

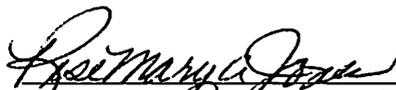
## NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold their regularly scheduled council meeting on Thursday, March 10, 2016, at the Millville City Office, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at 7 p.m. (Please note the time given to each agenda item is an approximate time.)

1. Call to Order / Roll Call – Mayor Michael Johnson.
2. Opening Remarks / Pledge of Allegiance – Councilmember Ryan Zollinger.
3. Approval of agenda and time allocation.
4. Approval of minutes of the previous meeting – February 25, 2016.
5. Action Items—
  - A. Report on P & Z Meeting held March 3, 2016 – Development Coordinator Harry Meadows – 7:03 p.m.
  - B. Appointment to Planning Commission – Councilmember Michael Callahan – 7:05 p.m.
  - C. Review of a System for Emergency Notifications to Residents – Councilmember Michael Callahan – 7:07 p.m.
  - D. Review of Proposed Impact Fee Analysis and Review of Ordinance regarding Impact Fees for Roads, Parks, and Water; / Consideration for Setting a Public Hearing – Mayor Michael Johnson/Councilmember Julianne Duffin – 7:10 p.m.
  - E. Review of General Plan and Parks and Trails Plan Drafts / Consideration for Setting the Public Hearing – Councilmember Julianne Duffin – 7:15 p.m.
  - F. Review of Businesses not Licensed for 2016 – Recorder Rose Mary Jones – 7:25 p.m.
  - G. Agreement between Cache County and Millville City for the Ownership of Main Street at the Intersection of 450 North Main – Engineer Zan Murray – 7:30 p.m.
  - H. Bills to be paid.
6. Discussion Items—
  - A. City Reports.
    1. Roads/Sidewalks – Superintendent Gary Larsen.
    2. City Parks – Superintendent Larsen.
    3. Culinary Water System – Superintendent Larsen.
  - B. Capital Improvement Plan for Parks – Councilmember Julianne Duffin.
  - C. Budget Information for Fiscal Year 2017 – Mayor Michael Johnson.
  - D. Review of Animal Licensing to date – Recorder Rose Mary Jones.
  - E. Councilmember Reports.
  - F. Other items for Future Agendas.
7. Executive Session to discuss land acquisition and also the sale of real property.
8. Adjournment.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Rose Mary Jones at (435)752-8943 at least three working days prior to the meeting.

Notice was posted on March 7, 2016, a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notices website (<http://www.utah.gov/pmn/index.html>) on March 7, 2016.

  
Rose Mary A. Jones, Recorder

**MILLVILLE CITY COUNCIL MEETING**  
**City Hall – 510 East 300 South – Millville, Utah**  
**February 25, 2016**

**PRESENT:** Michael Johnson, Cindy Cummings, Julianne Duffin, Mark Williams, Ryan Zollinger, Rose Mary Jones, Tara Hobbs, Harry Meadows, Gary Larsen, David Dickey, Richard Leishman, Brian Jenkins, Jonny Budge, Wade Anderson, LaRay Willden, Katie Andrews

**Call to Order/Roll Call**

Mayor Michael Johnson opened the Council Meeting calling it to order at 7 p.m. The roll call indicated Mayor Michael Johnson and Councilmembers Cindy Cummings, Julianne Duffin, Mark Williams, and Ryan Zollinger were in attendance with Councilmember Michael Callahan absent. Also Treasurer Tara Hobbs and Recorder Rose Mary Jones were present.

**Opening Remarks/Pledge of Allegiance**

Councilmember Williams welcomed all to the Council Meeting expressing appreciation to those in attendance. He indicated he hoped the meeting would be short and sweet, but time would tell. He then invited all to stand and recite the pledge of allegiance.

**Approval of agenda and time allocations**

The agenda for the City Council Meeting of February 25, 2016 was reviewed.

**Councilmember Cummings moved to approve the agenda for February 25, 2016.**

Councilmember Williams seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent. (A copy of the agenda is included as Attachment "A".)

**Approval of minutes of the previous meeting**

The Council reviewed the minutes of the City Council Meeting for February 11, 2016.

**Councilmember Cummings moved to approve the minutes for February 11, 2016.**

Councilmember Williams seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent. (A copy of the minutes is included as Attachment "B".)

**Report on P & Z Meeting held February 18, 2016 – Development Coordinator Harry Meadows**

Development Coordinator Harry Meadows reported on the Planning Commission Meeting held February 18, 2016. There was discussion about the Mond-Aire Subdivision

Phase 2; to date, there is not a road built nor any electricity to this Phase. The Planning Commission will not be issuing building permits until this is completed. (A copy of the minutes is included as Attachment "C".)

**Proposal from the Millville-Nibley Cemetery Board**

David Dickey, along with Richard Leishman, Wade Anderson, and LaRay Willden representing the Millville-Nibley Cemetery District, discussed possibilities of expanding the cemetery property with the Council. Mr. Dickey indicated they have property on the eastern border of the cemetery that is not suitable to be used for burials, as it is too steep and rocky. They understood that 200 East is in the Master Road Plan and asked the Council to consider moving that road further to the east on this upper cemetery property. Councilmember Duffin explained the 200 East Road would continue and could eventually connect to Providence City's Main Street.

Superintendent Gary Larsen reminded the Council of the plan to connect the water main from the Center Street line to the 100 North water line, as had been proposed during the 2006 water reservoir project; this would be in the in the 200 East right of way. He also explained to build a road in the upper area would be more expensive.

Mr. Dickey explained there was part of the upper property that could be used for building lots. It was suggested that perhaps the City would be willing to swap the upper property with city-owned property on 200 East. Mr. Dickey indicated the Cemetery District also has built up a cash reserve, which is in excess of the state regulations and they need to spend some money. They also would have the capability of borrowing funds if needed.

The Council reviewed the cost to construct the 200 East Road. There had been a construction bid of \$51,000 to have this completed; this cost is excluding part of the road that will be paid for by a private developer.

LaRay Willden emphasized that the cemetery could be built out within five to seven years. The only property that is adjoining the cemetery is owned by Millville City and Mondell Knowles. They would like to take action and have this resolved as soon as possible.

Mr. Dickey indicated the Cemetery Board has raised the cost for a grave site for individuals living outside of the district. The current rates are \$100 for those living within the district boundary and \$400 for those living outside of the boundary.

The Council will continue their discussion on this matter at a future meeting.

**Consideration of Approving a Resolution Establishing the Park Capital Improvement Plan**

Mayor Johnson reviewed with the Council a Resolution which had been prepared to Establish the Park Capital Improvement Plan. Councilmember Duffin reported the

Capital Improvement Plan had been developed by herself along with Superintendent Larsen with the cost estimates being supplied by Engineer Zan Murray. The Council had reviewed this plan at the last meeting. It was reported this plan was to help substantiate the Park Impact Fees being discussed.

**Councilmember Williams moved to approve the Resolution to Adopt the Millville City Capital Improvement Plan for Parks.** Councilmember Duffin seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent. (A copy of the Resolution is included as Attachment "D".)

**Review of a System for Emergency Notifications to Residents**

As Councilmember Callahan was not in attendance at the meeting, this item was continued to the next meeting.

**Consideration for Approval of RAPZ Grant Application**

Development Coordinator Meadows had prepared the RAPZ Application for 2016 which is to be signed and turned in next week. The Council complimented him on the great job. This request is to fund the restroom facility by the Splash Pad at the City Park.

**Councilmember Cummings moved to accept the RAPZ application as prepared by Harry and have the Mayor sign it.** Councilmember Williams seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent. (A copy of the application is included as Attachment "E".)

**Consideration for an Emergency Management Pamphlet Project**

Development Coordinator Meadows reviewed information to be included with the Emergency Preparedness Pamphlet that was discussed at the last meeting. The new information being added is for Emergency Procedures for Hazardous Spills. (This is included with the minutes as Attachment "F".) As this will require one additional sheet of paper having four sides, he explained this information will be included on one page, the back of the pamphlet will be left blank, and the other two pages will be left for phone numbers and notes. It was noted the cost for 750 copies of the pamphlet will be approximately \$850.

Brian Jenkins reviewed the procedure for having this delivered by the Eagle Scout with the Council. This scout will need to make a proposal at some point to the City Council.

**Councilmember Duffin moved to approve the Emergency Management Pamphlet project as discussed and not to exceed \$900.** Councilmember Zollinger seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent.

**Culinary Water System Audit for 2015**

Superintendent Larsen reviewed with the Council the Millville City Water Audit for 2015. He explained the total water production for 2015 was down 3% from the previous year. The electrical cost for operating the pumps was \$18,144. The total capacity for the July production was at 56% with July 3 being the peak day where 76% of the water capacity was used. He also reviewed charts showing the Total Metered Sales by million gallons and the Park and Glenridge Wells Pumping Production. (A copy of the Water Audit is included as Attachment "G".)

The information from this Audit will be used to file the required report with the State for our water system.

There was also some discussion on whether the water system is covering the costs for operating the system. It has been sometime since the water rate had been raised. Mayor Johnson suggested this may be something the Council would like to consider.

**Bills to be paid**

The bills were presented. They are as follows:

Mike Johnson	50.00	General
Tara Hobbs	43.20	Water
Questar	489.35	NorthPark/Building
CenturyLink	181.30	General
Rocky Mountain Power	1,167.38	Street lights
Staker Parson	2,017.09	Road
Thomson Electric	161.94	Road
ACN Communications	16.56	Building
Comcast	125.83	Building
Maverik	681.82	Road
Postmaster	1,715.00	Water
Rural Water Association of Utah	780.00	Water
Olson & Hoggan	105.00	Legal
Transportation Repair	842.90	Road
Bear River Health Department	40.00	Water
Riverside Carwash	11.36	Stormwater

**BILLS (Continued)--**

J-U-B	45,233.50	General/Water
Heidi Checketts	34.60	Youth Council
Cache County Corporation	2,311.50	CPDO, Trails
Utah Association of Public Treasurers	75.00	General
Salary Register	9,321.61	

**Councilmember Duffin moved to pay the bills.** Councilmember Cummings seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent.

**City Reports**

**Roads/Sidewalks:**

Superintendent Larsen reported on a storm water mock audit that was to take place. The individual doing the audit had written a grant to observe and inventory the city’s facilities along with the park facilities of several cities throughout the state. She had met with our staff and seemed quite satisfied with how the City is operating. She will not be reporting anything to Water Quality. Superintendent Larsen indicated this audit went very good.

**City Parks:**

Superintendent Larsen had nothing to report on the parks at this time.

**Culinary Water System:**

Superintendent Larsen reported a letter had been sent to the Drinking Water Board notifying them of the monies we would like to use from our Capital Facility Replacement Fund. This board will be meeting next week during the RWAU Conference. There may be some reply to the letter following their meeting.

The ASR project report has been through the second draft reading. The Utah Geological Survey had completed their part of the manuscript, and it had been reviewed by the Division of Water Quality. This report was sent to the City to review for any corrections and note any needed changes. This has been completed and returned to Utah Geological Survey. After all of the comments are compiled, there will be a time scheduled for the presentation of this report; this will be some time later in the year.

Jonny Budge, representing J-U-B Engineering, reviewed with the Council the 450 North to 550 North Road Dedication Plat with lot line adjustments. (A copy of this plat is included as Attachment “H”.) This was mainly for the Council’s information. There had been one property owner that had contested the property purchase and the City has started

the procedure for condemnation. There was discussion on whether there could be a settlement made without going through the condemnation process. Mayor Johnson will approach the property owner to try to identify the dollar amount being requested for the property. The State Property Ombudsman may be of some help in acquiring the property without going to court.

It was noted that there will be title insurance on all properties and agreements for the project. The City will be paying for all of the costs for the settlement.

There was also discussion about the Derby Car Subdivision property and the requirements that were placed on that subdivision during their approval process. The curb, gutter and sidewalk was to be installed at the expense of Mr. Grange, with him personally doing the labor for the installation. A drainage pipeline for storm water and irrigation was also to be installed. However, as this project is now abutting this subdivision and the required drain pipe must be installed at the time of the project, it was expedient to have this included as part of the 450-550 North Road Project with Mr. Grange paying for the costs of the materials. Mr. Grange was amiable to do this. The cost of this part of the project will be approximately \$17,000, with Mr. Grange paying his proportionate amount.

#### **Business License Application Process**

Councilmember Zollinger discussed the possibility of having the business licensing process for businesses in the commercial zone changed. He questioned if it was needed to have them come before the Council to review their license.

There was discussion about commercial businesses existing in residential zones and how to address their licensing. There was also a discussion about the City ordinances and enforcement of licensing. Home businesses that grow into commercial businesses was also briefly reviewed.

It was the consensus of the Council that there needs to be clarifications made to the ordinances and they all may need to be revamped.

Councilmember Zollinger will find out more information on this issue and bring it back to the Council at a future meeting.

#### **Councilmember Reports**

A copy of the Councilmember Reports list is included with the minutes as Attachment "I".

Councilmember Duffin reported she had met with Cindy Gooch, General Plan Coordinator, to have clerical and other changes that had been suggested at the last review by the Council made on the General Plan. There were various changes on formatting in

the document, survey responses, the identified 500 South Road changed to be 600 South, consolidation of some of the maps, and the appendixes updated. Councilmember Duffin requested the Council to go through and make one more final review of the Plan. This will be discussed at the next Council Meeting.

Councilmember Duffin will acquire a digital copy of this plan and send it to all of the Council.

**Other items for Future Agendas**

Councilmember Duffin questioned when the discussion regarding the cemetery property should continue. There was also discussion on whether an appraisal of the property near the cemetery should be made at this time.

Development Coordinator Meadows reported about the Mond-Aire Subdivision and the need to connect Center Street with this subdivision before five of the lots could be built upon. This may make part of that property more accessible for the cemetery to purchase.

It was the consensus that this property should be discussed in an executive session and one was tentatively scheduled for the next meeting,

Councilmember Duffin is hoping to have the Impact Fee Ordinance drafted for the Council's review at the next meeting.

Treasurer Tara Hobbs reported dogs are to be licensed by March 1. After that date, the list of unlicensed dogs will be turned over to animal control.

Recorder Jones informed the Council of a hot-line provided by Utah Local Government Trust for legal issues regarding our liability coverage.

Development Coordinator Meadows indicated the Planning Commission is to review two building permits, as well as the Conceptual Plan for the Howell Subdivision and the Preliminary Plan for the Copperleaf Subdivision at their next meeting.

**Adjournment**

**Councilmember Duffin moved to adjourn the meeting.** Councilmember Cummings seconded. Councilmembers Cummings, Duffin, Williams, and Zollinger voted yes with Councilmember Callahan absent. The meeting adjourned at 8:43 p.m.

## ***MILLVILLE PLANNING COMMISSION MEETING***

**City Hall - 510 East 300 South - Millville, Utah**

**March 3, 2016**

### **1. Roll Call:**

Chairman Jim Hart, Commissioners Lynette Dickey, Rachel Thompson, Garrett Greenhalgh, and Larry Lewis (Alt.).

### **Others Present:**

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Mayor Michael Johnson, Zan Murray, Chad Kendrick, Brett Hadfield, Ezra Eames, Tammy Johnson, Lee Tibbitts, Gary Tibbitts, Matthew Anderson, Mike Anderson, Cathy Anderson, Kristen Gonzales, Jeff Hansen, Julianne Duffin, Danny Macfarlane, and Bob Bates. Secretary Adria Davis recorded the minutes.

### **2. Opening Remarks/Pledge of Allegiance**

Chairman Hart opened the meeting at 8:03 p.m.

He led those present in the Pledge of Allegiance.

### **3. Review and Approval of agenda**

The agenda for the Planning Commission meeting of Mar 3, 2016 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Thompson seconded. Commissioners Hart, Dickey, Thompson, Greenhalgh, and Lewis (Alt) voted yes.

### **4. Review and Approval of the Minutes of the Planning Commission Meeting**

The minutes for the meeting of Feb 18, 2016 were reviewed. A motion was made by Commissioner Lewis (Alt.) to approve the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Hart, Dickey, Thompson, Greenhalgh, and Lewis (Alt) voted yes.

### **5.A Consideration of zoning clearance for a building permit by Visionary Homes, for a residence to be located at 151 North 430 East, Lot #13 Mond-Aire Heights Subdivision in Millville, Utah.**

Phase 1 is still lacking street lights and signs (and sidewalks). Occupancy permits will only be granted if the subdivision is complete by the time homeowners are ready to move in.

Commissioner Thompson moved to approve the clearance. Commissioner Dickey seconded.

Commissioners Hart, Dickey, Thompson, and Lewis (Alt.) voted yes. Commissioner Greenhalgh abstained from the vote.

### **5.B. Consideration of zoning clearance for a building permit by Tammy Johnson, for a residence to be located at 485 East 216 North, Lot #7 Mond-Aire Heights Subdivision in Millville, Utah.**

The roof overhangs the setbacks in three places. Homeowners were cautioned to observe the setbacks closely when setting foundations. The same stipulations apply as above.

Commissioner Greenhalgh made a motion to approve the clearance. Commissioner Dickey seconded. Commissioners Hart, Dickey, Thompson, Greenhalgh, and Lewis (Alt.) voted yes.

**5.C. Review of Tibbitts Subdivision Preliminary Drawing and set a Public Hearing date.**

The city has made some concessions with the developer in arranging for the 450 N/550 N roadway. The curb and gutter requirement is waived on 550 N.

Lot #4 must be accessed from 550 N.

The roadway dedication plat must be recorded before this subdivision can be finalized.

Commissioner Thompson made a motion to set a Public Hearing for Mar 17, 2016 at 8:05 pm.

Commissioner Dickey seconded. Commissioners Hart, Thompson, Dickey, Greenhalgh, and Lewis (Alt.) all voted yes.

**5.D. Review of The Views at CopperLeaf Subdivision Preliminary Drawing and set a Public Hearing date.**

Chairman Hart declared he has a personal interest in this development.

This subdivision will have 24 lots with one existing exit and another exit to follow with the completion of 300 East in the adjacent proposed subdivision.

Providence sewer lines run through this property but they will not be connecting to sewer.

The 8" water line easement must be shown on the final plat.

The curve of the 300 East road doesn't conform to city standard; however this could be reviewed to work around existing homes in the area.

There was some discussion about stubbing water lines to existing properties that are currently on wells.

300 East is shown as a stub ending at the north boundary of Millville. Providence liked the idea but would not commit to connecting to this road.

Commissioner Lewis (Alt.) made a motion to set a Public Hearing for Mar 17, 2016 at 8:10 pm.

Commissioner Thompson seconded. Commissioners Dickey, Greenhalgh, Thompson, and Lewis (Alt.) voted yes. Chairman Hart abstained from the vote.

**6.A Conceptual Review – Howell Subdivision**

The layout of the subdivision showed a street at 375 North. The city's master plan shows 400 North was designed to connect through from a stubbed street on the east end. There is also parking designed for the south end of the city park.

Only 66' are required for the 100 East road, however both connecting ends are currently at 99'. If the city decides they would like the road wider they would purchase the land from the developers.

Each proposed lot must meet the 108' frontage requirement.

Possible redrawn solutions could include cul-de-sacs.

Developers are required to install the road with curb and gutter, except along Main Street as that is a county street.

**6.B. Subdivision ordinance change re: non-conforming lots.**

Development Coordinator Meadows explained that a variance could be requested from the appeals board for situations like these and changing the ordinance was not necessary.

**6.C. Ordinance change re: facilities for the elderly**

Discussion was held on the phrasing of the whole ordinance. Proposed suggestions will be presented in following meetings.

**6.D. City Council Reports – review minutes from Feb 25, 2016 meeting.**

The commissioners were given copies of the minutes. No comments were made.

**6.E. Agenda Items for Next Meeting**

Discussion – Ordinance on Elderly facilities  
2 Public Hearings

**6.F. Other**

Harry Meadows will be resigning as the Development Coordinator at the end of April.

**7. Calendaring of future Planning and Zoning Meeting**

The next meeting will be held Thursday, Mar 17, 2016.

**8. Assignment of Representative for City Council Meeting**

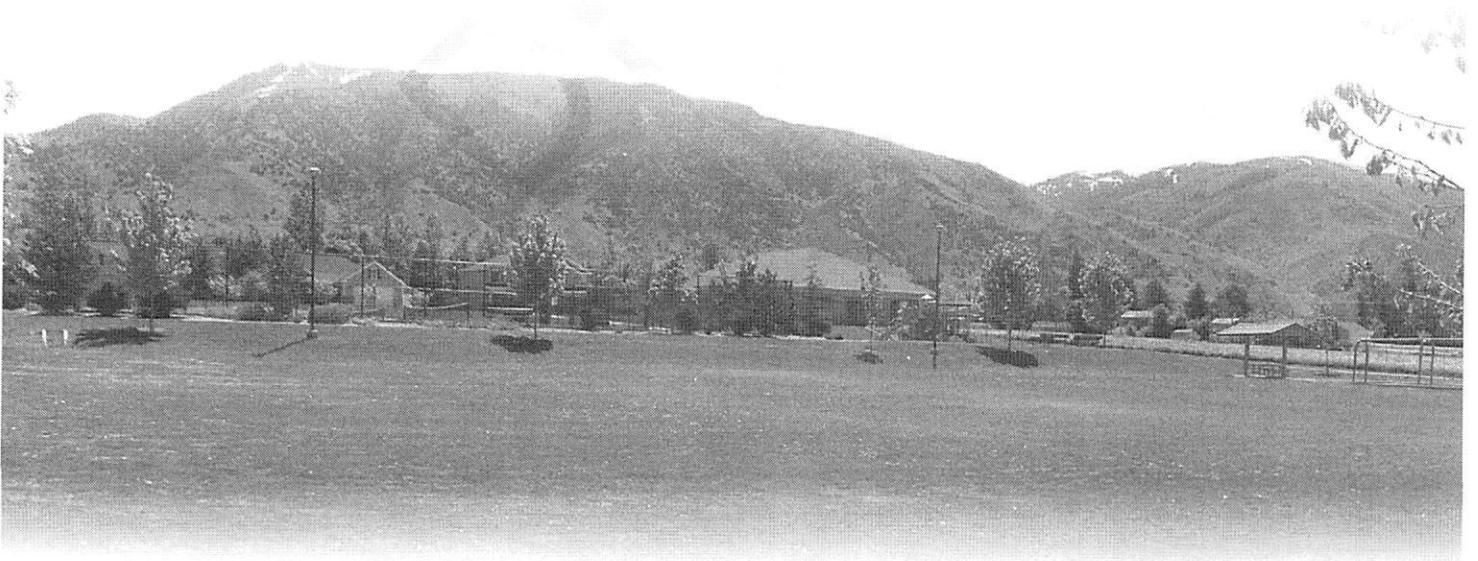
No representative was assigned.

**9. Adjournment**

Chairman Hart moved to adjourn the meeting at 10:01p.m.  
Commissioner Lewis (Alt.) seconded.

# MILLVILLE CITY CULINARY WATER, TRANSPORTATION & PARK IMPACT FEE ANALYSIS (IFA)

MARCH 2016



**LEWIS YOUNG  
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## IMPACT FEE CERTIFICATION

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### IFA Certification

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis ("IFA") prepared for culinary water, transportation and parks and recreation services:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  - d. offsets costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementation of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



## DEFINITIONS

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The following acronyms are used in this document and expanded below:

- ADT: Average Daily Trips or "Trips"
- ERC: Equivalent Residential Connections
- Gal: Gallons
- GPM: Gallons per Minute
- IFA: Impact Fee Analysis
- IFFP: Impact Fee Facilities Plan
- KSF: Thousand Square Feet
- LOS: Level of Service
- LYRB: Lewis Young Robertson and Burningham, Inc.
- Sq. Ft.: Square Feet

DRAFT

## SECTION 1: EXECUTIVE SUMMARY

The purpose of this Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act," and help Millville City (the "City") plan necessary capital improvements for future growth. This document will address the future culinary water, transportation and park infrastructure needed to serve the City through the next six to ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service ("LOS"). An Impact Fee Facilities Plan is not required, as the population of the service area was below 5,000 people as of the last census and impact fee revenues are less than \$250,000 annually.<sup>1</sup> However, this analysis relies on information provided by the City and its engineers to evaluate existing system capacity and future projects.

- ☞ **Impact Fee Service Areas:** The service area for culinary water and parks impact fees includes all areas within the municipal boundaries of the City. The transportation service area includes all areas within the municipal boundaries east of SR-165. This document identifies capital projects that will help to maintain the same level of service enjoyed by existing residents into the future.
- ☞ **Demand Analysis:** The demand units utilized in this analysis include population, Equivalent Residential Connections (ERCs) and growth in Average Daily Trips (ADTs). As residential and commercial growth occurs within the City, this new development creates greater demand on existing system infrastructure. The system improvements identified in this study are determined necessary to maintain the level of service for future development.
- ☞ **Level of Service:** The existing and proposed level of service for culinary water is approximately 1.37 GPM per ERC. The current total park value per capita is \$241 for neighborhood parks, \$1,267 for community parks, and \$17 for undeveloped park land. The current level of service for transportation is category D or higher for both intersection congestion and roadway congestion.
- ☞ **Excess Capacity:** The culinary water source component has 249 GPM of excess capacity at the existing LOS of 1.37 GPM per ERC. The culinary water storage component has 292,604 GAL of excess capacity. The buy-in cost to growth calculated for the source, distribution, and booster pumps is \$288,462. No excess capacity has been identified related to park facilities. The buy-in to the existing street system is based on proportionate trips through buildout, with a total of \$1,388,978 included in this analysis.
- ☞ **Capital Facilities Analysis:** The culinary water capital cost eligible for impact fees is \$90,170. The eligible cost for parks impact fees is \$636,537. The transportation eligible costs are \$1,817,102.
- ☞ **Outstanding Debt:** The City has three pieces of outstanding debt that have been included in this analysis: the 1997A Water Bonds, 1997B Water Bonds, and the 2006 Water Revenue Bonds. According to the City, these bonds were used to fund improvements to the water system and are paid from the water fund. A total of \$1,220,581 in interest cost associated with these bonds is included in this analysis. There are no bonds outstanding related to transportation or parks and recreation.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth related facilities will be funded through a combination of utility revenues, impact fee revenues and general fund revenues. Future bonding is not contemplated in this analysis.

## PROPOSED IMPACT FEES

TABLE 1.1: TOTAL IMPACT FEE SUMMARY

	PROPOSED	EXISTING	DIFFERENCE	PERCENT CHANGE
Park (Single Family Residential)	\$5,332	\$2,000	\$3,332	167%
Culinary Water (Per ERC)	\$3,053	\$3,700	(\$647)	(17%)
Transportation (Residential)	\$1,764	\$4,749	(\$2,985)	(63%)
<b>Total</b>	<b>\$10,148</b>	<b>\$10,449</b>	<b>(\$301)</b>	<b>(3%)</b>

TABLE 1.2: CULINARY WATER IMPACT FEE BY METER SIZE

Meter Size (in)	Nominal Multiplier*	Impact Fee per Meter Size
3/4	1.00	\$3,053
1	1.67	\$5,099
1 1/2	3.33	\$10,166
2	5.33	\$16,272
3	11.67	\$35,629
4	20.00	\$61,060
6	41.67	\$127,219

\*ERC Multiplier based on updated AWWA M6 Manual "Water Meters"

TABLE 1.3: PARK IMPACT FEE SCHEDULE

Impact Fee per HH	Persons per HH	Fee per HH
Single-Family (per unit)	3.39	\$5,332
Multi-Family (per unit)	1.04	\$1,636

TABLE 1.4: TRANSPORTATION IMPACT FEE SCHEDULE

Land Use	Per	Adjusted Trips	Impact Fee
Residential Dwellings	Unit	4.79	\$1,764
General Commercial	KSF	7.76	\$2,859
Manufacturing/Warehousing	KSF	1.85	\$680

<sup>1</sup>UCA 11-36a-301(3)

## SECTION 2: GENERAL IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP is designed to identify the demands placed upon the City's existing 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 are intended to be funded by impact fees. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service provided to existing development and ensure that impact fees are not used to raise that level of service. The following elements are important considerations when completing an IFFP and IFA.

### DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities.

### LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing "Level of Service" ("LOS"). Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the level of service which is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

### EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the Impact Fee Facilities Plan provides an inventory of the City's existing system facilities. To the extent possible, the inventory valuation should consist of the following information:

- ☐ Original construction cost of each facility; and,
- ☐ Estimated useful life of each facility.

The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

### FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the level of service. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

### FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.<sup>2</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>3</sup>

### PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

<sup>2</sup> 11-36a-302(2)

<sup>3</sup> 11-36a-302(3)

### SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

#### SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.<sup>4</sup> The service area for culinary water, transportation and parks are shown in **Illustration 3.1**. The service area for culinary water and parks includes all areas within the City, whereas the transportation service area includes all areas east of SR-165. This document identifies capital projects that will help to maintain the same level of service enjoyed by existing residents into the future.

ILLUSTRATION 3.1: PROPOSED SERVICE AREAS



<sup>4</sup> UC 11-36a-402(a)

## DEMAND UNITS

As shown in **Table 3.1**, the growth in ERCs which is used to calculate culinary water demand is expected to reach 700 units by 2025, based on a growth rate of 2 percent. This represents an increase of 126 ERCs from 2015. As illustrated in **Table 3.2**, the population, which identifies park demand, is expected to increase by 417 to 2,323 by the year 2025, reflecting an AAGR of 2.0 percent. A comparison of population growth from 2000 to 2010 shows an AAGR of 1.96 percent.

TABLE 3.1: WATER: ERC GROWTH PROJECTIONS

Year	ERC Est.
2015	574
2016	585
2017	597
2018	609
2019	621
2020	634
2021	646
2022	659
2023	673
2024	686
2025	700
New ERCs in IFFP	126
AAGR	2.00%

TABLE 3.2: PARK: POPULATION PROJECTIONS

YEAR	POPULATION
2015	1,906
2016	1,944
2017	1,983
2018	2,022
2019	2,063
2020	2,104
2021	2,146
2022	2,189
2023	2,233
2024	2,277
2025	2,323
New population	417
AAGR	2.00%
Average HH Size (Single Family)	3.39
Average HH Size (Single Family)	1.04
Household Size based on 2009-2013 ACS Census Data	

To determine the proportionate transportation impact from each land use type, the existing trips are allocated to the different land use types based on trip statistics as presented in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 8<sup>th</sup> Edition. The most common method of determining growth is measuring the number of trips within a community based on existing and future land uses. Appropriate adjustment factors are applied to remove pass-by traffic. Based on the growth in trips, the City will need to expand its current facilities to accommodate new growth. The current and future trip counts are shown in **Table 3.3** and **Table 3.4**. It is anticipated that trips on existing roadways will increase as a result of new development with a total of 7,382 trips for residential dwellings, 4,328 trips for general commercial entities, for a total of 11,710 new trips at buildout, an increase of 8,516 trips.

TABLE 3.3: TRANSPORTATION CURRENT TRIPS

Land Use		FAR	Developed Acres	Developed Units	Daily Trips	Entering/Exiting	Pass-by Adjustment	Current Peak Hour Trips
<b>Residential</b>								
Residential Dwellings	Unit		515.13	580	9.57	0.50	0%	2,775
<b>Non-Residential</b>								
General Commercial	Sq. Ft.	0.14	9.09	54,000	18.13	0.50	14%	419
Manufacturing/Warehousing	Sq. Ft.	0.20	-	-	3.69	0.50	0%	-
<b>TOTALS</b>			<b>524.22</b>					<b>3,194</b>

TABLE 3.4: TRANSPORTATION BUILDOUT TRIPS

Land Use		FAR	Undeveloped Acres	Undeveloped Units	Future Daily Trips	Total Trips @ Build-out
<b>Residential</b>						
Residential Dwellings	Unit		320.94	962.81	4,607	7,382
<b>Non-Residential</b>						
General Commercial	Sq. Ft.	0.14	84.80	503,842	3,909	4,328
Manufacturing/Warehousing	Sq. Ft.	0.20	-	-	-	-
<b>TOTALS</b>			<b>405.74</b>		<b>8,516</b>	<b>11,710</b>

## LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. Therefore, it is important to identify the existing and proposed culinary water level of service to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.

The existing and proposed culinary water LOS for the source component as illustrated in Table 3.5 is approximately 1.37 GPM per ERC. This is based on the actual peak demand of 786 GPM, which was provided by the City's engineer, divided by the existing ERCs of 574. For additional discussion regarding the level of service and demand variables related to culinary water, see Appendix A.

Table 3.6 includes the total value per capita for park land and improvements within the City. Per capita, neighborhood parks are valued at \$241, community parks are \$1,267, and undeveloped park land is \$17. The current transportation level of service for intersection congestion and roadway congestion is based on maintaining a grade of D or higher as shown in Table 3.7.

TABLE 3.5: CULINARY WATER LEVEL OF SERVICE

Actual Existing LOS	Provided LOS	Proposed LOS	Measurement
Source (Observed)	1.37	1.37	GPM per ERC
Storage (Equalization + Emergency)	1,720	1,358	GPD per ERC

TABLE 3.6: PARKS LEVEL OF SERVICE

Summary Level of Service (Cost per Capita)	Land Value per Capita	Improvement Value per Capita	Total Value per Capita
Neighborhood Parks	\$40	\$201	\$241
Community Parks	\$398	\$868	\$1,267
Undeveloped Park Land	\$17	\$0	\$17

TABLE 3.7: TRANSPORTATION LEVEL OF SERVICE

Summary Level of Service	Category
Intersection Congestion	D or higher
Roadway Congestion Level	D or higher

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## SECTION 4: EXISTING FACILITIES INVENTORY

### EXISTING SYSTEM

#### CULINARY WATER

Based on information provided by the City, the existing culinary water system capacity is shown in Table 4.1. These values represent amounts that can be included in any excess capacity calculations and exclude other revenue sources such as grants, donations or developer contributions.

TABLE 4.1: CULINARY WATER EXISTING CAPACITY INVENTORY

ASSET	AVAILABLE WATER-SUMMER (GPM)	CAPACITY (GALLONS)		TOTAL PIPE LENGTH (FEET)	CAPACITY (GPM)
		Storage	Distribution	Distribution	Booster Stations
<b>Total</b>	<b>1,035</b>	<b>2,300,000</b>		<b>82,060</b>	<b>600</b>

Source: Millville City

According to the City's financial statements, the current system is valued at \$5,320,112. Isolating only system improvements that can be identified as source, storage, or distribution produces a value of \$2,651,333. After the inclusion of interest on existing bonds, the total value included in this analysis is \$3,822,199.

TABLE 4.2: CULINARY WATER DETERMINATION OF ORIGINAL VALUE

	PRINCIPAL	INTEREST	TOTAL
Source	\$127,289	\$56,212	\$183,501
Storage	\$2,017,500	\$890,957	\$2,908,457
Distribution	\$506,544	\$223,697	\$730,241

Source: Millville City

#### PARKS AND RECREATION

The City's existing park inventory for park acres by type is shown in Table 4.3. This inventory is used to help calculate the LOS in the City that will need to be perpetuated as additional residents locate in the City. The improvement costs for parks and recreation are based on the historic value of existing amenities.

TABLE 4.3: PARKS & RECREATION EXISTING FACILITIES

PARK TYPE	CITY PARKS SYSTEM	TOTAL ACREAGE
Neighborhood Park	North Park 100 East 450 North	2.67
Community Park	South Park 500 East 300 South	11.50
Undeveloped Park Land	South Park Undeveloped	.50
<b>Total</b>		<b>14.67</b>

Table 4.4 illustrates the total value per capita for park land and improvements within the City, with neighborhood parks valued at \$241, community parks at \$1,267, and undeveloped park land at \$17. Appendix B provides a detailed illustration of the inventory of existing parks and recreation facilities. The determination of park values excludes non-City funded amenities and values. This includes Recreation, Arts, Parks and Zoo (RAPZ) funds, as well as grants. The City received a total of \$414,259 in RAPZ funds which has been excluded from this analysis.

TABLE 4.4: PARKS LEVEL OF SERVICE

Summary Level of Service (Cost per Capita)	Land Value per Capita	Improvement Value per Capita	Total Value per Capita
Neighborhood Parks	\$40	\$201	\$241
Community Parks	\$398	\$868	\$1,267
Undeveloped Park Land	\$17	\$0	\$17

It is noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current level of service for future development in the City, and does not reflect the value of the existing improvements within the City. According to the City, land is valued at \$66,000 per acre.

**TRANSPORTATION**

The current value of transportation infrastructure including sidewalks, curbs, and land is \$3,548,489. A total of \$714,903 is excluded from this value as project improvements and \$923,604 is excluded as grants or donated funds, leaving \$1,909,982 as impact fee eligible value as shown in Table 4.5. This total excludes grant funding and the value related to project improvements which are not eligible revenue sources for the calculation of impact fees.

TABLE 4.5: TRANSPORTATION DETERMINATION OF ORIGINAL VALUE

TRANSPORTATION INFRASTRUCTURE	VALUE
Sidewalks	\$509,585
Curbs	\$136,734
Roads	\$1,976,335
Land Under Roads	\$925,835
<b>Total</b>	<b>\$3,548,489</b>
Less Project Improvements	(\$714,903)
Less Grant Funding	(\$923,604)
<b>Impact Fee Eligible Value</b>	<b>\$1,909,982</b>

Source: Millville City

**EXCESS CAPACITY**

The intent of the equity buy-in component is to recover the costs of the unused capacity in existing infrastructure from new development. This section addresses any excess capacity in the systems.

**CULINARY WATER**

The culinary water system has excess capacity including 249 GPM of source with an original value of \$44,147, and 292,604 GAL of storage excess capacity with an original value of \$370,011. Of these values, \$30,590 is applied to this analysis for source value utilized by ERCs in the next ten years and \$216,374 for storage. A total of 5.7 percent, or a value of \$41,498, of the distribution system is available to the impact fee. The determination of excess capacity or buy-in value is shown below. Based on the timing of this report, the calculation of ERC excess capacity differs slightly from Appendix A.

TABLE 4.6: CULINARY WATER SOURCE

		UNIT
Total Source Capacity	1,035	GPM
Existing Demand	786	GPM
Excess Capacity	249	GPM
% Excess Capacity	24.1%	
ERCs Served by Excess Capacity	182	ERCs
New ERCs in IFFP	126	ERCs
Percent to IFA	69.3%	
Remaining ERCs to Serve in IFFP	-	
Base Value of Existing Facilities	\$183,501	
Cost of Issuance		
Total Base Value	\$183,501	
% Excess Capacity	24.1%	
Excess Capacity Value	\$44,147	
Percent to IFA	69.3%	
Cost to IFA	\$30,590	

TABLE 4.7: CULINARY WATER STORAGE

		UNIT
Total Storage Capacity	2,300,000	GAL
Less Fire Suppression	1,020,000	GAL
Remaining Capacity	1,280,000	GAL
Existing Used Capacity	987,396	GAL
Total Excess Capacity	292,604	GAL
% Excess Capacity	12.7%	
ERCs Served by Excess Capacity	215	ERCs
New ERCs in IFFP	126	ERCs
Percent to IFA	58.5%	
Remaining ERCs to Serve in IFFP	-	
Base Value of Existing Facilities	\$2,908,457	
Cost of Issuance	-	
Total Base Value	\$2,908,457	
% Excess Capacity	12.7%	
Excess Capacity Value	\$370,011	
Percent to IFA	58.5%	
Cost to IFA	\$216,374	

TABLE 4.8: CULINARY WATER DISTRIBUTION

YEAR	ERCs	% OF TOTAL
2015	574	26%
New ERCs in IFFP	126	6%
Build Out ERCs	2,212	100%
Total Base Value	\$730,241	
Percent to IFA	5.7%	
Cost to IFA	\$41,498	



#### TRANSPORTATION

The buy-in to the existing street system is based on proportionate trips through buildout, with a total of \$1,909,982 included in this analysis. This total excludes grant funding and the value related to project improvements which are not eligible revenue sources for the calculation of impact fees. It is anticipated that a total of 8,516 new trips will be added to the system through buildout. This represents 73 percent of the total trips at buildout. Thus, 73 percent of the existing value, or \$1,388,978, is applied to the new trips through buildout.

#### PARKS AND RECREATION

No excess capacity has been identified related to park facilities.

### FUNDING OF EXISTING FACILITIES

#### CULINARY WATER

The City has funded its existing capital infrastructure through a combination of different revenue sources, including general utility fund revenues, the issuance of debt, and revenues received from other governmental agencies. This analysis has removed all funding that has come from federal grants and donations from non-resident citizens to ensure that none of those infrastructure items are included in the level of service.

The City has three pieces of outstanding debt that have been included in this analysis: the 1997A Water Bonds, 1997B Water Bonds, and the 2006 Water Revenue Bonds. According to the City, these bonds were used to fund improvements to the water system and are paid from the water fund. A total of \$1,220,581 in interest cost associated with these bonds is included in this analysis. There are no bonds outstanding related to transportation or parks and recreation.

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs. Rate revenues will be required to fund non-growth related capital improvements.

#### TRANSPORTATION

The City's existing transportation infrastructure has been funded through general fund revenues, grants, donations and other taxes. As shown in Table 4.5, a total of \$923,604 in grant funding from FEMA, UDOT and the Cache County Council of Governments has been excluded from this analysis.

#### PARKS AND RECREATION

The City's existing parks and recreation infrastructure has been funded through general fund revenues, grants, donations and other taxes. The City also received Recreation, Arts, Parks and Zoo (RAPZ) funds, as well as grants. The City received a total of \$414,259 in RAPZ funds which has been excluded from this analysis.

## SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns, as well as through an analysis of flow data. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. The costs of projects related to curing existing deficiencies cannot be funded through impact fees.

### CULINARY WATER

Table 5.1 illustrates the identified cost of future culinary water capital improvements within the Service Area. The total cost related to growth is \$2,392,853, based on construction timing and inflation of three percent annually. Appendix C provides a detail of the future capital improvements related to culinary water.

TABLE 5.1: CULINARY WATER CAPITAL IMPROVEMENTS

PROJECT	ESTIMATED COSTS	CONSTRUCTION YEAR COST TOTAL	COST TO GROWTH	% WITHIN IFFP	COST TO IFA
Source	\$2,199,000	\$2,200,740	\$2,200,740	-	-
Distribution	\$465,600	\$651,427	\$154,109	59%	\$90,170
Booster Pumps	\$30,000	\$38,003	\$38,003	-	-
Total Capital Projects	\$2,694,600	\$2,890,171	\$2,392,853		\$90,170

Source: Millville City, LYRB

### TRANSPORTATION

Table 5.2 illustrates the estimated cost of future capital improvements within the Service Area, as identified by the City. The total cost related to growth is \$1,817,102, based on construction timing and inflation of three percent annually. Appendix D provides details for the future capital improvements related to transportation.

TABLE 5.2: TRANSPORTATION CAPITAL IMPROVEMENTS

STREET	TOTAL COST	CONSTRUCTION YR. COST	COST TO MILLVILLE	COST TO NEW GROWTH
Total	\$22,995,820	\$34,155,716	\$10,599,711	\$9,855,550
IFFP Projects (10 Year Horizon)	\$5,767,840	\$6,437,862	\$2,103,064	\$1,817,102

Source: Millville City, LYRB

### PARKS AND RECREATION

Based on the expected changes in population over the planning horizon, the City will need to acquire and develop additional acres of parkland and park improvements. This assumes the City will grow by 417 persons through 2025. A total of \$636,537 in additional capital expenditures is identified within the next ten years.

TABLE 5.3: PARKS CAPITAL IMPROVEMENTS

TYPE OF IMPROVEMENT	LAND VALUE PER CAPITA	IMPROVEMENT VALUE PER CAPITA	TOTAL VALUE PER CAPITA	POPULATION INCREASE IFFP HORIZON	COST TO PARKS OVER IFFP HORIZON
Neighborhood Parks	\$40	\$201	\$241	417	\$100,717
Community Parks	\$398	\$868	\$1,267	417	\$528,593
Undeveloped Park Land	\$17	\$0	\$17	417	\$7,227
Total			\$1,525		\$636,537

## SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to service areas within the community at large.<sup>5</sup> Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.<sup>6</sup> To the extent possible, this analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

## FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.<sup>7</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>8</sup>

<sup>5</sup> UC 11-36a-102(20)

<sup>6</sup> UC 11-36a-102(13)

<sup>7</sup> 11-36a-302(2)

<sup>8</sup> 11-36a-302(3)

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. Where applicable, impact fees will offset the cost of future facilities. However, impact fees cannot be used to fund non-qualified expenses (i.e. to cure existing deficiencies, to raise the level of service, to recoup more than the actual cost of system improvements, or to fund overhead). Other revenues such as utility rate revenues, property taxes, sales tax revenues, grants, or loans can be used to fund these types of expenditures, as described below.

#### UTILITY RATE REVENUES

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs. Rate revenues will be required to fund non-growth related capital improvements.

#### GENERAL FUND REVENUES

It is anticipated that the general fund revenues will continue to be a source of revenue for future park and transportation improvements, maintenance and operations of future facilities, and level of service improvements. Impact fees will be necessary to help maintain the existing level of service for new development. Where general fund monies are used to pay for growth related improvements, impact fees can be used as a repayment mechanism to replace these funds.

#### GRANTS, DONATIONS AND DEVELOPER CONTRIBUTIONS

This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the level of service. Therefore, the City's existing "level of service" standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

Grants, donations or developer contributions are not specifically identified in this analysis related to funding of future improvements. However, the impact fees should be adjusted if grant monies are received. New development may be entitled to a reimbursement for any grants or donations received by the City for growth related projects, or for developer funded IFFP projects.

#### IMPACT FEE REVENUES

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth.

#### DEBT FINANCING

In the event the City has not amassed sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of principal and interest.

#### PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires a local political subdivision or private entity to ensure that the impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer: (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.<sup>9</sup>

The facilities must be considered system improvements or be dedicated to the public, and offset the need for an improvement identified in the IFFP.

#### EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues such as general fund revenues will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

<sup>9</sup> 11-36a-402

### NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

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## SECTION 6: IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and level of service. The City currently provides culinary water to its residents and businesses. As a result of new growth, the culinary system is in need of expansion to perpetuate the level of service ("LOS") that the City has historically maintained. The Millville City Culinary Water System Master Plan Update 2010 outlines the recommended capital projects that will maintain the established level of service.

### PROPOSED CULINARY WATER IMPACT FEE

Impact fees for culinary water are calculated based on a defined set of costs specified for future development, as defined by the City. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality share and LOS.

The culinary water impact fees proposed in this analysis will be assessed within the entire municipal boundaries. The table below illustrates the appropriate impact fee to maintain the existing LOS, based on the assumptions within this document. The fee below represents the maximum allowable impact fee assignable to new development.

TABLE 6.1: CULINARY WATER IMPACT FEE PER ERC

	TOTAL COST	COST TO GROWTH	PERCENT IN IFFP WINDOW	COST TO IMPACT FEE	ERCs SERVED	FEE PER ERC
<b>Excess Capacity</b>						
Source	\$183,501	\$44,147	69%	\$30,590	126	\$243
Storage	\$2,908,457	\$370,011	58%	\$216,374	126	\$1,721
Distribution	\$730,241	\$41,498	100%	\$41,498	126	\$330
<b>Subtotal Excess Capacity</b>	<b>\$3,822,199</b>	<b>\$455,656</b>		<b>\$288,462</b>		<b>\$2,294</b>
<b>Future Projects</b>						
Future Source	\$2,200,740	\$2,200,740	-	-	126	-
Future Storage	-	-	-	-	126	-
Future Distribution	\$651,427	\$154,109	59%	\$90,170	126	\$717
Future Booster Pumps	\$38,003	\$38,003	-	-	126	-
<b>Subtotal Future Projects</b>	<b>\$2,890,171</b>	<b>\$2,392,853</b>		<b>\$90,170</b>		<b>\$717</b>
<b>Other</b>						
Professional Expense	\$4,167	\$4,167	100%	\$4,167	99	\$42
<b>Subtotal Other</b>	<b>\$4,167</b>	<b>\$4,167</b>		<b>\$4,167</b>		<b>\$42</b>
<b>Total</b>	<b>\$6,716,536</b>	<b>\$2,852,675</b>		<b>\$382,799</b>		<b>\$3,053</b>

Approximately \$90,170 of the future facilities are attributed to growth within the next ten years. In addition, a total of \$288,462 of buy-in value is applied to new growth, based on the original value of system assets. These costs, along with the professional expense result in a total cost to growth of \$382,799. The professional expense includes the current cost to update the IFFP and IFA. The professional expense and the costs for future projects are apportioned based on the demand anticipated to be served by these facilities. The total fee per ERC is \$3,053. The impact fee per meter is shown below.

TABLE 6.2: IMPACT FEE PER METER SIZE

METER SIZE (IN)	MULTIPLIER*	IMPACT FEE PER METER SIZE
3/4	1.00	\$3,053
1	1.67	\$5,099
1 1/2	3.33	\$10,166
2	5.33	\$16,272
3	11.67	\$35,629
4	20.00	\$61,060
6	41.67	\$127,219

\*ERC Multiplier based on updated AWWA M6 Manual "Water Meters"

## PROPOSED TRANSPORTATION IMPACT FEE

The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the new growth served by the proposed projects. The impact fee per trip is calculated below.

TABLE 6.3: TRANSPORTATION IMPACT FEE COST PER TRIP

	TOTAL QUALIFIED COST	% TO NEW GROWTH	COST TO NEW GROWTH	TRIPS	COST PER TRIP
Existing Facilities	\$1,909,982	72.7%	\$1,388,978	8,516	\$163
Future Facilities	\$1,817,102	100.0%	\$1,817,102	8,516	\$213
Impact Fee Fund Balance	(\$112,246)	100.0%	(\$112,246)	8,516	(\$13)
Professional Expense	\$4,000	100.0%	\$4,000	758	\$5
<b>Total</b>	<b>\$3,618,838</b>		<b>\$3,097,834</b>		<b>\$369</b>

TABLE 6.4: TRANSPORTATION IMPACT FEE BY LAND-USE TYPE

LAND USE	ITE CODES	PER	ADJUSTED TRIPS	IMPACT FEE
Residential Dwellings	210	Unit	4.79	\$1,764
General Commercial	822,860,862, 869, 875, 890, 942	KSF	7.76	\$2,859
Manufacturing/Warehousing	140,150	KSF	1.85	\$680

## PROPOSED PARK IMPACT FEE

The methodology utilized in this analysis is based on the increase in residential demand. The growth driven method utilizes the existing level of service and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development contributes the same level of investment as existing development while maintaining the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

The park impact fees proposed in this analysis will be assessed within all areas of the City. Utilizing the estimated land cost per acre by park type and the cost per acre to provide the same level of improvements, the total fee per capita is \$1,573. The impact fee per residential unit is shown in Table 6.6.

TABLE 6.5: PARK IMPACT FEE PER CAPITA

	LAND VALUE PER CAPITA	VALUE OF IMPROVEMENTS PER CAPITA	TOTAL VALUE PER CAPITA
<b>Parks</b>			
Neighborhood Parks	\$40	\$201	\$241
Community Parks	\$398	\$868	\$1,267
Undeveloped Park Land	\$17	-	\$17
<b>Other</b>			
Professional Services Expense		\$11,417	\$47
<b>Estimate of Impact Fee Per Capita</b>			<b>\$1,573</b>

TABLE 6.6: PARK IMPACT FEE PER BY LAND-USE TYPE

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH
Single-Family (per unit)	3.39	\$5,332
Multi-Family (per unit)	1.04	\$1,636

## NON-STANDARD CULINARY WATER IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.<sup>10</sup> This adjustment could result in a lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

## CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See Section 5 for further discussion regarding the consideration of revenue sources.

## EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered with six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

<sup>10</sup> 11-36a-402(1)(c)

**GROWTH-DRIVEN EXTRAORDINARY COSTS**

The City does not anticipate any extraordinary costs necessary to provide services to future development.

**SUMMARY OF TIME PRICE DIFFERENTIAL**

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. This analysis has included an annual inflationary multiplier of three percent to account for construction year costs.

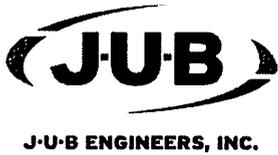
DRAFT



**APPENDIX A: CULINARY WATER DEMAND AND LOS DISCUSSION**

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DRAFT



## MEMORANDUM

DATE: September 28, 2015  
TO: Lewis Young Robertson & Burningham Inc  
CC: Mayor Mike Johnson  
FROM: Zan Murray S.E.  
SUBJECT: Culinary Water Source and Storage Amounts for Impact Fee Analysis

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Over the past 18 months we have been updating the General Plan for Millville City. Along with the General Plan update, Lewis Young Robertson & Burningham Inc (LYRB) has been updating the impact fees for the culinary water system. As part of that update, water source and storage level of service and latent capacity values have been reviewed by J-U-B to ensure that they are reasonable.

### Water Storage

Currently Millville City has water storage of 2.3 million gallons (MG). According to Utah Administrative Code R-309-510-8, water systems must provide equalization storage, fire storage and emergency storage. Equalization and fire storage are dictated by rules and codes. Emergency storage amounts are set by the water system provider. Equalization storage is set by rule from the Division of Drinking Water (DDW). The current DDW requirement for equalization storage is 400 gallons per connection and 2,848 gallons per irrigated acre. With 574 connections in the city, and an equivalent of 292 connections irrigating approximately 0.25 acres each, the current equalization storage required is 437,504 gallons.

At this time, Millville has a fire storage requirement of 1.02 MG according to the International Fire Code (IFC). This is because of a church located in the community that does not have fire sprinkler protection. Most structures in Millville only require 120,000 gallons of storage per the IFC.

Emergency storage is determined by the public water system. This is typically in terms of peak day demand (PDD). Emergency Storage for public water systems will often vary between 0.5 PDD and 1 PDD. Peak Day Demand for Millville according to historical records from the public works department is 1.1 MG (pp. 5 Source Feasibility Study).

With a very high volume of fire flow storage required by the IFC, it would be highly improbable to have a fire at the church and a situation where a PDD of emergency storage would be required. That would be a combined total of 2.12 MG of water used in one day. That is nearly five times the equalization storage required by the DDW. To be more realistic, we recommend that the city use 1/2 a peak day water usage or 550,000 gallons for emergency storage. Therefore the storage Level of Service per connection should be 400 gallons for equalization and 958 gallons for emergency storage for a total of 1358 gallons per connection. This is based on 574 connections in the city.



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

Latent storage is the remaining storage not used for equalization, fire or emergency storage. Given the storage requirements above, latent storage is 2.3 MG (total) – 0.4375 MG (equalization) - 1.02 MG (fire)– 0.55 MG (emergency) = 0.30 MG (latent). Therefore there is storage capacity for 221 connections left in the system.

## **Water Source**

The sources of water in Millville must be equal to or greater than the Peak Day Demand. At this time, Millville's Sources can produce 1035 gallons per minute (pp 6 Source Feasibility Study) or 1,490,400 gallons per day. In comparison, the historic PDD for the city has been 1.1MG. That means that the city is at 74% of capacity and should look for additional sources of water for the system. They are currently developing several of the options outlined in the Source Feasibility Study to meet the upcoming demand.

Based upon the Source Feasibility Study, the historic PDD was 1.1 MG for 521 connections. That equates to a source Level of Service of 2,111 gallons per connection. Source latent capacity is now 390,400 gallons per day. This means that there is capacity for 185 connections to the city water supply.

## **Summary**

As this memo was prepared, we reviewed the Source Feasibility Study and the Millville City Hydraulic Model Design Elements and System Capacity – Expansion Report. We also based our conclusions in this memo with actual usage data collected by the city to be more accurate in the analysis and defensible for the impact fees.





APPENDIX C: CULINARY WATER FUTURE CAPITAL PROJECTS

PROJECT	CONSTRUCTION YEAR	2011 CONSTRUCTION COST TOTAL	CONSTRUCTION YEAR COST TOTAL	% COST TO GROWTH	COST TO GROWTH	% WITHIN IFFP	COST TO IFA
<b>Source</b>							
Garr Spring Water	2016	\$58,000	\$59,740	100%	\$59,740	0%	\$0
Park Well Upgrade	2015	\$206,000	\$206,000	100%	\$206,000	0%	\$0
Glenridge Well Blending	2015	\$395,000	\$395,000	100%	\$395,000	0%	\$0
Glenridge Well Aquifer Storage and Recovery	2015	\$490,000	\$490,000	100%	\$490,000	0%	\$0
New Well	2015	\$1,050,000	\$1,050,000	100%	\$1,050,000	0%	\$0
<b>Sub-Total</b>		<b>\$2,199,000</b>	<b>\$2,200,740</b>		<b>\$2,200,740</b>	<b>0%</b>	<b>\$0</b>
<b>Distribution</b>							
Install an 8" water line along 200 East from Center Street to 100 North. This will provide adequate fire flow to the homes on the east end of Center Street. (1,840' of 8" pipe x \$40/ft)	2020	\$73,600	\$85,323	0%	\$0	100%	\$0
Install an 8" line along 300 South from 550 East down to 400 East with a PRV at 450 East. This line will connect the homes above the canal along 300 South to the upper pressure zone to provide adequate pressure to these homes. (1000' 8" pipe x \$40/ft + \$50k for PRV)	2020	\$90,000	\$104,335	50%	\$52,167	100%	\$52,167
Install an 8" line along 80 East from 500 North to 650 North. This will enable the distribution system to provide adequate fire flow protection at the hydrant located at 750 North on Main Street (1670' 8" pipe x \$40/ft)	2030	\$66,800	\$104,072	0%	\$0	0%	\$0
When the existing booster pumps nears the end of it's usable life, replace and upsize pumps to meet demands for the next 15 years	2023	\$30,000	\$38,003	100%	\$38,003	100%	\$38,003
Replace and upsize existing 4" line along 200 S to an 8" line (3260' 8" pipe x \$40/ft)	2030	\$130,400	\$203,159	20%	\$40,632	0%	\$0
Replace and upsize existing 4" line along 100 W to an 8" line (1870' 8" pipe x \$40/ft)	2030	\$74,800	\$116,536	20%	\$23,307	0%	\$0
<b>Sub-Total</b>		<b>\$465,600</b>	<b>\$651,427</b>	<b>24%</b>	<b>\$154,109</b>	<b>59%</b>	<b>\$90,170</b>
<b>Booster Pump Stations</b>							
When the existing booster pumps nears the end of it's usable life, replace and upsize pumps to meet demands for the next 15 years	2023	\$30,000	\$38,003	100%	\$38,003	0%	\$0
<b>Sub-Total</b>		<b>\$30,000</b>	<b>\$38,003</b>		<b>\$38,003</b>	<b>0%</b>	<b>\$0</b>
<b>Combined Total Capital Projects</b>		<b>\$2,694,600</b>	<b>\$2,890,171</b>		<b>\$2,392,853</b>		<b>\$90,170</b>

Source: Millville Water Feasibility Study for Source, Updated by JUB



APPENDIX D: TRANSPORTATION FUTURE CAPITAL PROJECTS

STREET	LOCATION	PROJECT DESCRIPTION	FY YEAR	TOTAL COST	CONSTRUCTION YR COST	MILLVILLE COST	COST TO MILLVILLE	% TO NEW GROWTH	COST TO NEW GROWTH
550 North	Main to 100 W (curve)	New construction	2016	\$1,923,400	\$1,981,102	10%	\$198,110	50%	\$99,055
400 N	Main to 200 E	New construction	2020	\$838,000	\$971,472	50%	\$485,736	100%	\$485,736
200 E	100 S to 100 N	New construction	2020	\$846,250	\$981,036	35%	\$343,362	100%	\$343,362
300 E	450 N to City Boundary	New construction	2020	\$647,750	\$750,920	35%	\$262,822	100%	\$262,822
Center St	250 E to 550 E	New construction	2020	\$1,082,500	\$1,254,914	35%	\$439,220	100%	\$439,220
100 E	300 N to 400 N	New construction	2020	\$429,940	\$498,418	75%	\$373,814	50%	\$186,907
300 W	200 S to 100 N	New construction	2026	\$1,382,300	\$1,913,426	35%	\$669,699	100%	\$669,699
300 N	100 W to 175 W	New road & frontage	2026	\$259,000	\$358,517	100%	\$358,517	100%	\$358,517
550 E	300 S to 500 S	Widening of existing road	2026	\$697,250	\$965,157	100%	\$965,157	100%	\$965,157
550 E	300 S to Center	Widening of existing road	2026	\$1,018,500	\$1,409,842	65%	\$916,397	50%	\$458,199
Center St	West end	New construction	2030	\$207,000	\$322,499	50%	\$161,250	100%	\$161,250
500 S	100 W to 550 E	New construction	2030	\$3,379,450	\$5,265,073	35%	\$1,842,776	100%	\$1,842,776
Main St	300 S to 400 S	New construction	2030	\$918,380	\$1,430,906	50%	\$715,403	100%	\$715,403
600 N	Main to 100 E (Shire)	New construction	2030	\$403,000	\$627,861	0%	\$0	50%	\$0
200 S	300 E to 550 E	New construction	2030	\$1,192,900	\$1,858,499	0%	\$0	100%	\$0
200 W	550 N to 750 N (2100 S)	New construction	2030	\$652,250	\$1,016,184	35%	\$355,664	100%	\$355,664
300 W	550 N to 750 N (2100 S)	New construction	2030	\$837,430	\$1,304,689	35%	\$456,641	100%	\$456,641
750 N	200 W to 300 W	New construction	2030	\$395,000	\$615,397	35%	\$215,389	100%	\$215,389
750 N	SR165 west to 800 West	New construction	2035	\$4,165,220	\$7,522,851	10%	\$752,285	100%	\$752,285
400 W	750 N to City Boundary	New Construction	2035	\$1,720,300	\$3,107,053	35%	\$1,087,469	100%	\$1,087,469
<b>Total</b>				<b>\$22,995,820</b>	<b>\$34,155,716</b>		<b>\$10,599,711</b>		<b>\$9,855,550</b>
<b>Within IFFP Planning Horizon</b>				<b>\$5,767,840</b>	<b>\$6,437,862</b>		<b>\$2,103,064</b>		<b>\$1,817,102</b>

2016 Businesses Not Licensed

March 10, 2016

Julie Parker, Julie's Beauty Shop	60 West Center
Scott Swenson, Swenson Construction	406 North Main
D'Arcy Echols, D'Arcy Echols & Co.	98 West 300 South
Colby Nielson, High Country Home Builders	253 North 250 East
Crae Williams, The Blind Guy of Logan	515 North 140 East
Lyle Davis, Bonneville Firearms Training Academy LLC	175 North 250 East
Stacie Amberson, Sapien Health LLC	490 North 200 East
Dennis Jensen, YESCO Electronics LLC	1000 North 1000 West Building 11
Daniel Grange, DD Heavy Towing & Recovery	466 North 100 East
Robert C. Martin, A Better Deal Services	190 East 600 North
Nikeeta Larsen, Keetz	295 North 100 East
Todd R. Brown, Lowry and Associates, Inc.	10 West 300 South
Randy B. Wall, In-Depth Home Inspectors, Inc.	616 North 200 East
Paul Whitteker, Crossfit Iota South	1000 North 1000 West, Bldg 29, Ste 105
Pam Waldron, Salon Solace	15 East 300 South
Melecio J. Hilera, Jacob's	278 North 100 East
Kevin Nettleton, The Horn Shoppe	409 North Main
Lazaro Guerra, G & E Wholesales Produce	1000 North 1000 West Bldg, 29, Ste. 103

<b>Tag</b>	<b>Name</b>	<b>Address</b>			
1	Hoy, Kristal	151 E 600 N	46	Vorel, Diane	10 S 100 W
2	Collings, Greg	99 E 200 S	47	Vorel, Diane	10 S 100 W
3	McMurdie, Julie	370 N 250 E	48	Mathews, Tyson	624 N Main
4	Eggleston, Kenny		49	Mathews, Tyson	624 N Main
5	Zemlicka, Doris	250 E Center	50	Mathews, Tyson	624 N Main
6	Wilker, Wendy	117 W 400 N	51	Nordick, Harold	420 E 300 S
7	DeHart, Keith	309 N Main	52	Jorgensen, Shay	171 S 100 W
8	Ries, Pat	56 W 550 N	53	Jenson, Stacy	172 W Center
9	Petrone, Erin	130 E 300 S	54	Jenson, Travis	172 W Center
10	Petrone, Erin	130 E 300 S	55	Jenson, Travis	172 W Center
11	Petrone, Erin	130 E 300 S	56	Fuhriman, Bonnie	85 N 100 E
12	Kropp, Christy	240 E 450 N	57	Jenson, Jennie	45 S 100 E
13	Larsen, Jarrod		58	Christoffersen, Kurt	360 N 250 E
14	Larsen, Jarrod		59	Pitts-Singer, Theresa	65 E Center
15	Larsen, Jarrod		60	Pitts-Singer, Theresa	65 E Center
16	Zollinger, Shanna	280 N Main	61	Pitts-Singer, Theresa	65 E Center
17	Zollinger, Shanna	280 N Main	62	Anstine, Shelli	225 E 200 N
18	Dattage, Jason	56 W 300 N	63	Wilson, Steve	294 E Center
19	Hovey, Teresa	250 S 100 E	64	Wilson, Steve	294 E Center
20	Esplin, Bart	20 W 300 S	65	Lundahl, Teresa	444 S 550 E
21	Esplin, Bart	20 W 300 S	66	Vail, Alan	2475 S Main
22	Jessop, Michael	230 S 100 W	67	Vail, Alan	2475 S Main
23	Anderson, Nichole	211 S 300 E	68	Albrecht, Lillian	65 W 500 N
24	Anderson, Nichole	211 S 300 E	69	Wareham, Corey	11 N Main
25	Olsen, Alice	64 E 300 N	70	Wareham, Corey	11 N Main
26	Olsen, Alice	64 E 300 N	71	Wareham, Corey	11 N Main
27	Rutledge, Heather	211 W 200 S	72	Davar, Julie	60 W Center
28	Gonzalez, Kristen	171 E 550 N	73	Sears, Sally	508 E 300 S
29	Gonzalez, Kristen	171 E 550 N	74	Pehrson, Annette	125 E 200 N
30	Drollinger, Shana	124 E 100 N	75	Kendrick, Chad	220 E Center
31	King, Ty	466 N 100 E	76	Black, Roberta	185 E 100 S
32	Jenson, Loran	95 E 100 S	77	Black, Roberta	185 E 100 S
33	Jenson, Loran	95 E 100 S	78	Bennett, Dave	60 S Main
34	Monson, Lindsay	250 S 300 E	79	Bennett, Dave	60 S Main
35	Monson, Lindsay	250 S 300 E	80	Bennett, Dave	60 S Main
36	Wolfe, Hunter		81	Fonnesbeck, Dan	150 E 300 N
37	Wolfe, Hunter		82	Black, Roberta	185 E 100 S
38	Chadwick, Bob	141 W 200 S	83	Shaw, Lisa	105 W 100 N
39	Fitzgerald, Becky	235 E 400 N	84	Shaw, Lisa	105 W 100 N
40	Fitzgerald, Becky	235 E 400 N	85	Shaw, Lisa	105 W 100 N
41	Johnson, Ted	388 S 100 E	86	Shaw, Lisa	105 W 100 N
42	McBride, Roxie	125 W 200 S	87	Eames, Tom	430 S 500 E
43	McBride, Roxie	125 W 200 S	88	Eames, Tom	430 S 500 E
44	Corbett, Bradley	245 N Main	89	Shaw, Lisa	105 W 100 N
45	Peterson, Kaycey	288 N 100 E	90	Shaw, Lisa	105 W 100 N
			91	Hobbs, Trevor	414 S 550 E
			92	Baker, Tagen	109 E 300 S

93 Baker, Tagen	109 e 300 s	140 George, Julie	54 W 400 N
94 Young, Chad	485 N 200 E	141 George, Julie	54 W 400 N
95 Mathews, Tyson	624 N Main	142 Dalton, Anette	45 W 200 S
96 Dickman, Mike	55 E 200 N	143 Dalton, Anette	45 W 200 S
97 Dickman, Mike	55 E 200 N	144 Willden, Dale	435 S 550 E
98 Wyatt, Francine	180 E 200 N	145 Willden, Dale	435 S 550 E
99 Hadfield, Tyson	38 E Center	146 Willden, Dale	435 S 550 E
100 Hansen, Steve	61 W 200 N	147 Gregory, Tanner	50 W 100 S
101 Peterson, Tammy	190 N 100 W	148 Weeks, Angela	171 N 100 W
102 Mathys, Robina	155 E 300 S	149 Weeks, Angela	171 N 100 W
103 Mathys, Robina	155 E 300 S	150 Ballard, Leanna	236 S 550 E
104 Schultz, James	150 E Center	151 Davis, Wayne	68 S Main
105 Twedt, Tom	440 W 200 E	152 Davis, Wayne	68 S Main
106 Twedt, Tom	440 W 200 E	153 Davis, Wayne	68 S Main
107 Meadows, Harry	410 N 300 E	154 Dalton, Darnell	35 W 200 S
108 Meadows, Harry	410 N 300 E	155 Hancey, Steve	230 E 200 S
109 Meadows, Harry	410 N 300 E	156 Hancey, Steve	230 E 200 S
110 Meadows, Harry	410 N 300 E	157 Hancey, Steve	230 E 200 S
111 Hulse, Mardell	212 E 300 N	158 Ferguson, Laura	35 W 200 N
112 George, Tammy	325 N Main	159 Ferguson, Laura	35 W 200 N
113 Moore, Diane	295 N 100 W	160 Hancey, Jackie	5 S 550 E
114 Peterson, Farrell	65 W 300 N	161 Hancey, Jackie	5 S 550 E
115 Taylor, Stephanie	135 N 250 E	162 Ballard, Leanna	236 S 550 E
116 Nervig, Olaf	85 W 200 N	163 Hovey, Codey	55 E 300 S
117 Nervig, Olaf	85 W 200 N	164 Hart, Jim	490 N 300 E
118 Lay, Suzette	190 E 600 N	165 Gill, Sherry	397 S 200 E
119 Parker, Mandy	315 S 550 E	166 Davis, Chad	145 W 100 S
120 Cummings, Brett	390 N 300 E	167 Davis, Sarah	145 W 100 S
121 Bunch, Brittany	36 S Main	168 Hooley, Michelle	140 W 200 S
122 Cummings, Brett	390 N 300 E	169 Hooley, Michelle	140 W 200 S
123 Bair, Nicholas	190 E 200 N	170 Murphy, Frank	115 S 550 E
124 Swensen, Denise	325 E 300 S	171 Murphy, Frank	115 S 550 E
125 Swensen, Denise	325 E 300 S	172 Anderson, Heather	105 N 300 E
126 Winborg, Carson	195 W 100 N	173 Huppi, Klint	260 E 200 S
127 Anderson, Delmar	250 W 100 N	174 Huppi, Klint	260 E 200 S
128 Anderson, Delmar	250 W 100 N	175 Kendrick, Tony	242 E 400 N
129 Cronin, Patricia	95 N Main	176 Jenon, Gary	411 E 300 S
130 Covington, Phil	291 N Main	177 Jenson, Gloria	266 E 300 N
131 Covington, Phil	291 N Main	178 Jenson, Gloria	266 E 300 N
132 Covington, Phil	291 N Main	179 Seely, Susan	209 N Main
133 Spackman, Angie	45 E Center	180 Hurst, Linda	550 N 115 W
134 Burton, Kristy	56 W 200 N	181 Hurst, Linda	550 N 115 W
135 Piper, Melissa	56 W 200 N	182 Nyman, Alicia	440 N 100 E
136 Piper, Melissa	56 W 200 N	183 Christensen, Mary	141 E 600 N
137 Piper, Melissa	56 W 200 N	184 Gilbert, Tanner	455 E 300 S
138 Lundberg, Ronald	190 W 100 N	185 Gilbert, Grant	455 E 300 S
139 Lundberg, Ronald	190 W 100 N	186 Connolly, Eileen	275 N 100 E

234 Tribe, Adria	210 E 200 S	187 Connolly, Eileen	275 N 100 E
235 Tribe, Adria	210 E 200 S	188 Connolly, Eileen	275 N 100 E
236 Tribe, Lisa	210 E 200 S	189 Connolly, Eileen	275 N 100 E
237 Eskelson, Amy	35 E 300 S	190 Connolly, Eileen	275 N 100 E
238 Eskelson, Amy	35 E 300 S	191 Melani, Monty	580 N 75 E
239 Eskelson, Amy	35 E 300 S	192 Melani, Monty	580 N 75 E
240 Eskelson, Amy	35 E 300 S	193 Melani, Monty	580 N 75 E
241 Eskelson, Amy	35 E 300 S	194 Melani, Monty	580 N 75 E
242 Mathews, Linda	476 N Main	195 Melani, Monty	580 N 75 E
243 Blanchard, Brandon	150 E 300 S	196 Fields, Toby	71 W Center
244 Christiansen, Karen	316 S 100 E	197 Fields, Toby	71 W Center
245 Rechsteiner, Andy	456 N Main	198 Davis, Rebecca	135 W 100 S
246 Ropelato, Nick	295 E 300 S	199 Merritt, Kathy	76 N Main
247 Ropelato, Nick	295 E 300 S	200 Barker, Glade	44 E 100 N
248 Ropelato, Nick	295 E 300 S	201 Blankenship, Crystal	240 E 400 N
249 Ropelato, Ivy	304 E 300 S	202 Blankenship, Crystal	240 E 400 N
250 Larsen, Susan	304 E 300 S	203 Monterrosa, Cassan	150 N Main
251 Salazar, Norma	250 N 100 W	204 Hovey, Arlan	120 E 300 S
252 David, Brian	285 E 200 S	205 Lee, Heather	69 E 200 N
253 Hess, Chad	430 N 300 E	206 Liese, Barbara	160 N 100 W
254 Alles, TJ	365 S 150 E	207 Crowley, Kellie	210 E 300 S
255 Sleight, Amber	220 N 300 E	208 Hall, Julie	235 S 300 E
256 Sleight, Amber	220 N 300 E	209 Hall, Julie	235 S 300 E
257 Greenhalgh, Garrett	345 S 200 E	210 Hovey, Stacy	251 S 200 E
258 Ferrin, Courtney	335 N 200 E	211 Johnson, Mike	435 N 200 E
259 Williams, Jenny	515 N 140 E	212 Hanks, Del	240 E 450 N
260 Nielson, Donna	380 N 200 E	213 Jensen, Owen	185 E Center
261 Nielson, Craig	380 N 200 E	214 Jensen, Owen	185 E Center
262 Nielson, Chris	380 N 200 E	215 Hall, Gavin	155 N 250 E
263 Mathews, Cynthia	95 W 200 S	216 Pehrson, Doug	455 S 550 E
264 Mathews, Daniel	95 W 200 S	217 Thomson, Rael	450 S 550 E
265 Labrum, Devon	45 W Center	218 Thomson, Rael	450 S 550 E
266 Swasey, Pat	25 W 300 N	219 Thomson, Rael	450 S 550 E
267 Whelan, Jennifer	66 E 650 N	220 Thomson, Rael	450 S 550 E
268 Whelan, Jennifer	66 E 650 N	221 Thomson, Rael	450 S 550 E
269 Stevens, Dean		222 Thomson, Rael	450 S 550 E
270 Stevens, Dean		223 Gus, Joann	20 E 200 N
271 Ekstrom, Kelly	280 E 250 N	224 Williams, Mark	174 E 550 N
272 Webster, Linda	33 W Center	225 Williams, Mark	174 E 550 N
273 Webster, Linda	33 W Center	226 June, Darian	285 S 100 E
274 Jenson, Jennifer	131 S 200 E	227 Murphy, Dean	294 S 550 E
275 Jenson, Jennifer	131 S 200 E	228 Kelso, Lew	110 W 200 S
276 Jenson, Jennifer	131 S 200 E	229 Powell, Marlene	520 E 300 S
277 Schiess, Mandy	181 W Center	230 Powell, Marlene	520 E 300 S
278 Schiess, Mandy	181 W Center	231 Murphy, Justin	113 E 350 S
279 Eggleston, Gene	170 S 100 E	232 Murphy, Justin	113 E 350 S
280		233 Garrett, Lisa	210 E 200 S

## **Councilmember Reports**

### **March 10, 2016**

Sign into Millville – Mayor Johnson/Councilmember Duffin

Fees in Lieu of Water Rights – Gary Larsen/Bob Fotheringham

Review of Group Residential Facilities – Coordinator Harry Meadows

Volunteerism Always Pays (VAP) Projects provided by Wal-Mart – Mayor Johnson

City Artifacts – Councilmember Callahan

Old Mill Day Committee – Councilmember Cummings

CERT Training Program – Councilmember Cummings

Water Rights Recommendation from Planning Commission – Mayor Johnson

High School – Councilmember Zollinger

**Schedule for Newsletter Article** – April, Councilmember Williams; May, Councilmember Zollinger; June, Mayor Johnson; July, Councilmember Callahan; August, Councilmember Cummings; September, Councilmember Duffin. (To be turned in by the 6<sup>th</sup> of each month)