.40%
15 in Sewer Pipe	16.32%	16.32%
18 in Sewer Pipe	27.65%	27.65%
20 in Sewer Pipe	31.33%	31.33%
21 in Sewer Pipe	34.66%	34.66%
24 in Sewer Pipe	40.67%	40.67%
30 in Sewer Pipe	52.16%	52.16%
36 in Sewer Pipe	61.26%	61.26%
42 in Sewer Pipe	67.76%	67.76%
48 in Sewer Pipe	73.04%	73.04%

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

IMPACT FEE FACILITIES PLAN

Figures 3-1 and 3-2 show the sanitary sewer facilities needed to maintain the Proposed LOS and LOS Parameters as development occurs in the City. These facilities are determined from the CIPs in the SSMP 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 sanitary sewer CIPs and recent development needs, specific capital projects which have impact fee-eligible costs are identified in Table 3-8. 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 3-8 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 3-8
Sanitary Sewer Impact Fee Facilities Plan**

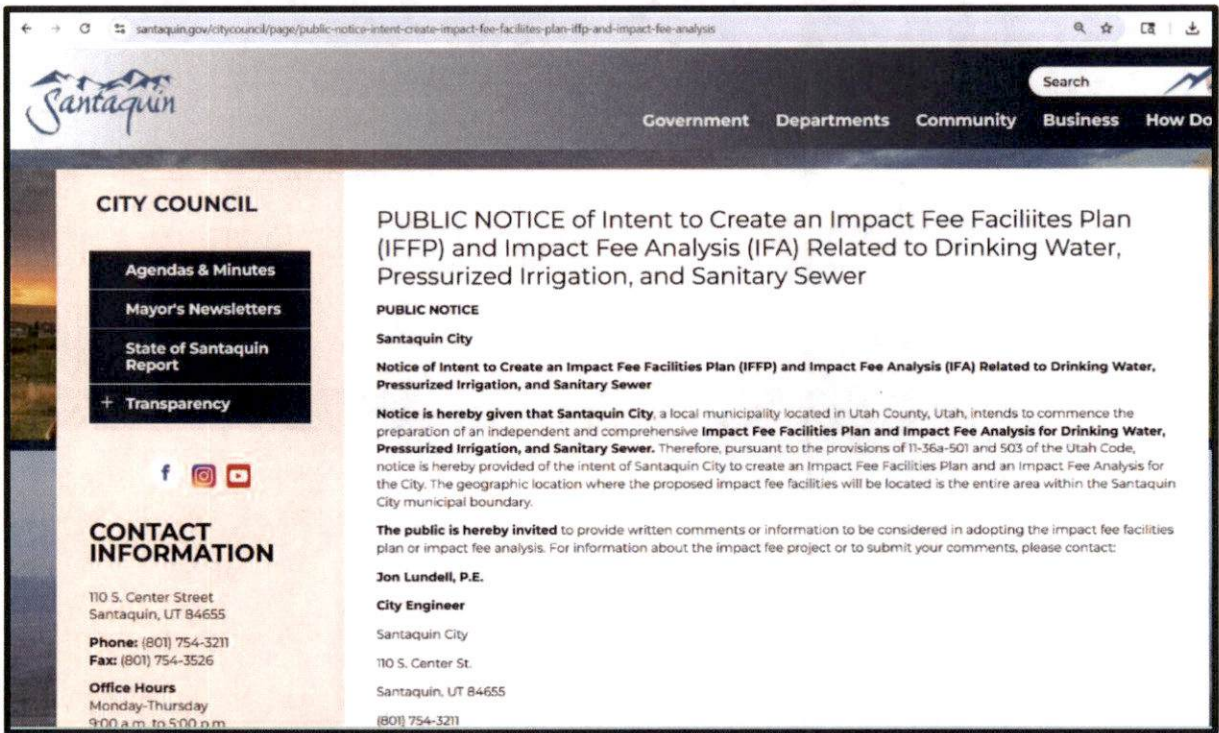
Treatment	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Capacity	Excess Cap	Cost/gpd
Phase 1 WRF Reclaimed Water Trunklines 2011 Bonds	FY2013	\$1,838,069	44.34%	\$1,057,424	0.96 mgd	2.16 mgd	1.14 mgd	\$1.11
Phase 1 WRF Site Work, Yard Piping, Utilities 2011 Bonds	FY2013	\$1,102,841	50.57%	\$723,627	0.75 mgd	1.48 mgd	0.73 mgd	\$0.96
Phase 1 WRF Headworks Building (screens, building, and electrical) 2011 Bonds	FY2013	\$1,286,648	58.89%	\$982,972	1.05 mgd	1.78 mgd	0.73 mgd	\$0.94
Phase 1 WRF Treatment Building 2011 Bonds	FY2013	\$5,881,820	50.57%	\$3,859,346	0.75 mgd	1.48 mgd	0.73 mgd	\$5.14
Phase 1 WRF Dewatering Building 2011 Bonds	FY2013	\$551,421	63.00%	\$450,737	1.25 mgd	1.98 mgd	0.73 mgd	\$0.36
Phase 1 WRF Reclaimed Water Pump Station Building 2011 Bonds	FY2013	\$367,614	50.57%	\$241,209	0.75 mgd	1.48 mgd	0.73 mgd	\$0.32
Phase 1 Offsite Piping 2011 Bonds	FY2013	\$1,838,069	39.09%	\$932,187	0.47 mgd	1.20 mgd	0.73 mgd	\$1.98
Phase 1 WRF Offsite Piping (influent and reclaimed water piping) 2011 Bonds	FY2013	\$318,047	39.39%	\$162,545	0.48 mgd	1.21 mgd	0.73 mgd	\$0.34
Phase 2 WRF Upgrades - Screw Press Expansion	FY2019	\$733,430	52.39%	\$384,258	1.04 mgd	1.98 mgd	0.94 mgd	\$0.37
Phase 2 WRF Upgrades - Membrane Expansion	FY2019	\$3,872,160	11.82%	\$494,862	0.13 mgd	1.07 mgd	0.94 mgd	\$3.91
Phase 3 WRF S-01 Winter Storage Pond #3 - Convert Lagoons 2025 Bond	FY2024	\$377,369	100.00%	\$529,688	0.24 mgd	1.55 mgd	1.30 mgd	\$2.19
Phase 3 WRF T-01 Upgrade Permeate Pumps 2025 Bond	FY2024	\$384,806	52.94%	\$285,930	1.12 mgd	2.12 mgd	1.00 mgd	\$0.25
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Phase 3 WRF T-03 Reclaimed Water System Add 4th Pump 2025 Bond	FY2024	\$325,909	52.30%	\$239,256	1.15 mgd	2.20 mgd	1.05 mgd	\$0.21
Phase 3 WRF T-04 Outfit Membrane Tank 5 and Flow Channel 2025 Bond	FY2024	\$1,027,540	57.14%	\$824,167	1.36 mgd	2.37 mgd	1.02 mgd	\$0.61
Phase 3 WRF T-05 Center St Lift Station & FM 2025 Bond	FY2024	\$1,888,215	63.65%	\$1,686,985	1.84 mgd	2.89 mgd	1.05 mgd	\$0.92
Phase 3 WRF T-06 Add Conveyors and Loadout Facility 2025 Bond	FY2024	\$1,383,228	100.00%	\$1,941,548	2.74 mgd	2.74 mgd	0.00 mgd	\$0.71
Phase 3 WRF T-07 Convert Backpulse Tank 2025 Bond	FY2024	\$219,395	55.56%	\$171,084	1.47 mgd	2.64 mgd	1.17 mgd	\$0.12
Phase 3 WRF T-09 UV System Upgrades 2025 Bond	FY2024	\$436,375	66.67%	\$408,342	1.87 mgd	2.80 mgd	0.93 mgd	\$0.22
WRF Integration and SCADA	FY2025	\$139,375	100.00%	\$139,375	0.12 mgd	1.48 mgd	1.37 mgd	\$1.20
TOTAL								\$23.96

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%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
TOTAL								\$84.46
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	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
TOTAL								\$65.80
Collection	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS per ERC	ERCs	Cost/cf
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
WEIGHTED AVERAGE								\$94.68

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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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

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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:

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

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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

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 includes contact information for Jon Lundell, P.E., City Engineer, at 110 S. Center St., Santaquin, UT 84655, with a phone number of (801) 754-3211.

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)

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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.

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

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March 06, 2026 12:16 PM

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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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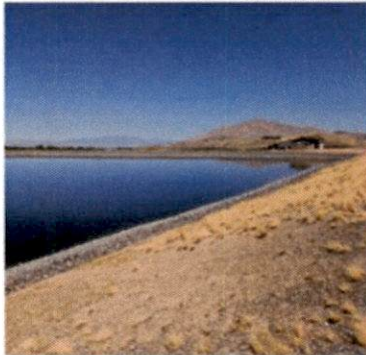
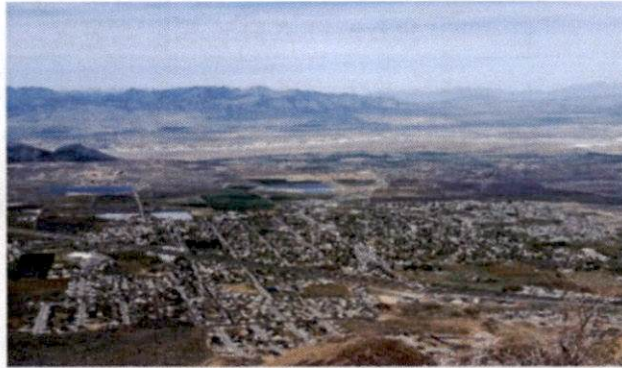
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Board/Committee Contacts



Sanitary Sewer Impact Fee Analysis



SANTAQUIN

March 2026

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

Santaquin

SANITARY SEWER

IMPACT FEE ANALYSIS

(HAL Project No.: 415.10.300)

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
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
SS	Sanitary Sewer
SSMP	Sanitary Sewer Master Plan
WRF	Water Reclamation Facility

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.

Collection LOS Parameter. The Collection LOS Parameter was set by standard practice in the SSMP.

Collection Pipe. Collection Pipe includes main lines that collect wastewater 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 sanitary sewer 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 Collection System. Local Collection System is defined as collection system constructed with Minimum Size Collection 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 Collection Pipe. The Minimum Size Collection Pipe is defined as the minimum or local collection pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the sanitary sewer 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 Collection System. Regional Collection System is defined as the volume of collection system pipe above that of a local or minimum pipe size.

Treatment LOS Parameter. The Treatment LOS Parameter was set by standard practice in the SSMP. Treatment facilities must be designed to meet state permits.

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.

TABLE OF CONTENTS

ACKNOWLEDGMENTS	i
ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS	ii
TABLE OF CONTENTS	iv
LIST OF TABLES	v
LIST OF FIGURES	v
Chapter 1 – INTRODUCTION	1-1
IMPACT FEE ENACTMENT PROCESS	1-1
NOTICES	1-1
EXECUTIVE SUMMARY	1-2
CERTIFICATION	1-6
Chapter 2 – SANITARY SEWER IMPACT FEE	2-1
SERVICE AREA	2-1
UPSIZE PERCENTAGE	2-1
IMPACT FEE FACILITIES PLAN	2-1
LEVEL OF SERVICE	2-3
IMPACT FEE CREDITS	2-3
IMPACT FEE COMPONENTS	2-5
MAXIMUM ALLOWABLE IMPACT FEE	2-5
Chapter 3 – ADOPTION, ACCOUNTING, EXPENDITURE, AND REFUNDS	3-1
ADOPTION	3-1
ACCOUNTING	3-1
EXPENDITURE	3-2
REFUNDS	3-2
APPENDICES	i
APPENDIX A - NOTICE OF INTENT TO AMEND THE SANITARY SEWER IFFP AND IFA ...	i

LIST OF TABLES

Table 1-1	Enactment and Study Dates.....	1-2
Table 1-2	Sanitary Sewer Level of Service per ERC	1-2
Table 1-3	Impact Fee Credits.....	1-3
Table 1-4	Maximum Allowable Sanitary Sewer Impact Fee per ERC	1-4
Table 1-5	Sanitary Sewer Impact Fee per ERC with Credit.....	1-4
Table 1-6	Proposed Sanitary Sewer Impact Fee by Meter Size	1-5
Table 2-1	Sanitary Sewer Pipe Upsize Percentage.....	2-1
Table 2-2	Sanitary Sewer Impact Fee Facilities Plan	2-2
Table 2-3	Sanitary Sewer Level of Service per ERC	2-3
Table 2-4	Impact Fee Credits.....	2-4
Table 2-5	Sanitary Sewer Impact Fee Per ERC	2-5
Table 2-6	Maximum Allowable Sanitary Sewer Impact Fee Per ERC.....	2-5
Table 2-7	Sanitary Sewer Impact Fee per ERC with Credit.....	2-5
Table 2-8	Proposed Non-Residential Sanitary Sewer Impact Fee by Meter Size	2-6
Table 2-9	Impact Fee Schedules with Credits	2-6

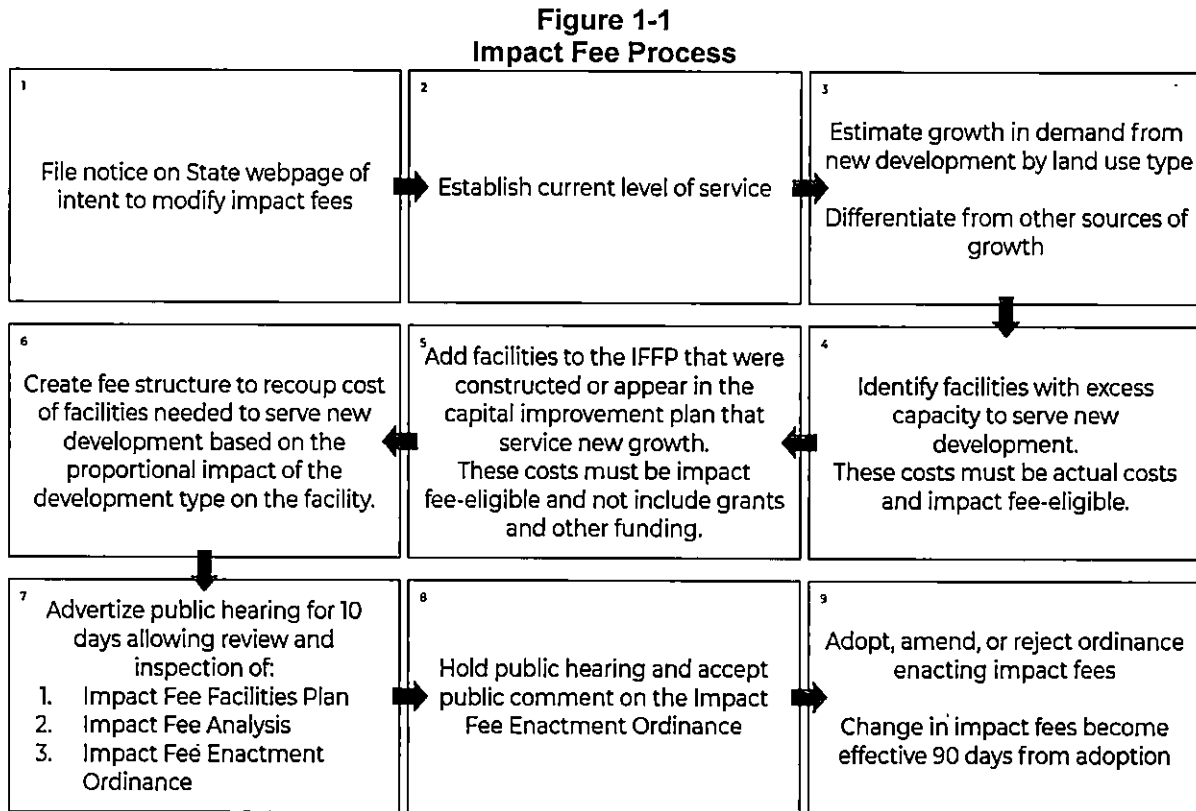
LIST OF FIGURES

Figure 1-1	Impact Fee Process	1-1
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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.

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 Planed Year refers to when, at projected growth rates, all vacant land in the SSMP boundaries would be developed. It assumes no future changes to the SSMP boundaries but will be updated with each future IFFP update according to the current City SSMP.

Level of Service

Table 1-2 summarizes the City sanitary sewer LOS calculations as indicated in the IFFP.

**Table 1-2
Sanitary Sewer Level of Service per ERC**

Category	Base Year LOS with Excess Capacity	Existing LOS with Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	125.35 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	0.47 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**

Treatment	Bond - WRF Ph 1 (A-1)		Bond - WRF Ph 1 (A-2)		Bond - WRF Ph 1 (B)		
Year	Credit	NPV	Credit	NPV	Credit	NPV	Maximum Fee after Credit
FY2027	\$17.15	\$66.25	\$16.94	\$168.56	\$1.20	\$48.73	\$4,508.39
FY2028	\$16.40	\$52.17	\$16.22	\$161.09	\$1.15	\$50.49	\$4,528.18
FY2029	\$15.75	\$38.00	\$15.57	\$153.90	\$1.10	\$52.42	\$4,547.60
FY2030	\$15.12	\$23.64	\$14.97	\$146.97	\$1.06	\$54.52	\$4,566.81
FY2031	\$9.05	\$9.05	\$14.41	\$140.23	\$17.15	\$56.79	\$4,585.85
FY2032			\$13.89	\$133.67	\$42.11	\$42.11	\$4,616.15
FY2033			\$13.40	\$127.26			\$4,664.67
FY2034			\$12.95	\$120.96			\$4,670.97
FY2035			\$12.53	\$114.75			\$4,677.18
FY2036			\$12.13	\$108.60			\$4,683.33
FY2037			\$11.75	\$102.49			\$4,689.44
FY2038			\$11.40	\$96.40			\$4,695.53
FY2039			\$11.07	\$90.30			\$4,701.63
FY2040			\$10.75	\$84.18			\$4,707.76
FY2041			\$10.46	\$78.00			\$4,713.93
FY2042			\$10.17	\$71.76			\$4,720.17
FY2043			\$9.91	\$65.43			\$4,726.50
FY2044			\$9.65	\$58.99			\$4,732.94
FY2045			\$9.41	\$52.42			\$4,739.51
FY2046			\$9.18	\$45.69			\$4,746.24
FY2047			\$8.96	\$38.79			\$4,753.14
FY2048			\$8.74	\$31.70			\$4,760.23
FY2049			\$8.54	\$24.39			\$4,767.54
FY2050			\$8.35	\$16.83			\$4,775.10
FY2051			\$8.16	\$9.01			\$4,782.92
FY2052			\$0.90	\$0.90			\$4,791.03
Avg Mortgage Interest Rate							6.24%

Source: IFFP, Federal Home Loan Mortgage Corporation

Maximum Allowable Impact Fee

Table 1-4 provides the maximum allowable impact fee for the sanitary sewer 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 Sanitary Sewer Impact Fee per ERC

Item	Max Allow Without Credits	Max Allow With Credits
Treatment Cost/ERC	\$4,791.93/ERC	\$4,508.39/ERC
Misc Facilities Cost/ERC	\$84.46/ERC	\$84.46/ERC
Planning Cost/ERC	\$65.80/ERC	\$65.80/ERC
Collection Cost/ERC	\$442.15/ERC	\$442.15/ERC
Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	\$5,100.81/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
Sanitary Sewer Impact Fee per ERC with Credit

Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	
Maximum Allowable Impact Fee/ERC with Credit	\$5,100.81/ERC	
Previous Impact Fee/ERC	\$5,096.30/ERC	
Proposed Impact Fee/ERC	\$5,100.81/ERC	
Difference	\$4.51/ERC	
% Change	0.09%	
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	\$5,226.92	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$4,862.58	
Proposed Impact Fee/Detached ADU	\$4,704.23	

The impact fee has been calculated based on 1 ERC which would correspond to a standard 3/4" meter. Larger meters are assumed to serve more than 1 ERC and will have a higher corresponding impact fee. Table 1-6 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.

**Table 1-6
Proposed Sanitary Sewer Impact Fee by Meter Size**

Meter Size	ERCs	Impact Fee
Single-Family Dwelling Unit 3/4 in	1.02	\$5,226.92
Single-Family Dwelling Unit 1 in	1.71	\$8,728.96
Single-Family Dwelling Unit 1 1/2 in	3.41	\$17,405.66
Single-Family Dwelling Unit 2 in	5.46	\$27,859.51
Detached ADU	0.92	\$4,704.23
Multi-Family Dwelling Unit	0.95	\$4,862.58
Non-Residential Development 3/4 in	1.00	\$5,100.81
Non-Residential Development 1 in	1.67	\$8,518.35
Non-Residential Development 1 1/2 in	3.33	\$16,985.68
Non-Residential Development 2 in	5.33	\$27,187.29
Non-Residential Development (Any Size Meter) ¹	Effluent Flow Option	\$25.50/gpd

¹City may require effluent flow option if anticipated use does not match typical ERC use.

The sanitary sewer impact fee is charged at the time of building permit issuance. Sanitary Sewer 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 – SANITARY SEWER 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 upsized percentages for System Improvement collection projects. They are calculated according to current day estimates for collection projects, dividing the cost difference of a regional collection 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
Sanitary Sewer Pipe Upsize Percentage

Pipe Size	Upsize Percentage	IF Percentage
10 in Sewer Pipe	4.04%	4.04%
12 in Sewer Pipe	8.40%	8.40%
15 in Sewer Pipe	16.32%	16.32%
18 in Sewer Pipe	27.65%	27.65%
20 in Sewer Pipe	31.33%	31.33%
21 in Sewer Pipe	34.66%	34.66%
24 in Sewer Pipe	40.67%	40.67%
30 in Sewer Pipe	52.16%	52.16%
36 in Sewer Pipe	61.26%	61.26%
42 in Sewer Pipe	67.76%	67.76%
48 in Sewer Pipe	73.04%	73.04%

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 4 components to a sanitary sewer impact fee: treatment, miscellaneous facilities, planning, and collection. The fees charged for treatment and collection 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
Sanitary Sewer Impact Fee Facilities Plan**

Treatment	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Capacity	Excess Cap	Cost/gpd
Phase 1 WRF Reclaimed Water Trunklines 2011 Bonds	FY2013	\$1,838,069	44.34%	\$1,057,424	0.96 mgd	2.16 mgd	1.14 mgd	\$1.11
Phase 1 WRF Site Work, Yard Piping, Utilities 2011 Bonds	FY2013	\$1,102,841	50.57%	\$723,627	0.75 mgd	1.48 mgd	0.73 mgd	\$0.96
Phase 1 WRF Headworks Building (screens, building, and electrical) 2011 Bonds	FY2013	\$1,286,648	58.89%	\$982,972	1.05 mgd	1.78 mgd	0.73 mgd	\$0.94
Phase 1 WRF Treatment Building 2011 Bonds	FY2013	\$5,881,820	50.57%	\$3,859,346	0.75 mgd	1.48 mgd	0.73 mgd	\$5.14
Phase 1 WRF Dewatering Building 2011 Bonds	FY2013	\$551,421	63.00%	\$450,737	1.25 mgd	1.98 mgd	0.73 mgd	\$0.36
Phase 1 WRF Reclaimed Water Pump Station Building 2011 Bonds	FY2013	\$367,614	50.57%	\$241,209	0.75 mgd	1.48 mgd	0.73 mgd	\$0.32
Phase 1 Offsite Piping 2011 Bonds	FY2013	\$1,838,069	39.09%	\$932,187	0.47 mgd	1.20 mgd	0.73 mgd	\$1.98
Phase 1 WRF Offsite Piping (influent and reclaimed water piping) 2011 Bonds	FY2013	\$318,047	39.39%	\$162,545	0.48 mgd	1.21 mgd	0.73 mgd	\$0.34
Phase 2 WRF Upgrades - Screw Press Expansion	FY2019	\$733,430	52.39%	\$384,258	1.04 mgd	1.98 mgd	0.94 mgd	\$0.37
Phase 2 WRF Upgrades - Membrane Expansion	FY2019	\$3,872,160	11.82%	\$494,862	0.13 mgd	1.07 mgd	0.94 mgd	\$3.91
Phase 3 WRF S-01 Winter Storage Pond #3 - Convert Lagoons 2025 Bond	FY2024	\$377,369	100.00%	\$529,688	0.24 mgd	1.55 mgd	1.30 mgd	\$2.19
Phase 3 WRF T-01 Upgrade Permeate Pumps 2025 Bond	FY2024	\$384,806	52.94%	\$285,930	1.12 mgd	2.12 mgd	1.00 mgd	\$0.25
Phase 3 WRF T-02 Process Train #3 and New Biosolids Holding Tank 2025 Bond	FY2024	\$4,182,205	66.67%	\$3,913,530	1.86 mgd	2.79 mgd	0.93 mgd	\$2.11
Phase 3 WRF T-03 Reclaimed Water System Add 4th Pump 2025 Bond	FY2024	\$325,909	52.30%	\$239,256	1.15 mgd	2.20 mgd	1.05 mgd	\$0.21
Phase 3 WRF T-04 Outfit Membrane Tank 5 and Flow Channel 2025 Bond	FY2024	\$1,027,540	57.14%	\$824,167	1.36 mgd	2.37 mgd	1.02 mgd	\$0.61
Phase 3 WRF T-05 Center St Lift Station & FM 2025 Bond	FY2024	\$1,888,215	63.65%	\$1,686,985	1.84 mgd	2.89 mgd	1.05 mgd	\$0.92
Phase 3 WRF T-06 Add Conveyors and Loadout Facility 2025 Bond	FY2024	\$1,383,228	100.00%	\$1,941,548	2.74 mgd	2.74 mgd	0.00 mgd	\$0.71
Phase 3 WRF T-07 Convert Backpulse Tank 2025 Bond	FY2024	\$219,395	55.56%	\$171,084	1.47 mgd	2.64 mgd	1.17 mgd	\$0.12
Phase 3 WRF T-09 UV System Upgrades 2025 Bond	FY2024	\$436,375	66.67%	\$408,342	1.87 mgd	2.80 mgd	0.93 mgd	\$0.22
WRF Integration and SCADA	FY2025	\$139,375	100.00%	\$139,375	0.12 mgd	1.48 mgd	1.37 mgd	\$1.20
TOTAL								\$23.96

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%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
TOTAL								\$84.46
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	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
TOTAL								\$65.80
Collection	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS per ERC	ERCs	Cost/cf
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
WEIGHTED AVERAGE								\$94.68

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 sanitary sewer treatment and collection systems as calculated in the IFFP.

Table 2-3
Sanitary Sewer Level of Service per ERC

Category	Base Year LOS with Excess Capacity	Existing LOS with Excess Capacity	Proposed Required LOS	Excess Capacity per ERC	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	125.35 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	0.47 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 1-3 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**

Treatment	Bond - WRF Ph 1 (A-1)		Bond - WRF Ph 1 (A-2)		Bond - WRF Ph 1 (B)		
Year	Credit	NPV	Credit	NPV	Credit	NPV	Maximum Fee after Credit
FY2027	\$17.15	\$66.25	\$16.94	\$168.56	\$1.20	\$48.73	\$4,508.39
FY2028	\$16.40	\$52.17	\$16.22	\$161.09	\$1.15	\$50.49	\$4,528.18
FY2029	\$15.75	\$38.00	\$15.57	\$153.90	\$1.10	\$52.42	\$4,547.60
FY2030	\$15.12	\$23.64	\$14.97	\$146.97	\$1.06	\$54.52	\$4,566.81
FY2031	\$9.05	\$9.05	\$14.41	\$140.23	\$17.15	\$56.79	\$4,585.85
FY2032			\$13.89	\$133.67	\$42.11	\$42.11	\$4,616.15
FY2033			\$13.40	\$127.26			\$4,664.67
FY2034			\$12.95	\$120.96			\$4,670.97
FY2035			\$12.53	\$114.75			\$4,677.18
FY2036			\$12.13	\$108.60			\$4,683.33
FY2037			\$11.75	\$102.49			\$4,689.44
FY2038			\$11.40	\$96.40			\$4,695.53
FY2039			\$11.07	\$90.30			\$4,701.63
FY2040			\$10.75	\$84.18			\$4,707.76
FY2041			\$10.46	\$78.00			\$4,713.93
FY2042			\$10.17	\$71.76			\$4,720.17
FY2043			\$9.91	\$65.43			\$4,726.50
FY2044			\$9.65	\$58.99			\$4,732.94
FY2045			\$9.41	\$52.42			\$4,739.51
FY2046			\$9.18	\$45.69			\$4,746.24
FY2047			\$8.96	\$38.79			\$4,753.14
FY2048			\$8.74	\$31.70			\$4,760.23
FY2049			\$8.54	\$24.39			\$4,767.54
FY2050			\$8.35	\$16.83			\$4,775.10
FY2051			\$8.16	\$9.01			\$4,782.92
FY2052			\$0.90	\$0.90			\$4,791.03
Avg Mortgage Interest Rate for the Data Year							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 Buildout 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 sanitary sewer system is shown in Table 2-5.

Table 2-5
Sanitary Sewer Impact Fee Per ERC

Type	Cost	ERC Capacity	Cost/ERC	Cost/ERC with Credit
Treatment	\$23.96/gpd	200 gpd/ERC	\$4,791.93/ERC	\$4,508.39/ERC
Misc Facilities	\$936,064	11,083 ERCs	\$84.46/ERC	\$84.46/ERC
Planning	\$215,150	6,539 ERCs	\$65.80/ERC	\$65.80/ERC
Collection	\$94.68/cf	4.67 cf/ERC	\$442.15/ERC	\$442.15/ERC

MAXIMUM ALLOWABLE IMPACT FEE

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

Table 2-6
Maximum Allowable Sanitary Sewer Impact Fee Per ERC

Item	Max Allowable Impact Fee	Max Allowable with Credits
Treatment Cost/ERC	\$4,791.93/ERC	\$4,508.39/ERC
Misc Facilities Cost/ERC	\$84.46/ERC	\$84.46/ERC
Planning Cost/ERC	\$65.80/ERC	\$65.80/ERC
Collection Cost/ERC	\$442.15/ERC	\$442.15/ERC
Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	\$5,100.81/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
Sanitary Sewer Impact Fee per ERC with Credit

Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	
Maximum Allowable Impact Fee/ERC with Credit	\$5,100.81/ERC	
Previous Impact Fee/ERC	\$5,096.30/ERC	
Proposed Impact Fee/ERC	\$5,100.81/ERC	
Difference	\$4.51/ERC	
% Change	0.09%	
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	\$5,226.92	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$4,862.58	
Proposed Impact Fee/Detached ADU	\$4,704.23	

The ERC Ratio for non-residential development by meter sizes is found in Table 2-8. This factor is applied to the Proposed Impact Fee/ERC in Table 2-7 for the first year and Table 2-9 for subsequent years.

Table 2-8
Proposed Non-Residential Sanitary Sewer Impact Fee by Meter Size

Meter Size	ERCs	Impact Fee
Single-Family Dwelling Unit 3/4 in	1.02	\$5,226.92
Single-Family Dwelling Unit 1 in	1.71	\$8,728.96
Single-Family Dwelling Unit 1 1/2 in	3.41	\$17,405.66
Single-Family Dwelling Unit 2 in	5.46	\$27,859.51
Detached ADU	0.92	\$4,704.23
Multi-Family Dwelling Unit	0.95	\$4,862.58
Non-Residential Development 3/4 in	1.00	\$5,100.81
Non-Residential Development 1 in	1.67	\$8,518.35
Non-Residential Development 1 1/2 in	3.33	\$16,985.68
Non-Residential Development 2 in	5.33	\$27,187.29
Non-Residential Development (Any Size Meter) ¹	Effluent Flow Option	\$25.50/gpd

Source: IFFP

Table 2-9 shows the proposed impact fees 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	Impact Fee/ERC	Impact Fee/gpd	Impact Fee/Single Family Dwelling Unit	Impact Fee/Multi-Family Dwelling Unit	Impact Fee/Detached ADU
FY2027	\$5,100.81	\$25.50	\$5,226.92	\$4,862.58	\$4,704.23
FY2028	\$5,120.60	\$25.60	\$5,247.21	\$4,881.45	\$4,722.49
FY2029	\$5,140.02	\$25.70	\$5,267.11	\$4,899.97	\$4,740.40
FY2030	\$5,159.22	\$25.80	\$5,286.79	\$4,918.27	\$4,758.11
FY2031	\$5,178.27	\$25.89	\$5,306.30	\$4,936.43	\$4,775.67
FY2032	\$5,208.57	\$26.04	\$5,337.35	\$4,965.31	\$4,803.61

The sanitary sewer impact fee is charged at the time of building permit issuance. Sanitary sewer 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 sanitary sewer 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.

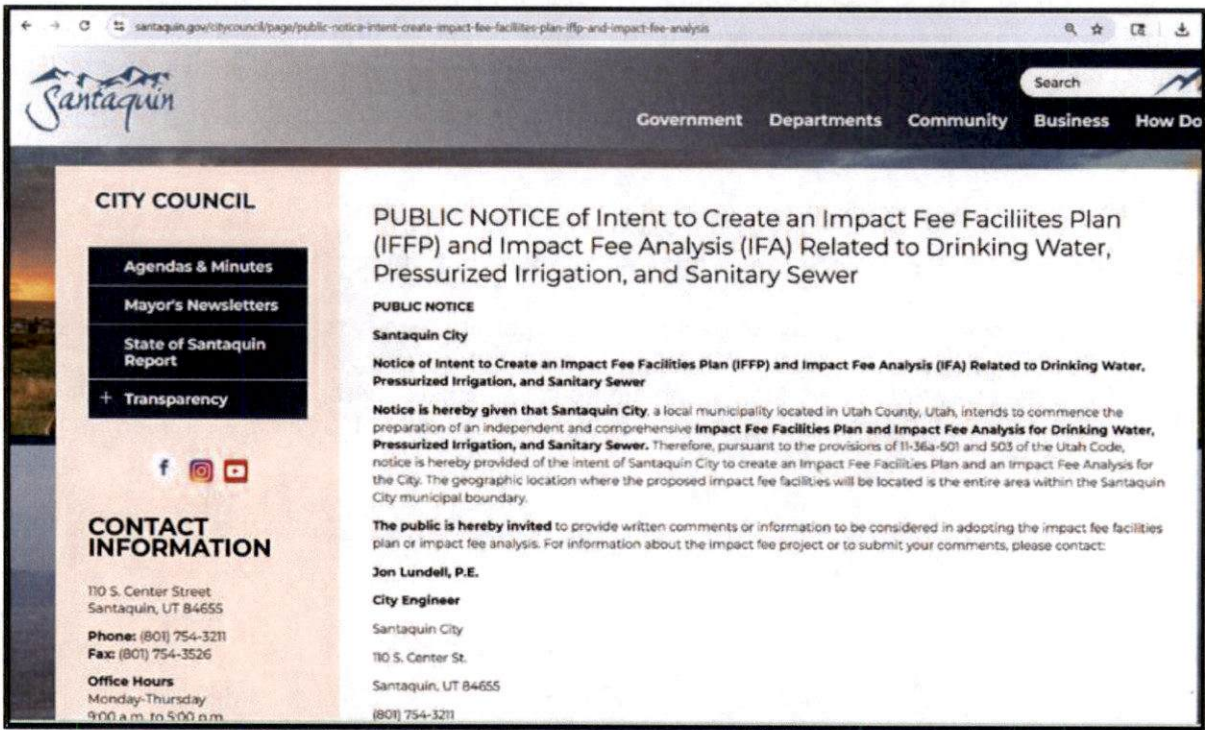
REFUNDS

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 SANITARY SEWER IFFP AND IFA



← → ↻

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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

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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 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

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 is titled 'NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA' and contains the following information:

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

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



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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Santaquin

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[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)

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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

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Stephanie Chistensen

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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 PLSS - Santaquin 2026.docx	Public Information Handout	2026/03/06 12:16 PM

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Board/Committee Contacts

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Board/Committee Contacts