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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Saratoga Springs City Council will conduct a public hearing to consider public input regarding the adoption of an amended Impact Fee Facilities Plans Impact Fee Analyses, and Amended Impact Fees for Storm Drainage.

The hearing will be conducted during the regular City Council meeting beginning at 6:00 p.m. on Tuesday, October 6, 2025, at the City Offices located at 319 S. Saratoga Road, Saratoga Springs, Utah 84045. Following the public hearing, the City Council will vote on whether to approve the items.

The Impact Fees Facilities Plan, executive summary of the Impact Facilities Plan and Impact Fee Analysis, executive summaries of the Impact Fee Analysis, and a draft of the proposed enactment/ordinance wherein the amended impact fees are enacted are available at the Saratoga Springs Public Library building at 1307 N Commerce Dr. Suite 100, on the City's website at www.saratogasprings-ut.gov and upon request.

Questions may be directed to the Engineering dept. 801-766-9793.

Public Comments may also be submitted to comments@saratogasprings-ut.gov

Posted: September 24, 2026



City of Saratoga Springs

Storm Drain Impact Fee Facilities Plan

Prepared by:



September 2026

SARATOGA SPRINGS STORM DRAIN IMPACT FEE FACILITIES PLAN

September 2026

Prepared for:



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Prepared by:



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EXECUTIVE SUMMARY

The City of Saratoga Springs has retained Bowen Collins & Associates (BC&A) to prepare an impact fee facility plan (IFFP) for the storm water utility. The purpose of an IFFP is to identify demands placed upon City facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which may be funded through impact fees.

WHY IS AN IFFP NEEDED?

The IFFP provides a technical basis for assessing updated impact fees throughout the City. This document will address the future infrastructure needed to serve City growth based on current land use planning. The existing and future capital projects documented in this IFFP will ensure that level of service standards are maintained for all existing and future residents who reside within the City. Local governments must pay strict attention to the required elements of the Impact Fee Facilities Plan which are enumerated in the impact Fees Act (Title 11 Chapter 36a of the Utah Code Annotated).

PROJECTED FUTURE GROWTH

To evaluate the use of existing capacity and the need for future capacity, it is first necessary to calculate the demand associated with existing development and projected growth. Using available information for existing development and expected growth, projected growth in developed acreage for the City's 10-year growth projections are summarized in Table ES-1.

Table ES-1: Projected 10-Year Developed Acreage

Year	Increase in Developed Acres	Total Developed Acres	Annual Increase
2024	-	4,747	7.5%
2025	342	5,089	7.2%
2026 (Existing)	356	5,445	7.0%
2027	370	5,815	6.8%
2028	384	6,199	6.6%
2029	397	6,596	6.4%
2030	409	7,005	6.2%
2031	420	7,425	6.0%
2032	438	7,863	5.9%
2033	173	8,036	2.2%
2034	177	8,213	2.2%
2035	181	8,394	2.2%
2036	185	8,578	2.2%
10-Year Growth	3,133	-	-

EXISTING CAPACITY AVAILABLE TO SERVE FUTURE GROWTH

Projected future growth will be met through a combination of utilizing available excess capacity in existing facilities and the construction of additional capacity in new facilities. The calculated percentage of existing capacities available for use by future growth in facilities constructed by the city is summarized in Table ES-2.

Table ES-2: Existing Facility Capacity Used by Future Growth

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
EP.1	Sierra Estates - 400 North	\$261,411	64.5%	19.2%	16.3%
EP.2	Israel Canyon Debris Basin and Flood Mitigation	\$678,970	41.3%	20.0%	38.7%
EP.4	400 N Storm Drain Outfall	\$446,597	62.1%	16.0%	21.9%
EP.6	800 W (Sunrise Meadows to 400 N)	\$172,539	100.0%	0.0%	0.0%
PN1	Storm Drain on Redwood Road from Grandview to Lake View Terrace	\$203,344	57.4%	21.9%	20.7%
PN13	Harvest Moon Dr. 1	\$160,300	100.0%	0.0%	0.0%
PN20	Riverside Drive (to 400 North)	\$665,466	37.8%	62.2%	0.0%
PN21b&c	New pipe in old canal alignment for new outfall to Utah Lake (w/transition structure).	\$173,794	33.4%	19.2%	47.4%
PN4	Talus Ridge Plat B & D	\$0	74.6%	25.4%	0.0%
PN6a&d	Pioneer Crossing to Market St.	\$117,010	31.2%	3.9%	64.9%
PN6c	Market Street	\$426,355	30.3%	53.6%	16.1%
PN7, OCN2, & CN10	Tickville Wash Reimbursements (DR Horton and SLR)	\$3,136,549	33.4%	19.2%	47.4%
PN24	Storm Drain on Redwood Road from Tanner Lane to SSD Outfall	\$52,476	46.7%	29.7%	23.6%
SAR.177 & PN18a	SR 73 Town Center Outfall	\$189,853	76.2%	5.8%	18.0%
SAR.187	Hillside Dr to Grandview Blvd	\$578,243	34.7%	34.2%	31.1%
SAR.219A&B	48" Storm Drain Outfall	\$946,435	51.5%	28.4%	20.1%
DN5	Orchard Way Pond Upsize	\$81,334	100.0%	0.0%	0.0%
CN11/OCN3	400 North and Riverside Drive	\$86,121	65.6%	19.4%	15.0%
CN9	1200 N SD Under Pioneer Xing	\$49,000	21.2%	55.1%	23.7%
PE4a, PE7	Outfall at Perelle Meadows	\$154,895	82.1%	10.3%	7.6%

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
SAR.059	Lake Mountain North Outfall	\$120,506	49.1%	19.9%	31.0%
SAR.060	Lake Mountain South Outfall	\$126,558	49.1%	19.9%	31.0%
EP.7	McGreggor and Windlass Inlet Box and Tie In	\$35,000	33.4%	19.2%	47.4%
EP.8	Eagle Park Storm Drain Outfall	\$19,765	33.4%	19.2%	47.4%
EP.9 / PN6b	City Center Outfall East of Redwood	\$331,909	33.4%	19.2%	47.4%
PN18b	Outfall along Crossroads Blvd and Summer Village to Jordan River	\$0	77.3%	5.2%	17.5%
PE6	Northshore Phase 1 Box	\$311,637	53.3%	9.1%	37.6%
EP.11	Lake Mountain Estates Plat I Offsite Storm Drain	\$36,000	33.4%	19.2%	47.4%
EP.12	Lake Mountain Estates Storm Drain in Harbor Parkway	\$93,205	24.8%	6.1%	69.1%
EP.13	400 East Storm Drain	\$28,465	33.4%	19.2%	47.4%
EP.3,5,14,&15	Storm Drain in Talus Ridge Drive	\$506,145	60.9%	18.3%	20.7%
PE5a & PE5b	Willow Glen Outfall	\$78,938	46.0%	34.2%	19.8%
PN23b	Storm Drain in Crossroads Blvd (Starhaven)	\$155,098	62.4%	5.7%	31.9%
PN6e & PN8c	Storm Drain near Costco Basin and Storm Drain from Market Street up past medical Drive	\$745,275	21.5%	46.2%	32.3%
PE8	Box culvert from Northshore to Utah Lake in Saratoga Road	\$311,638	86.7%	2.2%	11.1%
PN3b	Lexington Green Storm Drain Outfall in 800 West	\$232,663	24.5%	5.9%	69.7%
PN21a	New pipe in old canal alignment for new outfall to Utah Lake	\$302,547	33.4%	19.2%	47.4%
PN16	1900 North / Redwood Road Tie In	\$0	45.6%	2.4%	51.9%
PN2a	Pony Express Outfall (Completed with Widening Project)	\$314,915	84.4%	11.3%	4.3%
DS1*	Harbor Parkway Detention Basin	\$357,159	0.0%	6.1%	93.9%
OCS2	Village Parkway and Redwood Road Open Channel	\$166,000	0.0%	35.1%	64.9%
PN19	Extension of line near storage units	\$115,802	21.4%	9.0%	69.7%
PN21d	400 South part 4	\$207,240	33.4%	19.2%	47.4%
PN23a	1400 N Line Extension 2	\$124,180	62.4%	5.7%	31.9%

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
PN2b	Redwood Road & Pony Express Extension	\$450,000	84.4%	11.3%	4.3%
PN6g	Market Street	\$173,906	31.2%	3.9%	64.9%
PN8d	Redwood Road (1200 N to Market)	\$83,085	21.5%	46.2%	32.3%
PN8e	The Crossing Outfall	\$0	21.5%	46.2%	32.3%
PS1*	Harbor Parkway Basin Conveyance	\$108,150	24.5%	8.1%	67.4%
PE4B	Saratoga Road 2 North Lake Meadows B	\$18,385	55.3%	44.7%	0.0%
PN25	Linear Pond Bypass	\$191,031	33.4%	19.2%	47.4%
PE3	Saratoga Road 6	\$156,691	61.4%	10.9%	27.8%
PN8b	1200 N 2	\$393,686	22.2%	52.8%	25.0%
PN26	400 N Open Channel Piping	\$1,274,096	65.6%	19.4%	15.0%
PN5	800 W (Sunrise Meadows to 400 N)	\$172,539	99.7%	0.3%	0.0%
CS3	Redwood Road 1	\$193,090	33.4%	19.2%	47.4%
PN8a	1200 N 1	\$351,985	21.2%	55.1%	23.7%
PE4C	Saratoga Road 3	\$32,870	0.0%	50.0%	50.0%
CN3	Foothill Blvd & Tickville Wash	\$611,240	9.0%	33.6%	57.4%
Total or Average		\$17,512,091	43.9%	23.5%	32.6%

*The City obtained a grant for projects DS1 and PS1. The costs listed are the City's matched amounts for these projects. These two projects have been accounted for together in City records. They are shown here as separate projects to properly allocate costs between existing and future users using estimated cost breakdowns.

**The City obtained a grant for certain projects, including but not limited to OCS2. The costs listed for these projects are the City's matched amount for the grants.

***Costs listed represent actual dollars the City spend on the projects, and do not include dollars from grants or other outside funding.

REQUIRED SYSTEM IMPROVEMENTS

Beyond available existing capacity, additional improvements required to serve new growth are summarized in Table ES-3.

To satisfy the requirements of state law, Table ES-3 provides a breakdown of the percentage of the project costs attributable to existing and future users. For future use, capacity has been divided between capacity to be used by growth within the 10-year planning window of this IFFP and capacity that will be available for growth beyond the 10-year window.

Table ES-3: Impact Fee Facilities Plan – Cost Share Attributable to Future Growth

Project ID	Project Name	Project IFFP Eligible Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
PN11	1200 North 3	\$460,000	12.9%	80.0%	7.0%
PE2A	East side service 1	\$1,450,000	1.9%	77.2%	20.9%
PN12	PN12 alternative 1	\$5,219,000	76.7%	5.9%	17.4%
PN3a	Fairfield Road	\$10,720	19.7%	8.8%	71.5%
PN6f	Pioneer Crossing to Exchange Dr	\$440,000	8.2%	16.3%	75.5%
PN2c	Pony Express Crossing	\$750,000	77.3%	2.9%	19.8%
OCN1	MVC to existing neighborhoods	\$1,000,000	0.0%	49.7%	50.3%
DS2	Expand Valley View Park Basin	\$410,000	34.7%	34.2%	31.1%
M1.47782	Treatment for 47782	\$422,400	26.3%	31.1%	42.5%
M1.47852	Treatment for 47852	\$74,800	100.0%	0.0%	0.0%
M1.47841	Treatment for 47841	\$162,800	49.1%	19.9%	31.0%
CN6	Marigold Drive 1	\$227,900	22.5%	59.2%	18.3%
DBS2	Fox Hollow Debris basin to service alluvial fan OQE076	\$300,152	33.4%	19.2%	47.4%
CE2	Dry Creek Culvert	\$158,547	33.4%	19.2%	47.4%
PE9	Clark Drive and North Cove Outfalls	\$810,362	25.8%	20%	54%
PS2	Old Canal Piping	\$2,020,000	41.5%	32%	27%
PN8f	Pioneer Crossing to 800 W on 1200 N	\$1,500,000	21.2%	55%	24%
Total		\$15,416,681	43.4%	29.5%	27.2%

*Where available, costs represent actual projected project costs from agreements, bids, or other sources. Otherwise, project costs are estimated and detailed within the Storm Drain Master Plan.

**Costs listed represent actual dollars the City is projected to spend on the projects, and do not include dollars from grants, other outside funding, or aspects of the projects not deemed to be system-level storm drain projects.

***Project PE9 is already designed and bid so no conceptual cost estimate was prepared.

IMPACT FEE FACILITIES PLAN

INTRODUCTION

The City of Saratoga Springs has retained Bowen Collins & Associates (BC&A) to prepare an impact fee facility plan (IFFP) for storm water services provided by the City. The purpose of an IFFP is to determine the public facilities required to serve development resulting from new development activity. The IFFP is also intended to outline the improvements which may be funded through impact fees.

Much of the analysis forming the basis of this IFFP has been taken from the City's Storm Drain Capital Facilities Plan (CFP), which was also prepared by BC&A. The reader should refer to the CFP for additional discussion of planning and evaluation methodology beyond what is contained in this IFFP.

SERVICE AREA

The City's storm drain infrastructure (both existing and planned) and hydrology is similar throughout the City. All properties require the infrastructure both upstream and downstream to protect themselves and others from flooding during storm events. Additionally, the larger, system-level infrastructure always protects shared city-wide resources such as major roads, parks, Utah Lake and the Jordan River. Thus, there is no distinction that requires the consideration of separate service areas and the entire City is considered a single service area.

IMPACT FEE FACILITY PLAN COMPONENTS

Requirements for the preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code Annotated (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing level of service
2. Establish a proposed level of service
3. Identify excess capacity to accommodate future growth at the proposed level of service
4. Identify the means by which demands from new development will be met
5. Consider the following additional issues:
 - a. Revenue sources to finance required system improvements
 - b. Necessity of improvements to maintain the proposed level of service
 - c. Need for facilities relative to planned location of schools

The following sections of this report have been organized to address each of these requirements.

EXISTING LEVEL OF SERVICE – UTAH CODE ANNOTATED 11-36A-302(1)(A)(I)

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service currently being provided to existing users.

Performance Standard

The performance standard defines the level of service the City has established to satisfy City and/or State performance requirements. There are no minimum State standards for storm water conveyance as there are with some other utilities. Every city desires to protect its residents and infrastructure from flooding and to balance the cost of storm water improvements with the amount of flow in the streets. Thus, the performance standard was provided by Saratoga Springs personnel as documented in the City's Storm CFP.

Allowable Runoff

City policy requires that runoff from developed properties be limited in accordance with available capacity in downstream infrastructure. Runoff conveyed in City systems may not exceed 0.2 cfs/acre and may be limited as low as the historic runoff for the pre-developed condition (almost always less than 0.2 cfs/acre) if limiting runoff is needed due to capacity restrictions in downstream infrastructure. Each subbasin has been assigned the highest possible release rate (not to exceed 0.2 cfs/acre) that preserves the integrity of downstream infrastructure.

It should be noted that some areas of the City are located adjacent to Utah Lake or the Jordan River. In these areas, runoff is not limited to a specific release rate since independent local drainage facilities (instead of system-wide planned facilities) are to be used to convey runoff. It should also be noted that the storm facilities within these areas are still required to meet all Saratoga Springs standards, including the requirement to provide safe flood routing and protection for the 100-year design storm, which may still require detention depending on development layout, location, and whether there is a clear overland flow route directly to the lake or the river.

Storm Drain Pipelines

Storm drain pipelines are generally designed to convey the 10-year storm event at full pipe capacity. Storm drain pipes are also not to be smaller than 15 inches in diameter. In the event that storm water discharge is greater than the 10-year event, the pipes will pressurize and eventually flood into the streets. It is important to note that roadways become the major storm water conveyance facility during storms that are larger than the 10-year design event and should be designed to convey flows up to the 100-year storm event.

The exception to this is for pipelines that have replaced natural drainages and convey drainage from Lake Mountain or any other upland areas. In these cases, the pipelines are designed to convey the 100-year storm event.

Open Channels

All open channels should be designed to convey the 100-year storm event. Minimum freeboard over the 100-year high water elevation shall be the lesser of 1.0 times the depth of the channel depth or 2 feet, but in no case less than 1 foot. This includes all manmade channels and enhancements to natural channels. Open channels shall also have adequate erosion protection for the 100-year peak velocities. Therefore, open channels should also be designed to prevent erosion according to Federal Highway Administration Hydraulic Engineering Circular (HEC) Number 15 guidelines. The type of armoring will be determined by the design engineer at detailed design; this plan assumes armored channels to require rip-rap armoring, but concrete lining or other armoring may be required. Open channel design should consider maintenance and safety issues.

Culverts

All culverts on reaches of open channel should be designed to convey the 100-year storm event with freeboard that is the lesser of 1.0 times the depth of the headwater or 2 feet. In no case shall the freeboard be less than 1 foot.

Detention Basins

Detention facilities are routinely used in the City to reduce maximum flow rates. In the City of Saratoga Springs, both regional and local detention facilities are used. Regional basins are used to detain flows from all types of developments. Local detention basins have been designated as project level improvements to be constructed by a single developer or consortium of neighboring developers.

Detention facilities need to have capacity for the design storm (see *Design Storm Parameters* in the CFP) with at least one foot of freeboard and be designed to safely direct potential overflow toward secondary conveyance facilities, such as a right-of-way or open channel, and away from private property and areas of potential property damage. Release rates for local detention basins need to be limited as described above in *Allowable Runoff*. Release rates for regional detention basins have been optimized to minimize cost between improvements at the detention basins and downstream conveyance facilities.

Design Storm Parameters

The design storm defines how much precipitation falls and at what rate for a projected precipitation event. Rainfall data for system evaluation is based on the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. This data is commonly used by professionals in the industry and has been shown to produce accurate results in studies conducted in neighboring communities. The Farmer Fletcher Storm distribution was used for storm water conveyance and detention facilities to simulate a cloudburst event which is typical to the Wasatch Front area in Northern Utah.

Debris Basins

Recent fires in the Lake Mountain area have affected nearly the entire range at some point in time. Fire above the City presents a significant storm drainage risk. In at least one instance, debris flows from burned portions of the mountain drainages have clogged or compromised downstream storm drain infrastructure, resulting in flooding. Therefore, the City has recently worked with the US Army Corps of Engineers to identify alluvial fans coming down into the City from the Lake Mountains and their associated risk. A debris basin must be placed at all the major open channels coming from the Lake Mountains prior to them flowing through the City.

If a developer wishes to develop land within an alluvial fan that does not have a debris basin planned within the IFFP, they are responsible for designing and constructing a debris basin prior to developing. The debris basin design criteria are to be coordinated with the City Engineer for the specific location needs. They must at least be able to filter the 50-year design storm and pass the 100-year design storm unless otherwise specified by the City.

Low Impact Development Requirements

New development in Saratoga Springs is required to comply with the new MS4 requirement of retaining the 80th percentile storm where feasible. This requirement is accomplished at the development level and is not associated with any City capital projects and thus does not change impact fee calculations.

Unit of Demand

The City of Saratoga Springs policy requires all development to be detained to release rates representative of historic pre-development conditions. As a result, all development within a given drainage basin, regardless of type, produces a similar demand on the storm water system on a per acre basis. This means demand for the calculation of impact fees can be on the basis of total gross acres developed.

Level of Service Summary

The existing level of service for the City of Saratoga Springs storm drain facilities can be summarized as follows:

Table 1: Storm Drain Level of Service

Type	Evaluation Criteria
Allowable Runoff	Between historic runoff and 0.2 cfs per acre based on the capacity of downstream infrastructure
Pipelines	Minor: 10-year design storm Major: 100-year design storm
Open Channels	100-year design storm with typically 2 feet freeboard and armoring
Culverts	100-year design storm with typically 2 feet freeboard
Detention Basins	100-year design storm with at least 1 foot freeboard; release rate per Allowable Runoff
Debris Basins	Filter 50-year design storm and pass 100-year design storm

Note: See the detailed descriptions above and related City publications for more detailed discussion of City storm drain standards.

PROPOSED LEVEL OF SERVICE – UTAH CODE ANNOTATED 11-36A-302(1)(A)(II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. Diminish or equal the existing level of service; or
2. Exceed the existing level of service if, independent of the use of impact fees, the City implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

The level of service is proposed to remain the same as in the last iteration of the plan and therefore matches the existing storm drain level of service.

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH – UTAH CODE ANNOTATED 11-36A-302(1)(A)(III)

The storm water needs of projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities.

Existing Storm Water Infrastructure

Existing storm water infrastructure in the City of Saratoga Springs includes conveyance pipelines, open channels, detention basins, and culverts. In areas where existing facilities exist, future growth will utilize a portion of excess capacity in existing facilities.

Existing Demand and Determination of Excess Capacity

To calculate the percentage of existing capacity to be used by future growth in existing facilities, existing and future development patterns were examined. The method used to calculate excess capacity available for use by future development is as follows:

1. **Calculate Potential Drainage Area of the Facilities** – The drainage area contributing to each storm drain facility or group of facilities was calculated for both existing and future development scenarios.
2. **Identify Existing Development** – Based on city records and available aerial photography, the flow rate associated with existing developed areas within each drainage area has been identified.
3. **Identify Growth** – Consistent with system growth projections, the flow rate associated with areas of projected growth in each drainage area has been calculated.
4. **Calculate Percent of Capacity Used by Growth** – The percent of excess capacity available for use in each facility was calculated by dividing the growth in use in the facility (flow rate for projected developed area) by the maximum use of capacity at buildout (total flow rate for the facilities). This was then divided between growth within the 10-year planning window and growth beyond following the same approach.

In considering available capacity in existing storm water facilities, it should be remembered that available capacity can only serve growth in the areas for which it was constructed. In other words, an existing pipeline that has available capacity for future growth in one area of the City can provide no benefit for projected growth in another area of the City. Thus, it is very common for projects to be needed in one area, even though available capacity may exist in another area. By following the procedure to calculate use of capacity as described above, only the existing capacity that will actually be used by 10-year growth has been identified as reimbursable through impact fees.

It should also be remembered that some facilities are paid for by the property owner and oversized for City needs. In these cases, the method to divide capacity between existing and future growth as described above refers to the City's portion of costs only.

Based on the method described above, Table 2 summarizes the excess capacity used by future growth in those storm drain facilities in which the City has available excess capacity and has also expended funds that are eligible for impact fee reimbursement. The location of these projects can be seen in Figure 1. The City has significantly more existing storm drain facilities with excess capacity than those shown in the table. However, in most cases, these existing facilities were built through developer contributions that are not eligible for reimbursement through impact fees.

Table 2: Existing Facility Capacity Used by Future Growth

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
EP.1	Sierra Estates - 400 North	\$261,411	64.5%	19.2%	16.3%
EP.2	Israel Canyon Debris Basin and Flood Mitigation	\$678,970	41.3%	20.0%	38.7%
EP.4	400 N Storm Drain Outfall	\$446,597	62.1%	16.0%	21.9%
EP.6	800 W (Sunrise Meadows to 400 N)	\$172,539	100.0%	0.0%	0.0%
PN1	Storm Drain on Redwood Road from Grandview to Lake View Terrace	\$203,344	57.4%	21.9%	20.7%
PN13	Harvest Moon Dr. 1	\$160,300	100.0%	0.0%	0.0%
PN20	Riverside Drive (to 400 North)	\$665,466	37.8%	62.2%	0.0%
PN21b&c	New pipe in old canal alignment for new outfall to Utah Lake (w/transition structure).	\$173,794	33.4%	19.2%	47.4%
PN4	Talus Ridge Plat B & D	\$0	74.6%	25.4%	0.0%
PN6a&d	Pioneer Crossing to Market St.	\$117,010	31.2%	3.9%	64.9%
PN6c	Market Street	\$426,355	30.3%	53.6%	16.1%
PN7, OCN2, & CN10	Tickville Wash Reimbursements (DR Horton and SLR)	\$3,136,549	33.4%	19.2%	47.4%
PN24	Storm Drain on Redwood Road from Tanner Lane to SSD Outfall	\$52,476	46.7%	29.7%	23.6%
SAR.177 & PN18a	SR 73 Town Center Outfall	\$189,853	76.2%	5.8%	18.0%
SAR.187	Hillside Dr to Grandview Blvd	\$578,243	34.7%	34.2%	31.1%
SAR.219A&B	48" Storm Drain Outfall	\$946,435	51.5%	28.4%	20.1%
DN5	Orchard Way Pond Upsize	\$81,334	100.0%	0.0%	0.0%
CN11/OCN3	400 North and Riverside Drive	\$86,121	65.6%	19.4%	15.0%
CN9	1200 N SD Under Pioneer Xing	\$49,000	21.2%	55.1%	23.7%
PE4a, PE7	Outfall at Perelle Meadows	\$154,895	82.1%	10.3%	7.6%

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
SAR.059	Lake Mountain North Outfall	\$120,506	49.1%	19.9%	31.0%
SAR.060	Lake Mountain South Outfall	\$126,558	49.1%	19.9%	31.0%
EP.7	McGreggor and Windlass Inlet Box and Tie In	\$35,000	33.4%	19.2%	47.4%
EP.8	Eagle Park Storm Drain Outfall	\$19,765	33.4%	19.2%	47.4%
EP.9 / PN6b	City Center Outfall East of Redwood	\$331,909	33.4%	19.2%	47.4%
PN18b	Outfall along Crossroads Blvd and Summer Village to Jordan River	\$0	77.3%	5.2%	17.5%
PE6	Northshore Phase 1 Box	\$311,637	53.3%	9.1%	37.6%
EP.11	Lake Mountain Estates Plat I Offsite Storm Drain	\$36,000	33.4%	19.2%	47.4%
EP.12	Lake Mountain Estates Storm Drain in Harbor Parkway	\$93,205	24.8%	6.1%	69.1%
EP.13	400 East Storm Drain	\$28,465	33.4%	19.2%	47.4%
EP.3,5,14,&15	Storm Drain in Talus Ridge Drive	\$506,145	60.9%	18.3%	20.7%
PE5a & PE5b	Willow Glen Outfall	\$78,938	46.0%	34.2%	19.8%
PN23b	Storm Drain in Crossroads Blvd (Starhaven)	\$155,098	62.4%	5.7%	31.9%
PN6e & PN8c	Storm Drain near Costco Basin and Storm Drain from Market Street up past medical Drive	\$745,275	21.5%	46.2%	32.3%
PE8	Box culvert from Northshore to Utah Lake in Saratoga Road	\$311,638	86.7%	2.2%	11.1%
PN3b	Lexington Green Storm Drain Outfall in 800 West	\$232,663	24.5%	5.9%	69.7%
PN21a	New pipe in old canal alignment for new outfall to Utah Lake	\$302,547	33.4%	19.2%	47.4%
PN16	1900 North / Redwood Road Tie In	\$0	45.6%	2.4%	51.9%
PN2a	Pony Express Outfall (Completed with Widening Project)	\$314,915	84.4%	11.3%	4.3%
DS1*	Harbor Parkway Detention Basin	\$357,159	0.0%	6.1%	93.9%
OCS2	Village Parkway and Redwood Road Open Channel	\$166,000	0.0%	35.1%	64.9%
PN19	Extension of line near storage units	\$115,802	21.4%	9.0%	69.7%
PN21d	400 South part 4	\$207,240	33.4%	19.2%	47.4%
PN23a	1400 N Line Extension 2	\$124,180	62.4%	5.7%	31.9%

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
PN2b	Redwood Road & Pony Express Extension	\$450,000	84.4%	11.3%	4.3%
PN6g	Market Street	\$173,906	31.2%	3.9%	64.9%
PN8d	Redwood Road (1200 N to Market)	\$83,085	21.5%	46.2%	32.3%
PN8e	The Crossing Outfall	\$0	21.5%	46.2%	32.3%
PS1*	Harbor Parkway Basin Conveyance	\$108,150	24.5%	8.1%	67.4%
PE4B	Saratoga Road 2 North Lake Meadows B	\$18,385	55.3%	44.7%	0.0%
PN25	Linear Pond Bypass	\$191,031	33.4%	19.2%	47.4%
PE3	Saratoga Road 6	\$156,691	61.4%	10.9%	27.8%
PN8b	1200 N 2	\$393,686	22.2%	52.8%	25.0%
PN26	400 N Open Channel Piping	\$1,274,096	65.6%	19.4%	15.0%
PN5	800 W (Sunrise Meadows to 400 N)	\$172,539	99.7%	0.3%	0.0%
CS3	Redwood Road 1	\$193,090	33.4%	19.2%	47.4%
PN8a	1200 N 1	\$351,985	21.2%	55.1%	23.7%
PE4C	Saratoga Road 3	\$32,870	0.0%	50.0%	50.0%
CN3	Foothill Blvd & Tickville Wash	\$611,240	9.0%	33.6%	57.4%
Total or Average		\$17,512,091	43.9%	23.5%	32.6%

*The City obtained a grant for projects DS1 and PS1. The costs listed are the City's matched amounts for these projects. These two projects have been accounted for together in City records. They are shown here as separate projects to properly allocate costs between existing and future users using estimated cost breakdowns.

**The City obtained a grant for certain projects, including but not limited to OCS2. The costs listed for these projects are the City's matched amount for the grants.

***Costs listed represent actual dollars the City spend on the projects, and do not include dollars from grants or other outside funding.

DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT – UTAH CODE ANNOTATED 11-36A-302(1)(A)(IV)

The planning period to be used for this IFFP is 10 years. Table 3 lists the growth projections for the 10-year planning window.

Table 3: Projected 10-Year Developed Acreage

Year	Increase in Developed Acres	Total Developed Acres	Annual Increase
2024	-	4,747	7.5%
2025	342	5,089	7.2%
2026 (Existing)	356	5,445	7.0%
2027	370	5,815	6.8%
2028	384	6,199	6.6%
2029	397	6,596	6.4%
2030	409	7,005	6.2%
2031	420	7,425	6.0%
2032	438	7,863	5.9%
2033	173	8,036	2.2%
2034	177	8,213	2.2%
2035	181	8,394	2.2%
2036	185	8,578	2.2%
10-Year Growth	3,133	-	-

It should be emphasized that this is gross developed acres and includes all components of development including lots, open space, and roads, both public and private.

INFRASTRUCTURE REQUIRED TO MEET DEMANDS OF NEW DEVELOPMENT – UTAH CODE ANNOTATED 11-36A-302(1)(A)(V)

To satisfy the requirements of state law, demand placed upon system facilities by future development was projected using the process outlined below.

1. **Existing Capacity** – The capacities of the existing facilities were evaluated for the City of Saratoga Springs area using a hydraulic storm water model as part of the CFP.
2. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities.
3. **Future Demand** - The demand that future development will place on the system was estimated based on development projections as discussed previously.
4. **Future Deficiencies** - Future deficiencies in the storm water infrastructure were identified based on the defined level of service.
5. **Recommended Improvements** – Needed storm water improvements were identified to resolve the projected deficiencies.

The steps listed above describe the “demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302-1.a of the Utah Code Annotated).

10-Year Improvement Plan

Planned improvements to satisfy level of service requirements for projected demands within the next 10 years have been identified for the City area in the City’s CFP and are summarized in Table 4. Detailed costs for these projects are located in Appendix A. These improvements will be constructed in phases as funding becomes available. Only infrastructure to be constructed within a ten-year window will be considered in the calculation of these impact fees to avoid uncertainty surrounding improvements further into the future.

The location of projects to be completed in the next 10 years for the City area is shown in Figure 2. It should be noted that Figure 2 only includes those projects with components of cost that are eligible to be included in the impact fee calculation.

Project Cost Attributable to Future Growth

To satisfy the requirements of state law, Table 4 provides a breakdown of the impact fee facility projects and the percentage of the project costs attributed to existing and future users. As defined in Section 11-36-304, the impact fee facilities plan should only include “the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity.” While some projects from the capital facilities plan are required to meet future growth, some projects also provide benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity deficiencies, maintenance related projects, or projects increasing the level of service for existing users.

For some projects, the division of costs between existing and future users is easy because 100 percent of the project costs can be attributed to one category or the other (e.g. infrastructure needed solely to serve new development can be 100 percent attributed to new growth). For projects needed to address both existing deficiencies and new growth, the costs were divided based on the same method as described for existing facilities in *Excess Capacity to Accommodate Future Growth* above.

It should be noted that Table 4 does not include bond costs related to paying for impact fee eligible improvements. These costs, if any, should be added as part of the impact fee analysis.

Table 4: Impact Fee Facilities Plan – Cost Share Attributable to Future Growth

Project ID	Project Name	Project IFFP Eligible Cost	Percent Attributable to Existing Development	Percent Attributable to Growth (2026 - 2036)	Percent Attributable to Growth Beyond 10-year Window
PN11	1200 North 3	\$460,000	12.9%	80.0%	7.0%
PE2A	East side service 1	\$1,450,000	1.9%	77.2%	20.9%
PN12	PN12 alternative 1	\$5,219,000	76.7%	5.9%	17.4%
PN3a	Fairfield Road	\$10,720	19.7%	8.8%	71.5%
PN6f	Pioneer Crossing to Exchange Dr	\$440,000	8.2%	16.3%	75.5%
PN2c	Pony Express Crossing	\$750,000	77.3%	2.9%	19.8%
OCN1	MVC to existing neighborhoods	\$1,000,000	0.0%	49.7%	50.3%
DS2	Expand Valley View Park Basin	\$410,000	34.7%	34.2%	31.1%
M1.47782	Treatment for 47782	\$422,400	26.3%	31.1%	42.5%
M1.47852	Treatment for 47852	\$74,800	100.0%	0.0%	0.0%
M1.47841	Treatment for 47841	\$162,800	49.1%	19.9%	31.0%
CN6	Marigold Drive 1	\$227,900	22.5%	59.2%	18.3%
DBS2	Fox Hollow Debris basin to service alluvial fan OQE076	\$300,152	33.4%	19.2%	47.4%
CE2	Dry Creek Culvert	\$158,547	33.4%	19.2%	47.4%
PE9	Clark Drive and North Cove Outfalls	\$810,362	25.8%	20%	54%
PS2	Old Canal Piping	\$2,020,000	41.5%	32%	27%
PN8f	Pioneer Crossing to 800 W on 1200 N	\$1,500,000	21.2%	55%	24%
Total		\$15,416,681	43.4%	29.5%	27.2%

*Where available, costs represent actual projected project costs from agreements, bids, or other sources. Otherwise, project costs are estimated and detailed within the Storm Drain Master Plan.

**Costs listed represent actual dollars the City is projected to spend on the projects, and do not include dollars from grants, other outside funding, or aspects of the projects not deemed to be system-level storm drain projects.

***Project PE9 is already designed and bid so no conceptual cost estimate was prepared.

Project Cost Attributable to 10 Year Growth

Included in Table 4 is a breakdown of capacity associated with growth through the next 10 years and for growth beyond 10 years. A challenge with storm drain infrastructure is it is not cost effective to add capacity in small increments. Once a pipeline is being built, it needs to be built to satisfy long-term capacity needs. As a result, the improvements proposed in the impact fee facility plan will include capacity for growth beyond the 10-year planning window. To most accurately evaluate the cost of providing service for growth during the next ten years, added consideration has been given to evaluating how much of each improvement will be used in the next 10 years. This has been done following the same methodology as described above. Costs attributable to growth beyond the 10-year window will be re-evaluated using the same methodology in future IFFP updates to promote proportional recovery of project funds.

Basis of Construction Cost Estimates

The costs of construction for projects to be completed within ten years have been estimated based on past BC&A experience with projects of a similar nature. Pipeline project costs are based on average per foot costs for pipes of a similar nature. Costs include consideration of other components of the storm water system including manholes, catch basins, and surface restoration as appropriate for each project. Details of the cost estimates can be found in Appendix A. Where available, projects with construction estimates or grant funding agreements are representative of those available costs.

ADDITIONAL CONSIDERATIONS

MANNER OF FINANCING – UTAH CODE ANNOTATED 11-36A-302(2)

The City may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations have been removed from system costs where expected or known and are specified within the cost breakdowns in Appendix A. If additional grants become available for constructing facilities, impact fees will need to be recalculated.

Bonds

Neither existing nor future Saratoga Springs system level storm drain infrastructure utilizes bonding to be funded. However, if any future bonding is required to finance impact fee eligible improvements identified in the IFFP, it may be added to the calculation of the impact fee and acknowledged within the impact fee analysis.

Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. There are currently no interfund loans associated with the storm drain system. However, consideration of potential interfund loans will be included in future updates if applicable.

Impact Fees

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Developer Dedications and Exactions

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future infrastructure. If a developer constructs a system improvement or dedicates land for a system improvement identified in this IFFP, or dedicates a public facility that is recognized to reduce the need for a system improvement, the developer will be entitled to an appropriate credit with a corresponding recognized value against that particular developer's impact fee liability or a proportionate reimbursement.

If the value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the City must reimburse the difference to the developer.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

NECESSITY OF IMPROVEMENTS TO MAINTAIN LEVEL OF SERVICE – UTAH CODE ANNOTATED 11-36A-302(3)

According to State statute, impact fees cannot be used to correct deficiencies in the City's system and must be necessary to maintain the proposed level of service established for all users. Only those facilities or portions of facilities that are required to maintain the proposed level of service for future growth have been included in this IFFP. This will result in an equitable fee as future users will not be expected to fund any portion of the facilities that will benefit existing residents.

SCHOOL RELATED INFRASTRUCTURE – UTAH CODE ANNOTATED 11-36A-302(4)

As part of the noticing and data collection process for this plan, information was gathered regarding future school district and charter school development. Where the City is aware of the planned location of a school, required public facilities to serve the school have been included in the impact fee analysis. Table 5 shows the best available information regarding existing and planned schools.

Table 5: Existing and Planned Schools

School Name	Location / Address
Ascent Academy	992 Chianti St
Harbor Point Elementary	4189 E Schooner Dr
Harvest Elementary	2105 N Providence Dr
Horizon Special Needs School	682 W 210 N, Marie Way
Lake Mountain Middle School	1058 S Old Farm Rd
Lakeview Academy	527 W 400 N
Mountain Sunrise Academy	1802 E 145 N
Planned Charter School	Wildflower Development; Parcel 58:033:0544
Planned Elementary School	Mt Saratoga Development; Parcel 58:034:0737
Planned Elementary School	Jordan Promenade Development; Parcel 58:035:0112
Planned High School	Parcel 58:041:0234
Planned Junior High	Parcel 58:023:0274
Riverview Elementary	273 Aspen Hills Blvd
Sage Hills Elementary	3033 W Swainson Ave
Saratoga Shores Elementary	1415 S Parkside Dr
Springside Elementary	694 S Highpoint Dr
Thunder Ridge Elementary	264 N 750 W
Vista Heights Middle School	484 Pony Express Pkwy
West Lake High School	99 N 200 W

The planned schools in the table above will directly result in the need for additional improvements to public facilities. The cost share attributable to new growth per gross developed area as documented above is based solely on the proportionate share of facility use by new growth. Therefore, impact fees for schools calculated based on gross developed area and will cover only the school's proportionate share of the cost of system improvements (Utah Code Annotated 11-36-202(2.a.iii)).

NOTICING AND ADOPTION REQUIREMENTS – UTAH CODE ANNOTATED 11-36A-502

The Impact Fees Act requires that entities must comply with noticing requirements. This includes but is not limited to publishing a notice of intent at least 10 days before preparing or modifying any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the City during the 10-day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. One of these places will include the City website, and the other places may include the City offices and the public libraries within the City's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the City may adopt, amend and adopt, or reject the proposed IFFP.

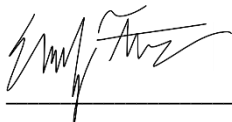
IMPACT FEE CERTIFICATION – UTAH CODE ANNOTATED 11-36A-306(1)

This IFFP has been prepared in accordance with Utah Code Annotated Title 11, Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

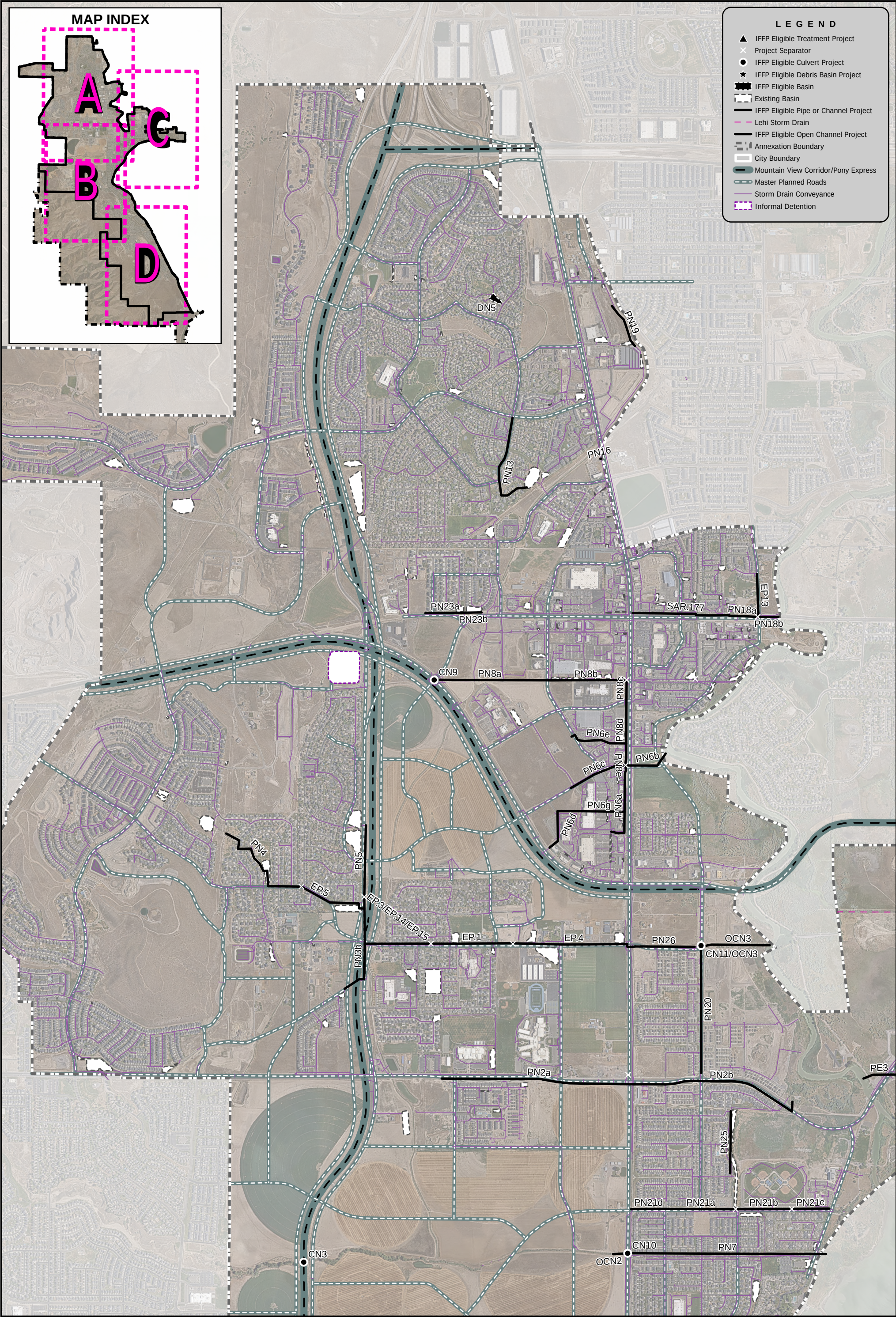
In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

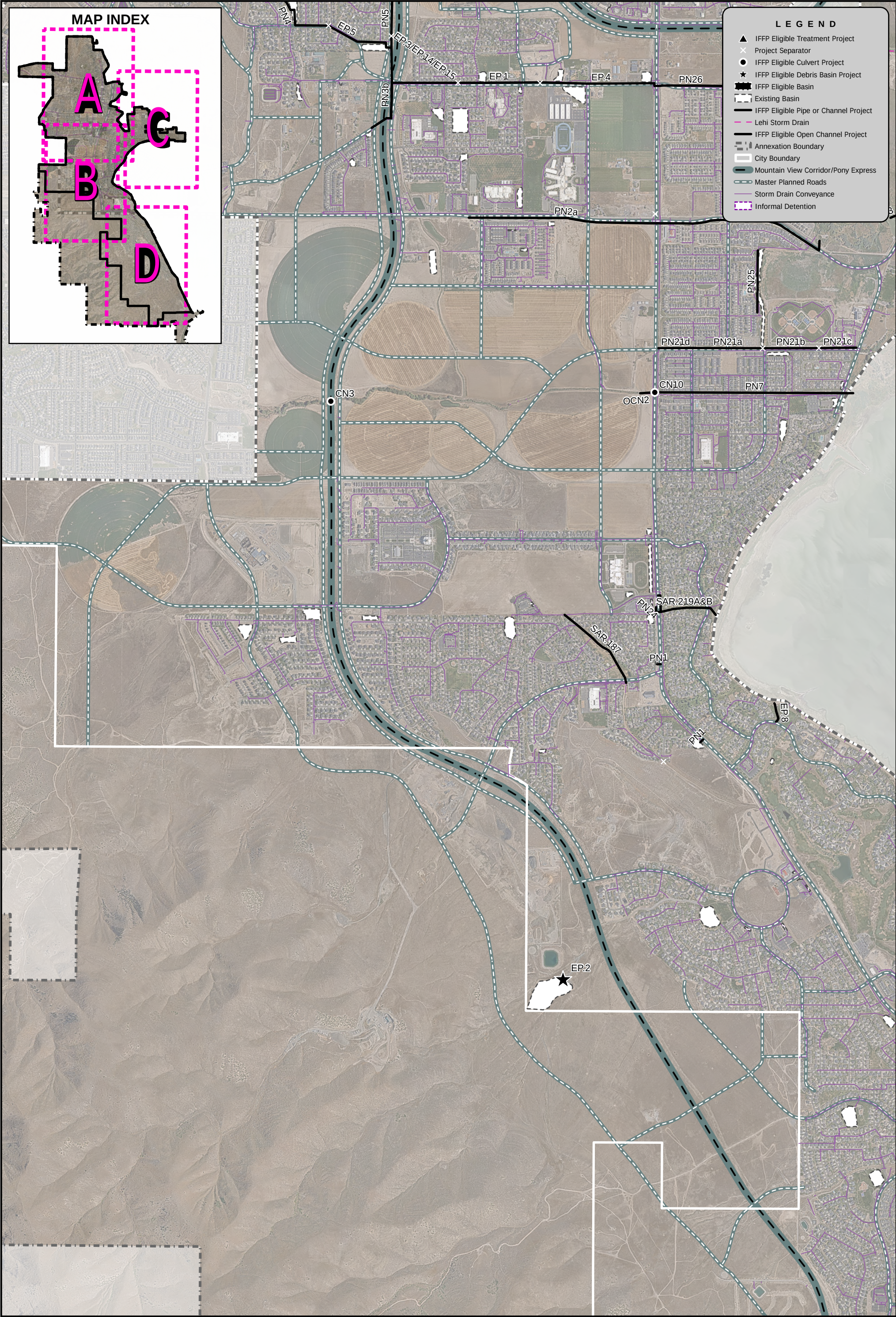
I certify that this impact fee facility plan:

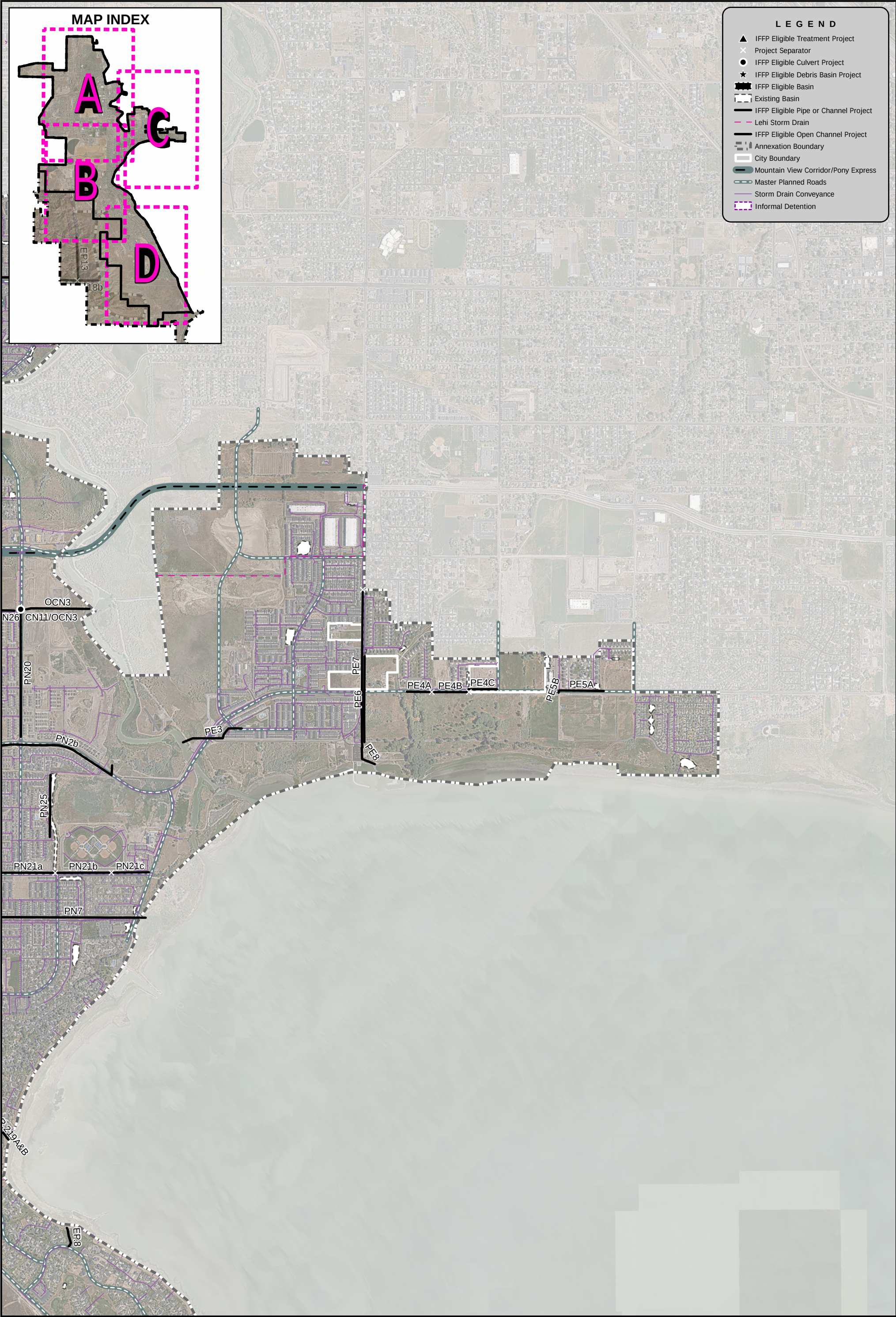
1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities; 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.

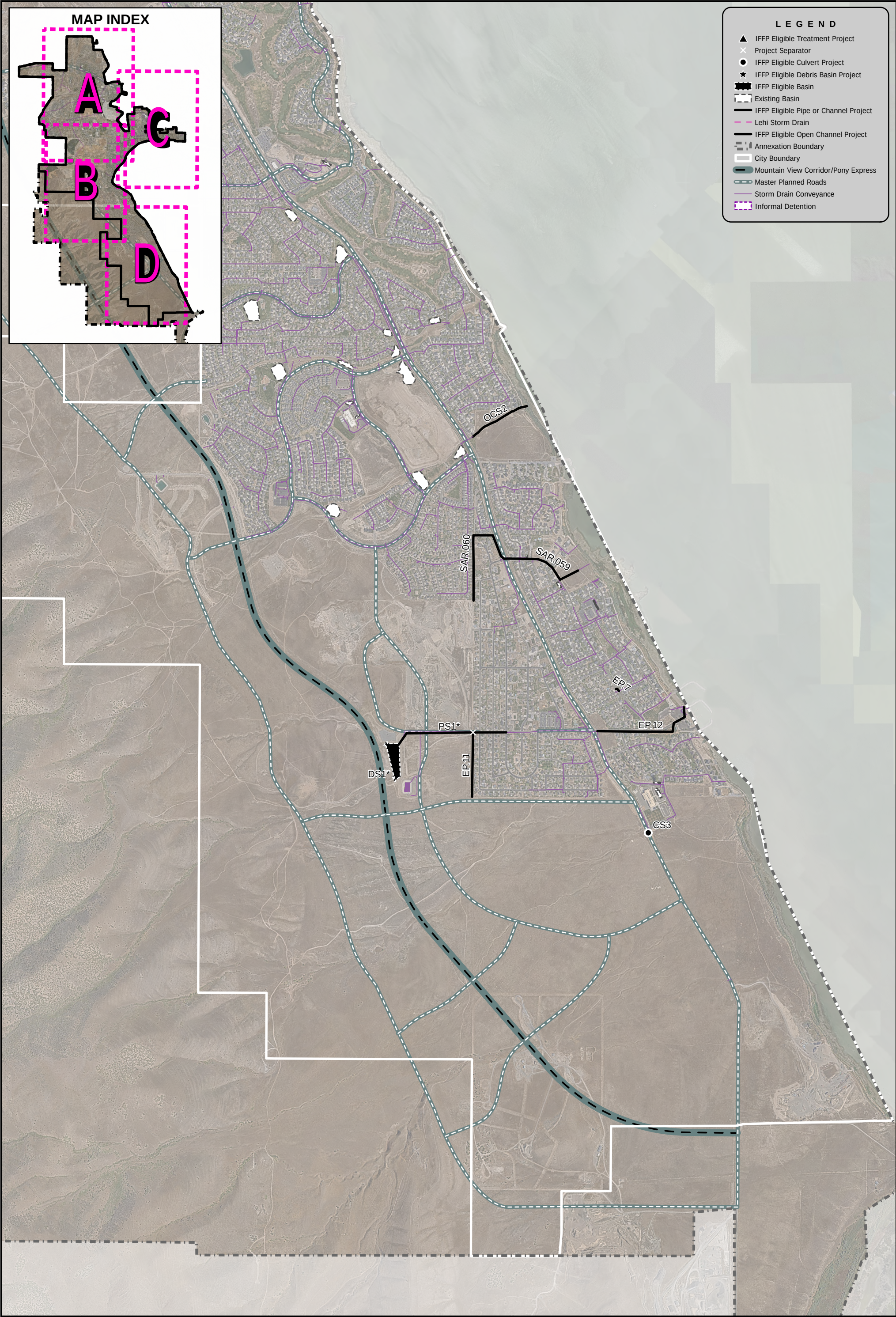


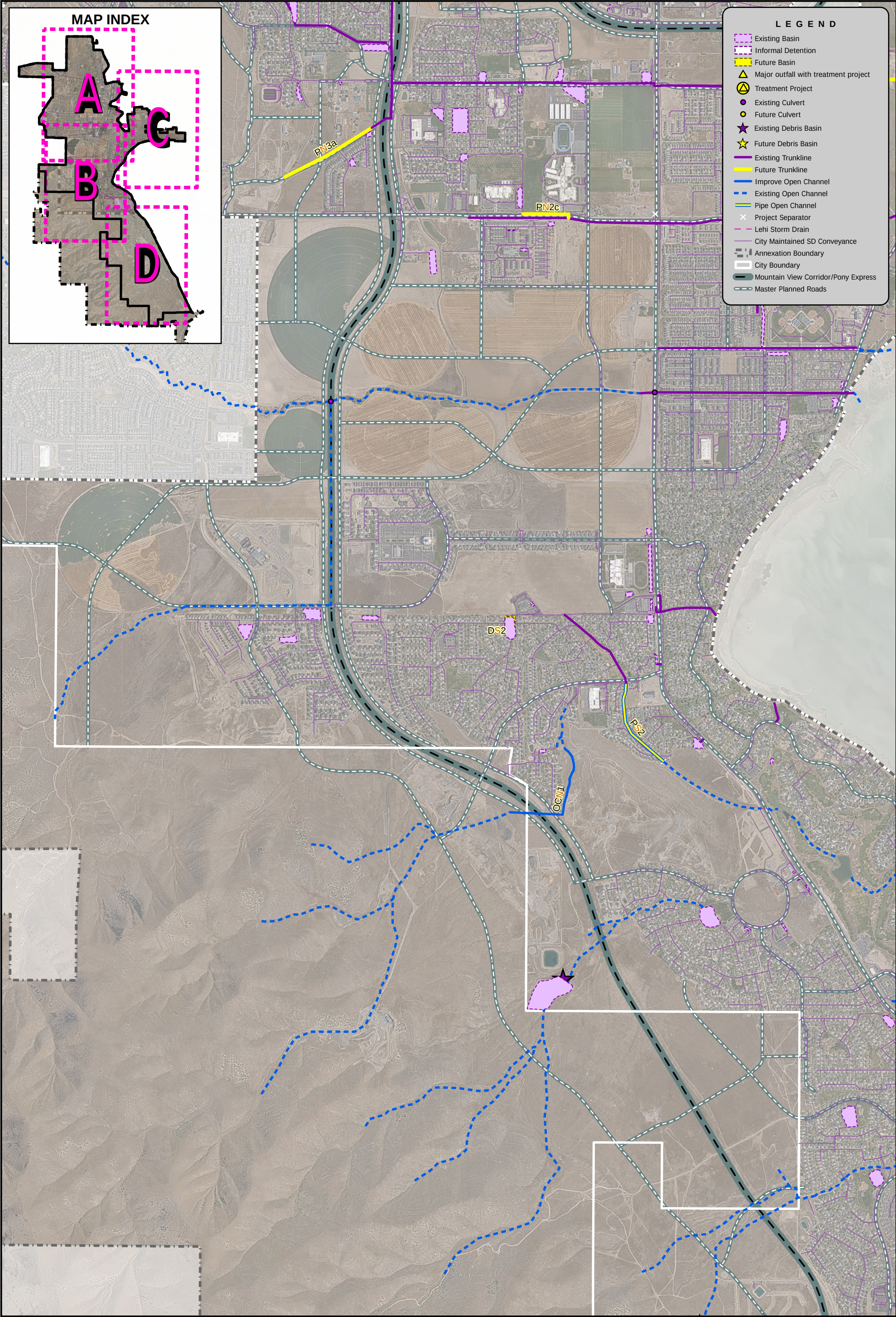
Emily Fica, P.E.

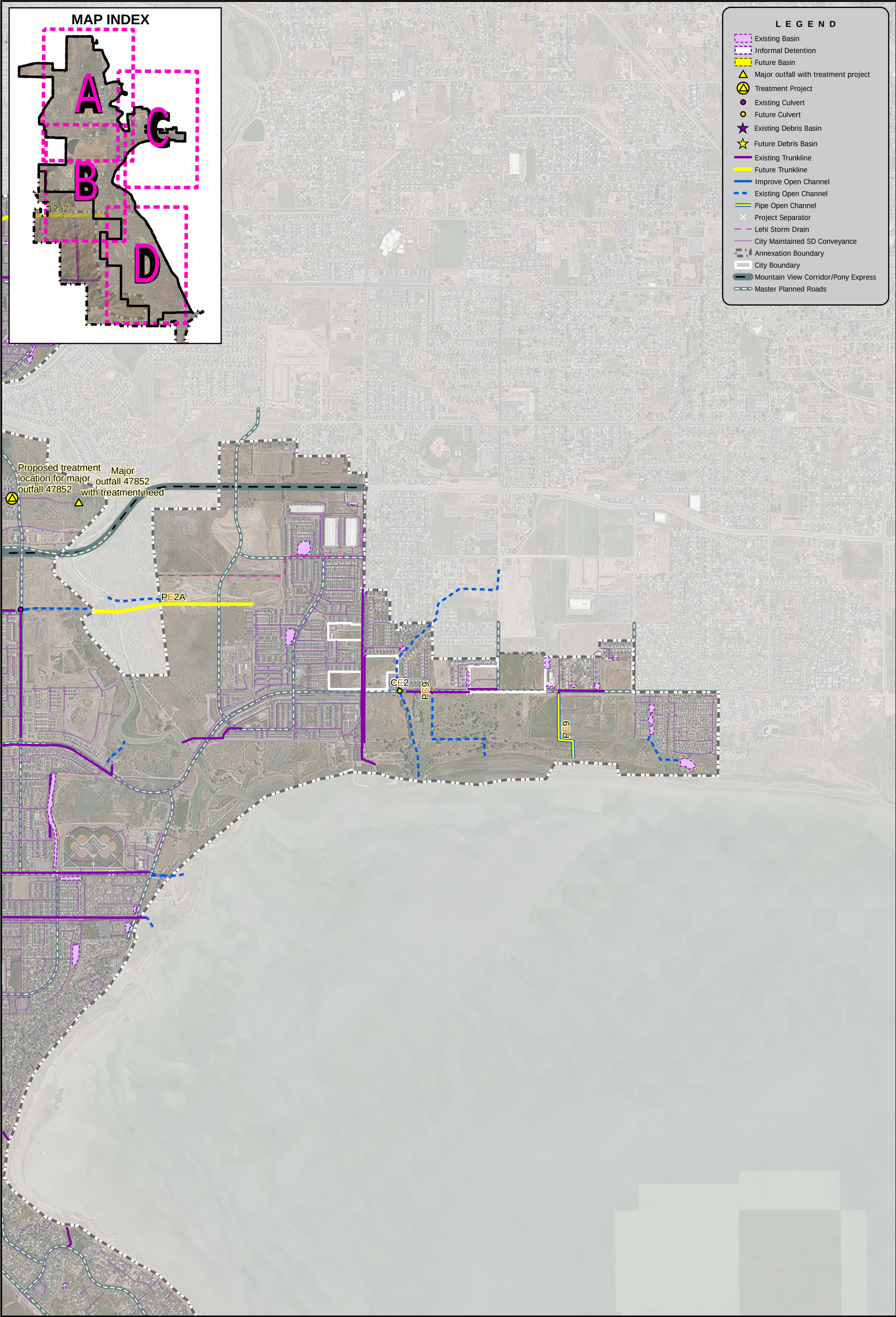


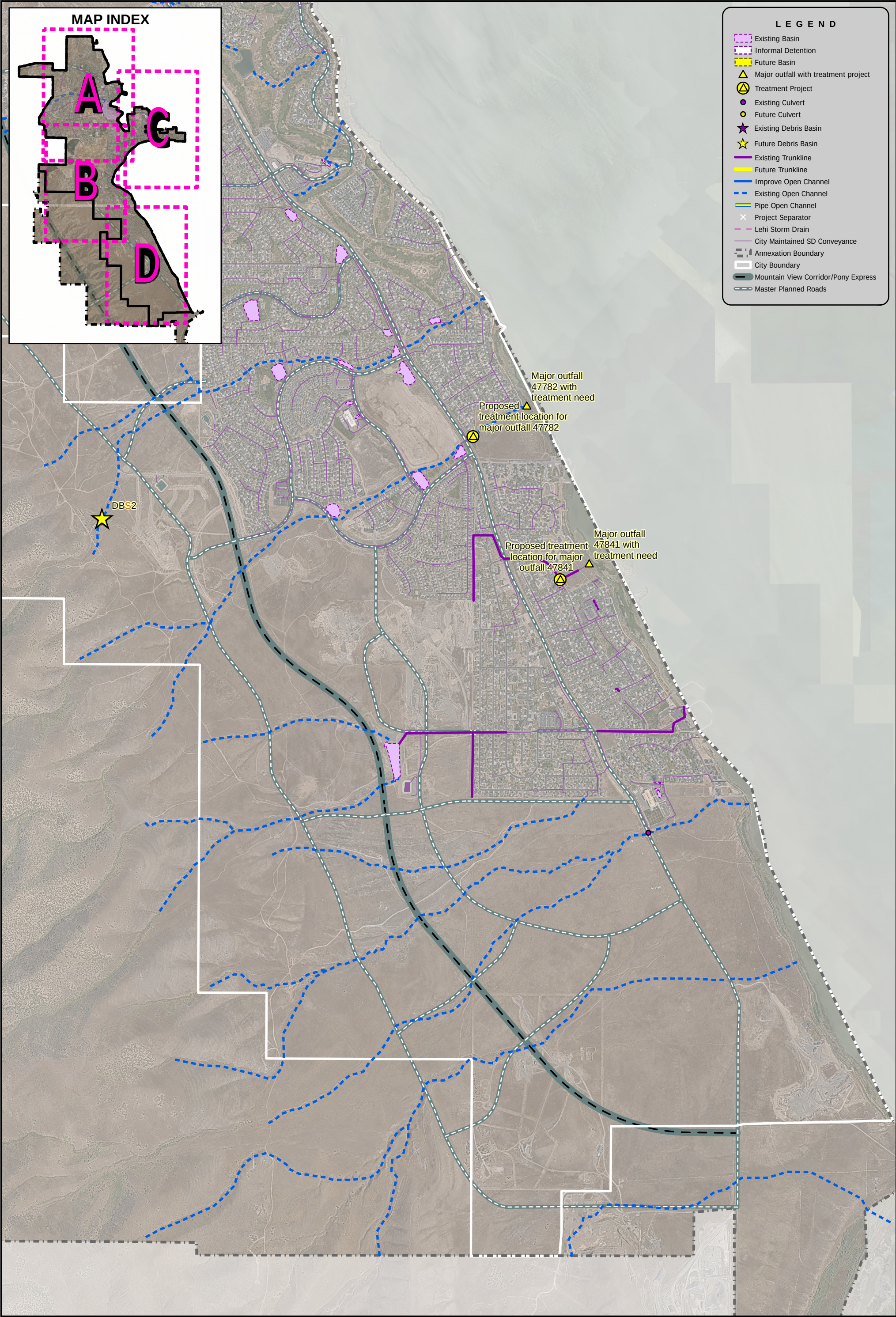












APPENDIX A

CONCEPTUAL COST ESTIMATES

Conceptual Cost Estimate



BOWEN COLLINS
& ASSOCIATES

Project: DB: Debris Basin Projects

Date: 05/02/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Project Description	100-yr Inflow	Approximate Construction Cost	Engineering/ Legal (15%)	Total Cost
DBS2	Fox Hollow Debris basin to service alluvial fan OQE076	225	-	-	\$300,152

*This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

**The City has a grant agreement in place for DBS2. The cost shown does not reflect the actual expected construction cost, but rather the City's match dollars for that grant.

***Where 100-year inflows were not a part of the storm drain model, information is left blank.

Conceptual Cost Estimate



BOWEN COLLINS & ASSOCIATES

Project: C: Culvert Projects

Date: 05/01/2026

Owner: Saratoga Springs

Prepared by: EF

Project IDs (Install Year > 2025)	Item	Approximate Culvert Cost	Asphalt / Traffic Control	Inlet/Outlet Works	Mobilization / Demobilization (10%)	Engineering, CM, Legal, & Admin (15%)	Total Approximate Cost
CE2	12' x 5' Box Culvert	-	-	-	\$ -	\$ -	\$158,547
CN6	8' x 4' Box Culvert	\$137,800	\$0	\$42,355	\$ 18,016	\$ 29,726	\$227,900
Total 10-Year Cost							\$ 386,400

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Costs shown are intended to be part of larger projects rather than independent projects; they do not include surface improvements or utility coordination unless otherwise noted.

The City has a grant agreement in place for CE2. The cost shown does not reflect the actual expected construction cost, but rather the City's match dollars for that grant.

Conceptual Cost Estimate



BOWEN COLLINS
& A S S O C I A T E S

Project: M: Pollution Control - Outfall Treatment Projects

Date: 05/02/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Project Description	Quantity	Units	Unit Cost	Engineering / Legal (15%)	Cost
M1.47782	Treatment for 47782	1	Lump	\$ 367,314	\$ 55,097	\$ 422,400
M1.47841	Treatment for 47841	1	Lump	\$ 141,553	\$ 21,233	\$ 162,800
M1.47852	Treatment for 47852	1	Lump	\$ 65,000	\$ 9,750	\$ 74,800

Total 10-Year Cost

\$ 660,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

It is assumed that projects totaling less than 300k will be combined with other improvements to take cost advantage of economies of scale.

Conceptual Cost Estimate



Project: PE2A: East side service 1

Date: 05/04/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$114,740.00	\$ 114,740
2	36-inch RCP Storm Drain Pipe	3,434	LF	\$ 326.00	\$ 1,119,496
3	Outlet Structure w/ riprap apron (River or Lake Discharge)	1	EA	\$ 27,954.00	\$ 27,954
4				\$ -	\$ -
5				\$ -	\$ -
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -
Subtotal				\$	1,262,190
Engineering - Predesign and Design		6%		\$	75,800
Engineering - Construction Management		6%		\$	75,800
Legal and Admin (ROW, Financing, etc.)		3%		\$	37,900
Total Conceptual Cost				\$	1,450,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: PN2c: Pony Express Crossing

Date: 05/04/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 59,640.00	\$ 59,640
2	24-inch RCP Storm Drain Pipe	988	LF	\$ 197.00	\$ 194,568
3	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	988	LF	\$ 304.00	\$ 300,247
4	Open Cut Trench - Redwood	100	LF	\$ 1,016.00	\$ 101,600
5				\$ -	\$ -
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -
Subtotal				\$	656,056
Engineering - Predesign and Design		6%		\$	39,400
Engineering - Construction Management		6%		\$	39,400
Legal and Admin (ROW, Financing, etc.)		3%		\$	19,700
Total Conceptual Cost				\$	750,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: PN12-alt1: PN12 alternative 1

Date: 06/15/2026

Owner: Saratoga Springs

Prepared by: EF

	No.	Item	Quantity	Units	Unit Cost	Cost
Redwood Rd to Harvest Hills Basin Pipes	1	Mobilization/Demobilization - Pipes	10%	Lump	\$ 135,190.00	\$ 135,190
	2	24-inch Pressurized Storm Drain Pipe	2,399	LF	\$ 220.00	\$ 527,801
	3	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	600	LF	\$ 456.00	\$ 273,497
	4	Surface Improvements (Landscaped), Ex Utility Coordination	1,799	LF	\$ 306.00	\$ 550,592
	5	Engineering - Predesign and Design	6%			\$ 89,300
	6	Engineering - Construction Management	6%			\$ 89,300
	7	Legal and Admin (ROW, Financing, etc.)	3%			\$ 44,700
		Subtotal: Redwood Rd to Harvest Hills Basin Pipes				\$ 1,710,000
Harvest Hills Basin Expansion	1	Mobilization/Demobilization - Harvest Hills Basin	10%	Lump	\$ 86,480.00	\$ 8,648
	2	Land Acquisition - Basin Expansion	0.20	ACRE	\$ 300,000.00	\$ 60,000
	3	Detention Basin Excavation & Hauling	10,648	CY	\$ 52.00	\$ 553,695
	4	Detention Basin Landscaping (Turf)	111,078	SF	\$ 0.53	\$ 58,871
	5	Sewer and Irrigation Relocation	1	LUMP	\$ 100,000.00	\$ 100,000
	6	Trail Replacement	1	LUMP	\$ 25,000.00	\$ 25,000
	7	Detention Basin Outlet Structure Large (Box, Orifice, etc.)	1	EA	\$ 57,368.00	\$ 57,368
	8	Overflow Box in detention Basin (Storm Drain)	1	EA	\$ 9,910.00	\$ 9,910
	9	Engineering - Predesign and Design	6%			\$ 52,500
	10	Engineering - Construction Management	6%			\$ 52,500
	11	Legal and Admin (ROW, Financing, etc.)	3%			\$ 26,300
		Subtotal: Harvest Hills Basin Expansion				\$ 1,005,000
New Detention Basin	1	Mobilization/Demobilization - New Basin	10%	Lump	\$ 215,600.00	\$ 21,560
	2	Land Acquisition - New Basin	2.88	ACRE	\$ 300,000.00	\$ 864,000
	3	Land Acquisition - Surrounding Parcel Area	5.62	ACRE	\$ 100,000.00	\$ 562,000
	4	Detention Basin Excavation & Hauling	12,100	CY	\$ 52.00	\$ 629,199
	5	Detention Basin Landscaping (Turf)	63,162	SF	\$ 0.53	\$ 33,476
	6	Detention Basin Outlet Structure Large (Box, Orifice, etc.)	1	EA	\$ 57,368.00	\$ 57,368
	7	Overflow Box in detention Basin (Storm Drain)	1	EA	\$ 9,910.00	\$ 9,910
	8	Engineering - Predesign and Design	6%			\$ 130,700
	9	Engineering - Construction Management	6%			\$ 130,700
	10	Legal and Admin (ROW, Financing, etc.)	3%			\$ 65,400
		Subtotal: New Detention Basin				\$ 2,504,000
Total Conceptual Cost						\$ 5,219,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: PN12-alt2: PN12 alternative 2

Date: 06/15/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 428,230.00	\$ 428,230
2	36-inch RCP Storm Drain Pipe	4,862	LF	\$ 342.30	\$ 1,664,242
3	15-inch RCP Storm Drain Pipe	256	LF	\$ 168.00	\$ 43,008
4	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	5,118	LF	\$ 456.00	\$ 2,333,781
5	Outlet Structure w/ riprap apron (River or Lake Discharge)	1	EA	\$ 27,954.00	\$ 27,954
6	Open Cut Trench - Redwood	120	LF	\$ 1,778.00	\$ 213,360
7				\$ -	\$ -
8				\$ -	\$ -

Subtotal					\$ 4,710,575
Engineering - Predesign and Design	6%				\$ 282,700
Engineering - Construction Management	6%				\$ 282,700
Legal and Admin (ROW, Financing, etc.)	3%				\$ 141,400
Total Conceptual Cost					\$ 5,420,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Cost Estimate

Project: PN3a: Fairfield Road

Owner: Saratoga Springs

No.	Item	Cost
	Reimbursement per 2026 Development Agreement	\$ 10,720

This cost estimate is based on the most recent version of the reimbursement agreement and is considered to be an "upsized only" reimbursement project.

Conceptual Cost Estimate



Project: PN6f: Pioneer Crossing to Exchange Dr

Date: 05/04/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 34,540.00	\$ 34,540
2	24-inch RCP Storm Drain Pipe	1,522	LF	\$ 197.00	\$ 299,750
3	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	150	LF	\$ 304.00	\$ 45,600
4				\$ -	\$ -
5				\$ -	\$ -
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -

Subtotal				\$	379,890
Engineering - Predesign and Design	6%			\$	22,800
Engineering - Construction Management	6%			\$	22,800
Legal and Admin (ROW, Financing, etc.)	3%			\$	11,400
Total Conceptual Cost				\$	440,000

This cost estimate is considered a AACCC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: PN8f: Pioneer Crossing to 800 W on 1200 N

Date: 07/10/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$118,600.00	\$ 118,600
2	42-inch RCP Storm Drain Pipe	1,350	LF	\$ 393.00	\$ 530,550
3	Surface Improvements (Landscaped), Ex Utility Coordination	950	LF	\$ 204.00	\$ 193,800
4	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	400	LF	\$ 304.00	\$ 121,600
5	Open Trench - Pioneer	400	LF	\$ 850.00	\$ 340,000
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
Subtotal					\$ 1,304,550
Engineering - Predesign and Design		6%			\$ 78,300
Engineering - Construction Management		6%			\$ 78,300
Legal and Admin (ROW, Financing, etc.)		3%			\$ 39,200
Total Conceptual Cost					\$ 1,500,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: PN11: 1200 North 3

Date: 05/04/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 36,110.00	\$ 36,110
2	18-inch RCP Storm Drain Pipe	852	LF	\$ 170.00	\$ 144,790
3	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	426	LF	\$ 304.00	\$ 129,459
4	Surface Improvements (Landscaped), Ex Utility Coordination	426	LF	\$ 204.00	\$ 86,874
5				\$ -	\$ -
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -
Subtotal				\$	397,233
Engineering - Predesign and Design				\$	23,900
Engineering - Construction Management				\$	23,900
Legal and Admin (ROW, Financing, etc.)				\$	12,000
Total Conceptual Cost				\$	460,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: OCN1: Clay Pit Reroute

Date: 06/19/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 79,170.00	\$ 79,170
2	Channel Vegetative Armoring	2,425	LF	\$ 179.00	\$ 434,075
3	36-inch RCP Storm Drain Pipe	1,000	LF	\$ 326.00	\$ 326,000
4	Headwall	3	EA	\$ 10,543.00	\$ 31,629
5				\$ -	\$ -
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -

Subtotal				\$	870,874
Engineering - Predesign and Design	6%			\$	52,300
Engineering - Construction Management	6%			\$	52,300
Legal and Admin (ROW, Financing, etc.)	3%			\$	26,200
Total Conceptual Cost				\$	1,000,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Costs shown are intended to be part of larger projects rather than independent projects; they do not include surface improvements or utility coordination unless otherwise noted.

Conceptual Cost Estimate



Project: PS2: Old Canal Piping 1

Date: 07/10/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$159,830.00	\$ 159,830
2	66-inch RCP Storm Drain Pipe	1,800	LF	\$ 715.00	\$ 1,287,000
3	Surface Improvements (Landscaped)	1,450	LF	\$ 100.00	\$ 145,000
4	Surface Improvements (Asphalt), Ex Utility Coordination, Traffic Control	350	LF	\$ 304.00	\$ 106,400
5	Open Cut Trench - Collector	100	LF	\$ 599.00	\$ 59,900
6				\$ -	\$ -
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -

Subtotal				\$	1,758,130
Engineering - Predesign and Design	6%			\$	105,500
Engineering - Construction Management	6%			\$	105,500
Legal and Admin (ROW, Financing, etc.)	3%			\$	52,800
Total Conceptual Cost				\$	2,020,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

Conceptual Cost Estimate



Project: DS2: Meadow Crest Way Detention Expansion

Date: 05/04/2026

Owner: Saratoga Springs

Prepared by: EF

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization/Demobilization	10%	Lump	\$ 32,770.00	\$ 32,770
2	Detention Basin Outlet Structure Large (Box, Orifice, etc.)	1	EA	\$ 57,368.00	\$ 57,368
3	Detention Basin Excavation & Hauling	2,420	CY	\$ 78.00	\$ 188,760
4	Detention Basin Landscaping (Turf)	87,120	SF	\$ 0.53	\$ 46,174
5	Overflow Box in detention Basin (Storm Drain)	1	EA	\$ 9,910.00	\$ 9,910
6	18-inch RCP Storm Drain Pipe	150	LF	\$ 170.00	\$ 25,500
7				\$ -	\$ -
8				\$ -	\$ -
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
Subtotal				\$	360,481
Engineering - Predesign and Design				6%	\$ 21,700
Engineering - Construction Management				6%	\$ 21,700
Legal and Admin (ROW, Financing, etc.)				3%	\$ 10,900
Total Conceptual Cost				\$	410,000

This cost estimate is considered a AACC Level 4 cost estimate (-30% to +50%).

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City of Saratoga Springs

Storm Drain Impact Fee Analysis

Prepared by:



September 2026

SARATOGA SPRINGS STORM DRAIN IMPACT FEE ANALYSIS

September 2026

Prepared for:



SARATOGA
SPRINGS
Life's just better here

Prepared by:



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EXECUTIVE SUMMARY

INTRODUCTION

The City of Saratoga Springs has retained Bowen Collins & Associates (BC&A) to prepare an impact fee analysis (IFA) for its storm drain system based on a recently completed impact fee facility plan. An impact fee is a one-time fee, not a tax, imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The purpose of an IFA is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah code.

HOW ARE IMPACT FEES CALCULATED?

A fair impact fee is calculated by dividing the cost of existing and future facilities by the amount of new growth that will benefit from the unused capacity. Only the capacity that is needed to serve the projected growth within the next ten years is included in the fee. Costs used in the calculation of impact fees include:

- New facilities required to maintain (but not exceed) the proposed level of service identified in the IFFP; only those expected to be built within ten years are considered in the final calculations of the impact fee
- Historic costs of existing facilities that will serve new development
- Cost of professional services for engineering, planning, and preparation of the impact fee facilities plan and impact fee analysis

Costs not used in the impact fee calculation include:

- Operational and maintenance costs
- Cost of facilities constructed beyond 10 years
- Cost of facilities funded by grants, developer contributions, or other funds which the City is not required to repay
- Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to serve future development

IMPACT FEE CALCULATION

Impact fees for this analysis were calculated by dividing the proportional cost of both existing and future facilities required to service 10-year growth by the amount of growth expected over the next 10-years. Calculated impact fees by component are summarized in Table ES-1.

Table ES-1: Impact Fee Calculation

Storm Drain System Components	Total Cost of Component	% Serving 10-Year Growth	Cost Serving 10-Year Growth	10-Year Acres Served	Cost per Gross Acre
Existing Facilities	\$17,512,091	23.5%	\$4,107,767	3,133	\$1,311
10-year Projects	\$15,416,681	29.5%	\$4,540,448	3,133	\$1,449
Subtotal	\$32,928,772		\$8,648,215		\$2,760
Planning and Engineering	\$125,000	68.0%	\$85,000	1,567	\$54
Subtotal	\$125,000		\$85,000		\$54
Total Fee	\$33,053,772		\$8,733,215		\$2,814

SECTION 1 – INTRODUCTION

The City of Saratoga Springs has retained Bowen Collins & Associates (BC&A) to prepare an impact fee analysis (IFA) for its storm drain system based on a recently completed impact fee facility plan (IFFP). An impact fee is a one-time fee, not a tax, imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The purpose of an IFA is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah code.

Requirements for the preparation of an IFA are outlined in Title 11, Chapter 36a of the Utah code (the Impact Fees Act). Under these requirements, an IFA shall accomplish the following for each facility:

- 1) Identify the impact of anticipated development activity on existing capacity and system improvements required to maintain the established level of service
- 2) Demonstrate how the impacts are reasonably related to anticipated development activity
- 3) Estimate the proportionate share of:
 - a) Costs of existing capacity that will be recouped
 - b) Costs of impacts on system improvements that are reasonably related to the new development activity
- 4) Identify how the impact fee was calculated
- 5) Consider the following additional issues
- 6) Manner of financing improvements
- 7) Dedication of system improvements
- 8) Extraordinary costs of servicing newly developed properties
- 9) Time-price differential

The following sections of this report have been organized to address each of these requirements.

SECTION 2 – IMPACT ON SYSTEM (11-36A-304.1.A & B)

Growth within the City's service area, and projections of storm water flows resulting from said growth is discussed in detail in the City's Master Plan and Impact Fee Facilities Plan. Growth in developed acres projected for the service area is summarized in Table 2-1.

Table 2-1 Projected 10-Year Developed Acreage

Year	Increase in Developed Acres	Total Developed Acres	Annual Increase
2024	-	4,747	7.5%
2025	342	5,089	7.2%
2026 (Existing)	356	5,445	7.0%
2027	370	5,815	6.8%
2028	384	6,199	6.6%
2029	397	6,596	6.4%
2030	409	7,005	6.2%
2031	420	7,425	6.0%
2032	438	7,863	5.9%
2033	173	8,036	2.2%
2034	177	8,213	2.2%
2035	181	8,394	2.2%
2036	185	8,578	2.2%
10-Year Growth	3,133	-	-

As indicated in the table, projected growth for the 10-year planning window of this impact fee analysis is 3,133 gross acres. In order to maintain the established level of service, projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities.

SECTION 3 – RELATION OF IMPACTS TO ANTICIPATED DEVELOPMENT (11-36A-304.1.C)

To satisfy the requirements of state law, it is necessary to show that all impacts identified in the impact fee analysis are reasonably related to the anticipated development activity. This has been documented in detail in Impact Fee Facilities Plan. In short, only that capacity directly associated with demand placed upon existing system facilities by future development has been identified as an impact of the development. The steps completed to identify the impacts of anticipated development are as follows:

- 1) **Existing Development** – The demand existing development places on the system was estimated based on GIS records and available aerial photography.
- 2) **Existing Capacity** – The capacities of existing facilities were calculated based on the level of service criteria established for each type of facility in the Impact Fee Facilities Plan.
- 3) **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities. Where existing deficiencies existed, projects were identified to eliminate the deficiencies. Costs associated with existing deficiencies were not assigned to impacts of development.
- 4) **Future Development** - The demand future development will place on the system was estimated based on development projections as discussed in Section 2.
- 5) **Future Demand Use of Existing Capacity** – Whenever possible, excess capacity in existing facilities has been used to serve future demands. Where this occurs, the amount of capacity used by future growth has been calculated as described in detail in the Impact Fee Facilities Plan.
- 6) **Future Deficiencies** – Where excess capacity is inadequate to meet projected demands, future deficiencies in the system were identified using the same established level of service criteria used for existing demands.
- 7) **Recommended Improvements** – Needed system improvements were identified to meet demands associated with future development.

SECTION 4 – PROPORTIONATE SHARE ANALYSIS (11-36A-304.D)

A comprehensive proportionate share analysis associated with anticipated future development and its impact on the system was completed as part of the Impact Fee Facilities Plan. A summary of that analysis is contained here with additional discussion of the costs of facilities impacted by growth.

EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH

The portion of existing capacity used by existing and future development was analyzed in detail as part of the Impact Fee Facilities Plan. Based on the analysis, the calculated percentage of existing capacity in system facilities used by growth during the 10-year planning window is summarized in Table 4-1.

Table 4-1: Use of Existing Capacity

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Growth (2026 - 2036)
EP.1	Sierra Estates - 400 North	\$261,411	19.2%
EP.2	Israel Canyon Debris Basin and Flood Mitigation	\$678,970	20.0%
EP.4	400 N Storm Drain Outfall	\$446,597	16.0%
EP.6	800 W (Sunrise Meadows to 400 N)	\$172,539	0.0%
PN1	Storm Drain on Redwood Road from Grandview to Lake View Terrace	\$203,344	21.9%
PN13	Harvest Moon Dr. 1	\$160,300	0.0%
PN20	Riverside Drive (to 400 North)	\$665,466	62.2%
PN21b&c	New pipe in old canal alignment for new outfall to Utah Lake (w/transition structure).	\$173,794	19.2%
PN4	Talus Ridge Plat B & D	\$0	25.4%
PN6a&d	Pioneer Crossing to Market St.	\$117,010	3.9%
PN6c	Market Street	\$426,355	53.6%
PN7, OCN2, & CN10	Tickville Wash Reimbursements (DR Horton and SLR)	\$3,136,549	19.2%
PN24	Storm Drain on Redwood Road from Tanner Lane to SSD Outfall	\$52,476	29.7%
SAR.177 & PN18a	SR 73 Town Center Outfall	\$189,853	5.8%
SAR.187	Hillside Dr to Grandview Blvd	\$578,243	34.2%
SAR.219A&B	48" Storm Drain Outfall	\$946,435	28.4%
DN5	Orchard Way Pond Upsize	\$81,334	0.0%
CN11/OCN3	400 North and Riverside Drive	\$86,121	19.4%
CN9	1200 N SD Under Pioneer Xing	\$49,000	55.1%
PE4a, PE7	Outfall at Perelle Meadows	\$154,895	10.3%
SAR.059	Lake Mountain North Outfall	\$120,506	19.9%
SAR.060	Lake Mountain South Outfall	\$126,558	19.9%
EP.7	McGreggor and Windlass Inlet Box and Tie In	\$35,000	19.2%
EP.8	Eagle Park Storm Drain Outfall	\$19,765	19.2%
EP.9 / PN6b	City Center Outfall East of Redwood	\$331,909	19.2%
PN18b	Outfall along Crossroads Blvd and Summer Village to Jordan River	\$0	5.2%
PE6	Northshore Phase 1 Box	\$311,637	9.1%
EP.11	Lake Mountain Estates Plat I Offsite Storm Drain	\$36,000	19.2%
EP.12	Lake Mountain Estates Storm Drain in Harbor Parkway	\$93,205	6.1%
EP.13	400 East Storm Drain	\$28,465	19.2%
EP.3,5,14,&15	Storm Drain in Talus Ridge Drive	\$506,145	18.3%
PE5a & PE5b	Willow Glen Outfall	\$78,938	34.2%

Project ID	Project Name	Total Reimbursable Project Cost	Percent Attributable to Growth (2026 - 2036)
PN23b	Storm Drain in Crossroads Blvd (Starhaven)	\$155,098	5.7%
PN6e & PN8c	Storm Drain near Costco Basin and Storm Drain from Market Street up past medical Drive	\$745,275	46.2%
PE8	Box culvert from Northshore to Utah Lake in Saratoga Road	\$311,638	2.2%
PN3b	Lexington Green Storm Drain Outfall in 800 West	\$232,663	5.9%
PN21a	New pipe in old canal alignment for new outfall to Utah Lake	\$302,547	19.2%
PN16	1900 North / Redwood Road Tie In	\$0	2.4%
PN2a	Pony Express Outfall (Completed with Widening Project)	\$314,915	11.3%
DS1*	Harbor Parkway Detention Basin	\$357,159	6.1%
OCS2	Village Parkway and Redwood Road Open Channel	\$166,000	35.1%
PN19	Extension of line near storage units	\$115,802	9.0%
PN21d	400 South part 4	\$207,240	19.2%
PN23a	1400 N Line Extension 2	\$124,180	5.7%
PN2b	Redwood Road & Pony Express Extension	\$450,000	11.3%
PN6g	Market Street	\$173,906	3.9%
PN8d	Redwood Road (1200 N to Market)	\$83,085	46.2%
PN8e	The Crossing Outfall	\$0	46.2%
PS1*	Harbor Parkway Basin Conveyance	\$108,150	8.1%
PE4B	Saratoga Road 2 North Lake Meadows B	\$18,385	44.7%
PN25	Linear Pond Bypass	\$191,031	19.2%
PE3	Saratoga Road 6	\$156,691	10.9%
PN8b	1200 N 2	\$393,686	52.8%
PN26	400 N Open Channel Piping	\$1,274,096	19.4%
PN5	800 W (Sunrise Meadows to 400 N)	\$172,539	0.3%
CS3	Redwood Road 1	\$193,090	19.2%
PN8a	1200 N 1	\$351,985	55.1%
PE4C	Saratoga Road 3	\$32,870	50.0%
CN3	Foothill Blvd & Tickville Wash	\$611,240	33.6%
Total or Average		\$17,512,091	23.5%

*The City obtained a grant for projects DS1 and PS1. The costs listed are the City's matched amounts for these projects. These two projects have been accounted for together in City records. They are shown here as separate projects to properly allocate costs between existing and future users using estimated cost breakdowns.

**The City obtained a grant for certain projects, including but not limited to OCS2. The costs listed for these projects are the City's matched amount for the grants.

***Costs listed represent actual dollars the City spend on the projects, and do not include dollars from grants or other outside funding.

EXISTING SYSTEM INFRASTRUCTURE COSTS

Included in Table 4-1 is the documented value of existing facilities to be included in this analysis. Saratoga Springs City has on record the actual costs incurred by the City for construction of City storm drain projects since 2004. These are actual costs and were obtained from Saratoga Springs Public Utilities Department records through July of 2026.

It should be noted that the impact fee eligible cost identified above represents only a portion of the total system value. System costs not included in the total include facilities with a service life of less than 10 years, project level improvements serving single developments, and improvements not paid for by the City (e.g. projects funded through grants, developer dedications, etc.). In this study, public facility costs already incurred by the City will be included in the impact fee only to the extent that new growth will be served by the previously constructed improvements.

FUTURE IMPROVEMENTS

In addition to using existing available capacity, demand associated with projected future development will be met through the construction of additional capacity in new facilities. A primary focus of the Impact Fee Facilities Plan is the identification of projects required to serve new development. The results of the Impact Fee Facilities Plan are summarized in Table 4-2. Included in the table are the costs of each required project and the portion of costs associated with development within the 10-year window.

Table 4-2: Impact Fee Eligible Capital Projects

Project ID	Project Name	Project IFFP Eligible Cost	Percent Attributable to Growth (2026 - 2036)
PN11	1200 North 3	\$460,000	80.0%
PE2A	East side service 1	\$1,450,000	77.2%
PN12	PN12 alternative 1	\$5,219,000	5.9%
PN3a	Fairfield Road	\$10,720	8.8%
PN6f	Pioneer Crossing to Exchange Dr	\$440,000	16.3%
PN2c	Pony Express Crossing	\$750,000	2.9%
OCN1	MVC to existing neighborhoods	\$1,000,000	49.7%
DS2	Expand Valley View Park Basin	\$410,000	34.2%
M1.47782	Treatment for 47782	\$422,400	31.1%
M1.47852	Treatment for 47852	\$74,800	0.0%
M1.47841	Treatment for 47841	\$162,800	19.9%
CN6	Marigold Drive 1	\$227,900	59.2%
DBS2	Fox Hollow Debris basin to service alluvial fan OQE076	\$300,152	19.2%
CE2	Dry Creek Culvert	\$158,547	19.2%
PE9	Clark Drive and North Cove Outfalls	\$810,362	20%
PS2	Old Canal Piping	\$2,020,000	32%
PN8f	Pioneer Crossing to 800 W on 1200 N	\$1,500,000	55%
Total		\$15,416,681	29.5%

*Where available, costs represent actual projected project costs from agreements, bids, or other sources. Otherwise, project costs are estimated and detailed within the Storm Drain Master Plan.

**Costs listed represent actual dollars the City is projected to spend on the projects, and do not include dollars from grants, other outside funding, or aspects of the projects not deemed to be system-level.

***Project PE9 is already designed and bid so no conceptual cost estimate was prepared.

SECTION 5 – IMPACT FEE CALCULATION (11-36A-304.1.E)

Using the information contained in the previous sections, impact fees can be calculated by dividing the proportional cost of facilities required to service 10-year growth by the amount of growth expected over the next 10-years. This is done for each of the major system components identified previously. Calculated impact fees by component are summarized in Table 5-1.

Table 5-1: Impact Fee Calculation

Storm Drain System Components	Total Cost of Component	% Serving 10-Year Growth	Cost Serving 10-Year Growth	10-Year Acres Served	Cost per Gross Acre
Existing Facilities	\$17,512,091	23.5%	\$4,107,767	3,133	\$1,311
10-year Projects	\$15,416,681	29.5%	\$4,540,448	3,133	\$1,449
Subtotal	\$32,928,772		\$8,648,215		\$2,760
Planning and Engineering	\$125,000	68.0%	\$85,000	1,567	\$54
Subtotal	\$125,000		\$85,000		\$54
Total Fee	\$33,053,772		\$8,733,215		\$2,814

BONDING INTEREST COSTS

In addition to construction costs, Table 5-1 could include consideration of the cost of bond interest expense where applicable. This includes any outstanding interest costs on existing facilities where new growth will benefit from excess capacity and future interest costs for bonds required to build projects needed for growth as identified in the Impact Fee Facilities Plan. Similar to project construction costs, only that portion of interest expense associated with capacity for growth should be included in the impact fee calculation. In the case of this IFA, there are no outstanding bond costs on existing infrastructure or projected bonds for future projects.

IMPACT FEE STUDIES

Utah code allows for the cost of planning and engineering associated with impact fee calculations to be recovered as part of the impact fee. This study includes the cost of the IFFP and IFA as part of the reimbursable impact fee costs. Additionally, it covers the percentage of the cost of preparing the master plan which is attributable to short-term growth. A comprehensive review of the impact fee study should also be performed every three to five years.

CREDIT FOR USER CHARGES

In many cases, proposed improvements will be completed that have some portion of their costs associated with existing users' need for capacity. Since future users pay for their portion of capacity via impact fees, they cannot also be expected to pay through user rates the portion of projects that build capacity or remedy deficiencies for existing users. Where this occurs, a credit for future users is needed. In the case of this impact fee analysis, however, no credit is necessary because future user fees are not being proposed to remedy any existing deficiencies. This is because:

- No existing debt is paying for existing deficiencies;
- No debt funding is required to remedy existing deficiencies in future projects; and
- Sufficient cash reserves exist to pay for existing deficiencies in future projects.

Thus, no user fee credit has been included as part of this analysis.

RECOMMENDED IMPACT FEE

The total calculated impact fee is \$2,814 per gross acre. This is the legal maximum amount that may be charged as an impact fee. A lower amount may be adopted if desired, but a higher fee is not allowable under the requirements of Utah Code. The fee is based on gross acreage. For simplicity of administration, it is recommended that impact fees be charged at the time of plat recordation. The impact fee is separate from any additional charges levied by the City for hookup costs or for other reasonable permit and application fees.

SECTION 6 – ADDITIONAL CONSIDERATIONS (11-36A-304.2)

FACILITY COST AND MANNER OF FINANCING (11-36A-304.2.A-E)

The costs of both existing and future public facilities with capacity to serve anticipated development are identified in the IFFP.

As part of this Impact Fee Analysis, it is important to consider how each facility has been or will be paid for. Infrastructure funding can include a combination of different revenue sources.

User Charges and Interfund Loans

Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In such cases, funds from existing user charges can be loaned to the impact fee fund to complete the project and will be reimbursed later as impact fees are received. This is one type of interfund loan that can be utilized. When interfund loans are utilized, the source of funds and repayment of such loans must be accounted for in the impact fee calculations. Interfund loans should also be considered in subsequent accounting of impact fee expenditures. No interfund loans exist for this analysis.

Special Assessments

Where special assessments exist, the impact fee calculation must account for funds contributed. No special assessments exist for this analysis.

Bonds

Bonding and other debt instruments may be utilized. If so, the impact fee calculation must account for: the cost of financing; which portions of the project the debt is funding (existing deficiencies or future capacity); and how the debt will be repaid. No existing or future debt exists for this analysis.

General Taxes

If taxes are used to pay for infrastructure, they should be accounted for in the impact fee calculation. Specifically, any contribution made by property owners through taxes should be credited toward their available capacity in the system. In this case, no taxes are proposed for the construction of infrastructure in this analysis.

Federal and State Grants and Donations

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations have been removed from system impact fee eligible costs where applicable and specified within the cost breakdowns in Appendix A. If additional grants become available for constructing facilities, impact fees will need to be recalculated.

DEDICATION OF SYSTEM IMPROVEMENTS (11-36A-304.2.F)

Developer exactions may be considered in the inventory of current and future infrastructure. If a developer constructs a facility or dedicates land, the value of the dedication is credited against that particular developer's impact fee liability.

The recognized value of the credit is calculated and agreed upon during the development review and administration process. If the recognized value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the City must reimburse the difference to the developer.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

EXTRAORDINARY COSTS (11-36A-304.2.G)

The impact fee act indicates the analysis should include consideration of any extraordinary costs of servicing newly developed properties. In cases where one area of potential growth may cost significantly more to service than all other growth, a separate service area may be warranted. No areas with extraordinary costs have been identified as part of this analysis.

TIME-PRICE DIFFERENTIAL (11-36A-304.2.H)

Utah code requires consideration of time-price differential in order to create fairness for amounts paid at different times. Per the requirements of the code, existing infrastructure value is based on actual historical costs. The cost estimates for future facilities are given in current year dollars.

NOTICING AND ADOPTION REQUIREMENTS (11-36A-504)

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFA at least 10 days prior to doing so. Additionally, before the resulting impact fee can be adopted, the City must:

- Provide notice in accordance with Section 10-9a-205 of State Code. This includes reasonable notice of a public hearing at least 10 days before the actual hearing.
- A copy of the IFA and proposed impact fee enactment must be made available on the City's website or posted in each public library within the service area during the notice period for public review and inspection.
- Following the noticing period, a public hearing will be held, after which the IFA and impact fee enactment may be adopted, amended and adopted, or rejected.

SECTION 7 - IMPACT FEE CERTIFICATION (11-36A-306.2)

This IFA has been prepared in accordance with Utah Code Title 11, Chapter 36a (the "Impact Fees Act"), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this report relies upon the planning, engineering, and other source data, which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(2), Bowen Collins & Associates, makes the following certification:

I certify that the attached impact fee analysis:

- 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 of 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.



Emily Fica, P.E.

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STORM DRAIN FACILITIES IMPACT FEE EXECUTIVE SUMMARY

For all new subdivision plat applications filed after the effective date of this enactment, a Storm Drain Facilities Impact Fee will be imposed prior to final plat recordation, at the rate of \$2,814 per subdivided acre.

For all new development activity within subdivisions that vested prior to the effective date of the new Storm Drain Facilities Impact fee ordinance, a one-time storm drain impact fee shall be imposed at prior to issuance of a building permit, at a rate of \$2,814 per Gross Lot Acreage.

Gross Lot Acreage means, the area of the individual lot and its share of common area (roads, sidewalks, parks, swales, open space, etc.) within the subdivision.

Vested Lot Example:

The Storm Drainage Facilities Impact Fee for the development of quarter acre lot in a vested 60-lot subdivision within a plat with 5.2 acres of land that is outside of the individually platted lots is calculated as follows:

$$\text{GLA} = 0.25 \text{ acres} + (5.2 \text{ ac.} \div 60 \text{ lots}) = 0.3367 \text{ acres}$$

$$0.3367 \text{ acres} \times \$2,814/\text{acre} = \$947.47$$

ORDINANCE NO. 26- (10-06-26)

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AN
AMENDED STORM DRAINAGE IMPACT FEE
FACILITIES PLAN, AMENDED STORM DRAINAGE
IMPACT FEE ANALYSIS, AND AMENDED STORM
DRAINAGE FACILITIES IMPACT FEE**

WHEREAS, on June 1, 2026, the City properly noticed its intent to update its Storm Drainage Impact Fee Facilities Plan and Storm Drainage Impact Fee Analysis and to amend its Storm Drainage fees; and

WHEREAS, Bowen Collins & Associates has re-assessed the level of storm drainage facility service that is currently provided to existing residents, the excess capacity in the existing storm drainage facilities that is available to accommodate new growth without diminishing the current level of service provided to existing residents, and the elements and cost of additional storm drainage facilities that will be required to maintain the current level of service as projected growth occurs in the impact fee expenditure period, and has amended the Storm Drainage Impact Fee Facilities Plan, which is attached hereto as Exhibit “A”; and

WHEREAS, Bowen Collins & Associates certified its work as compliant with Utah Code § 11-36a-306; and

WHEREAS, the City has caused an amended Storm Drainage Impact Fee Analysis to be prepared by Bowen Collins & Associates, which has identified a maximum Storm Drainage impact fee based on the Storm Drainage Impact Fee Facilities Plan and is attached hereto as Exhibit “B”; and

WHEREAS, the City of Saratoga Springs is a third-class city of the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fee Act, Utah Code § 11-36a-101 et seq. to adopt Storm Drainage impact fees; and

WHEREAS, on September 9, 2026 the City held a public open house in the Public Safety building for the public to view and comment on the amended Storm Drain Impact Fee Facilities Plan and amended Storm Drain Impact Fee Analysis; and

WHEREAS, on September 24, 2026, the City published notice on the Utah Public Notice Website of the City’s intent to adopt the amended Storm Drainage Impact Fee Facilities Plan, Analysis, and Enactment and the date, time, and place of the first public hearing to consider the amended Storm Drainage Impact Fee Facilities Plan, Analysis, and Enactment; and

WHEREAS, starting on September 24, 2026, a full copy of the proposed amended Storm Drainage Impact Fee Facilities Plan, the amended Storm Drainage Impact Fee Analysis, this Storm Drainage Impact Fee Enactment or Ordinance, and an executive summary of the Storm Drainage Impact Facilities Plan and Analysis that was prepared in a manner to be understood by

a lay person, were made available to the public at the Saratoga Springs public Library and posted on the City's website, and the Utah Public Notice Website; and

WHEREAS, on October 6, 2026, the City Council held a public hearing regarding the amended Storm Drainage Impact Fee Facilities Plan, amended Storm Drainage Impact Fee Analysis, and the draft of this Storm Drainage Impact Fee Enactment or Ordinance, including the amended Storm Drainage Impact Fee; and

WHEREAS, after careful consideration and review of the comments at the public hearing and the comments of the participants, the Council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of Saratoga Springs to adopt the amended Storm Drainage Impact Fee Facilities Plan and Analysis as proposed, and in a manner that is consistent with the Impact Fees Act, enact this Ordinance to amend its current Storm Drainage impact fees, provide for the calculation and collection of such fees, authorize a means to consider and accept an independent fee calculation for atypical development requests, provide for an appeal process consistent with the Impact Fees Act, and update its accounting and reporting method.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Saratoga Springs, Utah as follows:

SECTION I – AMENDED STORM DRAINAGE IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

The amended Storm Drainage Impact Fee Facilities Plan and Storm Drainage Impact Fee Analysis attached hereto as Exhibits A and B are hereby adopted and incorporated herein.

SECTION II – AMENDMENTS TO IMPACT FEE AND CITY CODE

The following amendments to Chapter 7.04 of the City Code are hereby made effective 90 days from the date of this enactment. Changes are shown are underlines and strikethroughs.

7.04.01. Definitions.

As used in this Chapter the following terms shall have the meanings herein set out:

1. **"City"** means the City of Saratoga Springs and its incorporated boundaries.
2. **"Development Activity"** or **"new development"** means any subdivision of land, Or any construction or expansion of a building, structure, or surface use of land that creates additional demand and need for Storm Drainage Facilities on any land for which a storm drainage impact fee has not been paid.
3. **"Gross Lot Acreage"** means the sum of the area of a subdivided lot plus its proportionate share of area within the subdivision that is not within a subdivided lot:

$$\text{GLA} = \text{lot area} + (\text{common* area}/\# \text{ subdivision lots})$$

4. **"Storm Drainage Impact Fees"** means the Impact Fees adopted and imposed by this Chapter on Development Activity within the City and as allowed by Utah Code Chapter 11-36a.
5. **"Storm Drainage Facilities"** means the capital facilities identified in the ~~2023-2026~~ Storm Drainage Impact Fee Facilities Plan dated ~~February 2023~~September 2026 and authored by Bowen, Collins, & Associates, which are on file with the City Recorder.
6. **"Utah Impact Fees Act"** means Utah Code Chapter 11-36a.

(Ord. 23-6; Ord. 21-45; Ord 17-21; Ord. 15-25)

7.04.02. Findings and Purpose.

The City Council hereby finds and determines:

1. There is a need to update the City's storm drainage facilities impact fee to meet the requirements of the Utah Impact Fees Act and to maintain the level of service for storm water drainage proposed in the Storm Drainage Impact Fee Facilities Plan dated ~~February 2023~~September 2026, and the Storm Drainage Impact Fee Analysis dated ~~February 2023~~September 2026 of which are on file with the City Recorder.
2. The ~~2023~~2026 Storm Drainage Impact Fee Facilities Plan and ~~2023-2026~~ Storm Drainage Impact Fee Analysis identify the:
 - a. projected development activity in the City through ~~2030~~2036.
 - b. level of service for storm drainage facilities that the City currently provides to existing residents;
 - c. excess storm drainage facilities capacity that is available to serve new growth in the existing infrastructure;
 - d. proposed level of service for the City, which is identical to the existing level of service for current residents;
 - e. additional capital facilities that are required to maintain the level of service without burdening existing residents with costs of new development activity; and the
 - f. maximum fee justified by the study.

(Ord. 23-6; Ord. 21-45; Ord. 17-21, Ord. 15-25)

7.04.03. Adoption of Storm Drainage Impact Fee Facilities Plan and Storm Drain Impact Fee Analysis.

The City Council hereby approves and adopts the updated Storm Drain Impact Fee Facilities Plan and Impact Fee Analysis prepared by Bowen Collins & Associates, Inc. dated ~~February 2023~~September 2026 and the methodology used for calculation of the Impact Fees imposed by this Chapter for the Public Facilities covered by this Chapter.

(Ord. 23-6; Ord. 21-45; Ord. 18-17; Ord. 17-21; Ord. 15-25)

7.04.04. Adoption and Imposition of Storm Drainage Impact Fee.

The City Council hereby approves and imposes and levies on all Development Activity the Impact Fee for storm drainage system facilities in the amount of ~~\$2,814~~ ~~\$2,585~~ per acre.

(Ord. 23-6; Ord. 21-45; Ord. 18-17; Ord. 17-21; Ord. 15-25)

* * * * *

7.04.06. Time of Collection.

1. For all new subdivision development applications filed on or after January 4, 2027 ~~November 23, 2017~~ the Storm Drainage Facilities Impact Fees imposed by this Chapter shall be paid prior to plat recordation, at a rate of ~~\$2,585~~ \$2,814 per subdivided acre.

Example:

The Storm drainage Facilities Impact Fee for the subdivision of 22.43 acres is calculated as follows:

$$\text{\$2,814} \text{\del{2,585}}/\text{acre} \times 22.43 \text{ acres} = \text{\$63,118.02} \text{\del{57,981.55}}$$

2. For development activity on undeveloped land for which a storm drainage facilities impact fee was not charged as a condition of subdivision development, the Storm Drain Facilities Impact Fees imposed by this Chapter is due prior to the issuance of a building permit, at a rate of ~~\$2,814~~ ~~\$2,585~~ per Gross Lot Acreage.

Example:

The Storm Drainage Facilities Impact Fee for the development of quarter acre lot in a vested 60-lot subdivision within a plat with 5.2 acres of land that is outside of the individually platted lots is calculated as follows:

$$\begin{aligned} \text{GLA} &= 0.25 \text{ acres.} + (5.2 \text{ ac.} \div 60 \text{ lots}) = 0.3367 \text{ acres} \\ 0.3367 \text{ acres} \times \text{\$2,585} \text{\del{2,814}}/\text{acre} &= \text{\$870.37} \text{\del{947.47}} \end{aligned}$$

3. For new development activity on land for which a Storm Drain Facilities Impact Fee has been paid, the storm drain facilities impact fee is zero.
4. For a plat amendment or boundary adjustment that does not increase the area of a subdivision the storm drain facilities impact is zero.

(Ord. 23-6; Ord. 21-45; Ord. 18-17; Ord. 17-21; Ord. 15-25)

7.04.07. Use of Impact Fees.

Storm Drainage Facilities Impact Fees collected by the City shall be used solely to:

1. pay for the Storm Drainage Facilities provided for in the updated Storm Drainage Impact Fee Facilities Plan dated ~~February 2023~~September 2026.
2. reimburse the City for existing storm drainage facilities with excess capacity for growth identified in the updated Storm Drainage Impact Fee Facilities Plan dated ~~February 2023~~September 2026 and
3. reimburse developers who construct or dedicate facilities identified in the updated Storm Drainage Impact Fee Facilities Plan dated ~~February 2023~~September 2026 in lieu of city construction of the same facilities.

(Ord. 23-6; Ord. 21-45; Ord. 18-17; Ord 17-21; Ord. 15-25)

7.04.08. Adjustments.

The City may adjust the Storm Drainage Impact Fees imposed by this Chapter as necessary in order to:

1. respond to unusual circumstances in specific cases;
2. ensure that the Storm Drainage Facilities Impact Fees are imposed fairly;
3. adjust the amount of the Storm Drainage Facilities Impact Fees to be imposed on a particular development based upon studies and data submitted by the developer that are approved by the City Council; and
4. allow credits, as approved by the City Council, for dedication of land and for improvements to, or construction of, Storm Drainage Facilities identified in the updated Storm Drainage Facilities Impact Fee Facilities Plan dated ~~February 2023~~September 2026 that the City has required as a condition of approving the Development Activity.

(Ord. 23-6; Ord. 21-45; Ord. 18-17; Ord 17-21; Ord. 15-25)

* * * * *

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code. The amended impact fees shall take effect 90 days from such publication.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

- ~~a. deposit a copy of this ordinance in the office of the City Recorder; and~~
- ~~b. publish notice as follows:~~
 - ~~i. publish a short summary of this ordinance on the Utah Public Notice Website; or~~
 - ~~ii. post a complete copy of this ordinance in three public places within the City.~~
- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. publish a short summary of this ordinance in in a public location within the City that is reasonably likely to be seen by residents of the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 6th day of October, 2026.

Signed: _____
Chris Carn, Mayor

Attest: _____ Date: _____

VOTE

Chris Carn _____

Audry Barton
Edon Davenport
Lance Wadman
Emma Wilson
Robert Taylor

EXHIBIT A

Storm Drainage Impact Fee Facilities Plan, September 2026

EXHIBIT B

Storm Drainage Impact Fee Analysis, September 2026