Final Draft 04

Drinking Water
Impact Fee Facilities Plan

SANTAQUIN

March 2026

HANSEN ALLEN & LUCE inc
ENGINEERS

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DRINKING WATER

IMPACT FEE FACILITY PLAN

(HAL Project No.: 415.10.100)

March 2026

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ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

ABBREVIATIONS

City	Santaquin City

ACRONYMS

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

UNITS

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

DEFINITIONS

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

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

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

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

Distribution LOS Parameter. The Distribution LOS Parameter was set by standard practice in the DWMP. Distribution facilities must be designed with capacity for peak day and fire flow demands.

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

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

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

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

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

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

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

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

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

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

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

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

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

Storage LOS Parameter. The Storage LOS Parameter was set by standard practice in the DWMP. Storage facilities must be designed with capacity for fire flow, equalization and emergency storage.

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

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

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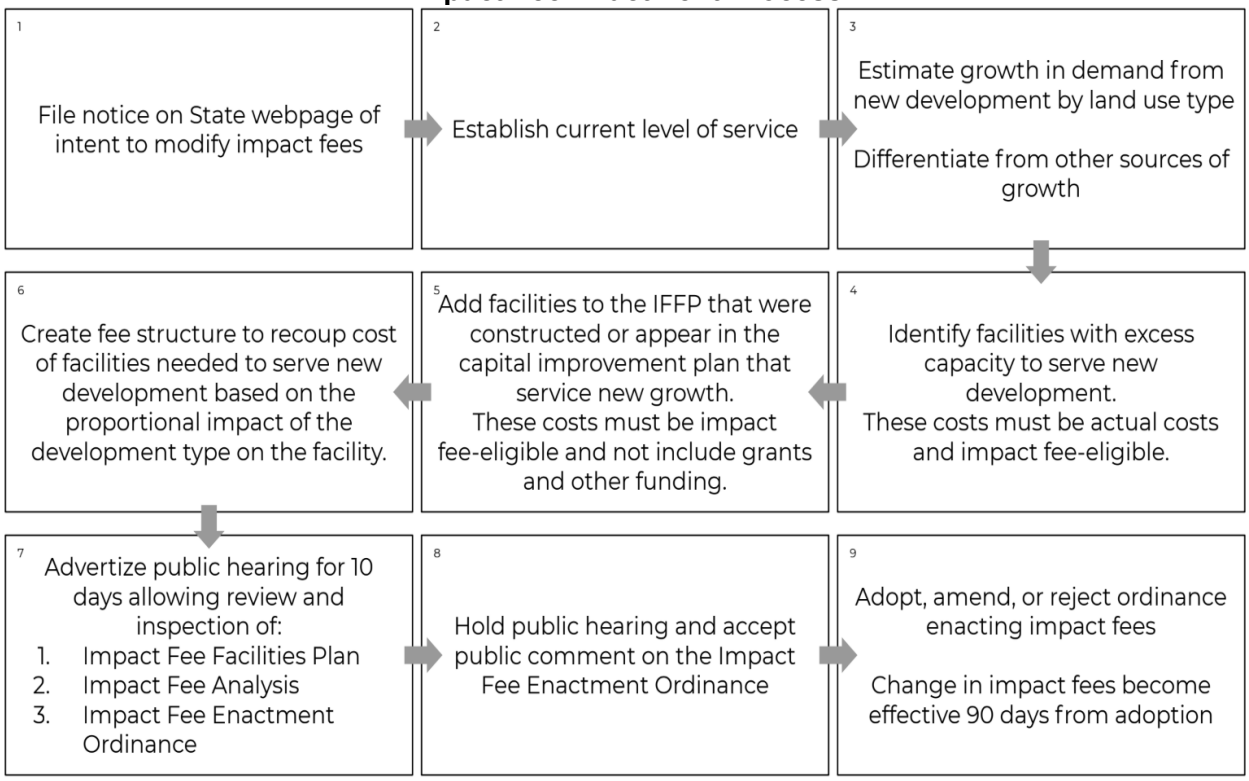
CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.

Figure 1-1
Impact Fee Enactment Process



NOTICES

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

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

EXECUTIVE SUMMARY

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

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

Service Area

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

Impact Fee Facilities Plan

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

Table 1-1
Drinking Water Impact Fee Facilities Plan

Source	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gpd
Zone 10 West Well	FY2022	$5,218,619	100.00%	$5,218,619	2,625 gpm	-1,462 ERCs	290 gpd	$1.38
WEIGHTED AVERAGE								**$1.38**
Storage	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Capacity**	**Excess Cap**	**LOS/ERC**	**Cost/gal**
Upsize Main Zone Cnyn Rd Tank 500k to 1M gal	FY2030	$1,361,550	50.00%	$680,775	500,000 gal	2,215 ERCs	360 gal	$1.36
WEIGHTED AVERAGE								**$1.36**
Misc Facilities	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Add ERCs**	**Begin ERCs**	**End ERCs**	**Cost/ERC**
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	$632,500	99.01%	$935,124	11,149 ERCs	4,114 ERCs	15,263 ERCs	$83.87
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36%) - [6.36% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	$715,258	100.00%	$1,214,243	9,329 ERCs	5,934 ERCs	15,263 ERCs	$130.15
Canyon Rd 3,000 gpm Booster Pump Station Zions WA 2018 Bond (58.4% DW Booster, 41.6% PI Zone 11E Tank)	FY2018	$1,004,779	100.00%	$1,503,764	10,715 ERCs	4,548 ERCs	15,263 ERCs	$140.34
Summit Ridge 12" PRV	FY2019	$38,599	71.00%	$14,132	10,474 ERCs	4,789 ERCs	15,263 ERCs	$1.35
TOTAL								**$355.71**
Planning	**Begin**	**10-Year Cost**	**IF %**	**IF & Interest Cost**	**ERCs**	**Begin ERCs**	**End ERCs**	**Cost/ERC**
Impact Fee Studies	FY2022	$51,150	100.00%	$51,150	3,271 ERCs	5,934 ERCs	9,204 ERCs	$15.64
Master Plan Studies	FY2022	$84,350	100.00%	$84,350	3,271 ERCs	5,934 ERCs	9,204 ERCs	$25.79
TOTAL								**$41.43**
Distribution	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Reg Capacity**	**ERC Cap**	**LOS/ERC**	**Cost/cf**
Grey Cliffs 14,000' 10" Line	FY2027	$4,186,672	6.90%	$288,736	2,749 cf	393 ERCs	7.00 cf	$105.04
WEIGHTED AVERAGE								**$105.04**

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

Level of Service

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

Table 1-2
Drinking Water LOS Parameters

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

Table 1-3
Drinking Water Level of Service per ERC

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	290.12 gpd	290.12 gpd	290.00 gpd	100.00%
Storage LOS/ERC	470.29 gal	470.29 gal	360.00 gal	100.00%
Distribution LOS/ERC	7.46 cf	7.46 cf	7.00 cf	100.00%

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

CERTIFICATION

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

IFFP Certification

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

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. complies in each and every relevant respect with the Impact Fees Act.

HANSEN, ALLEN & LUCE, INC.

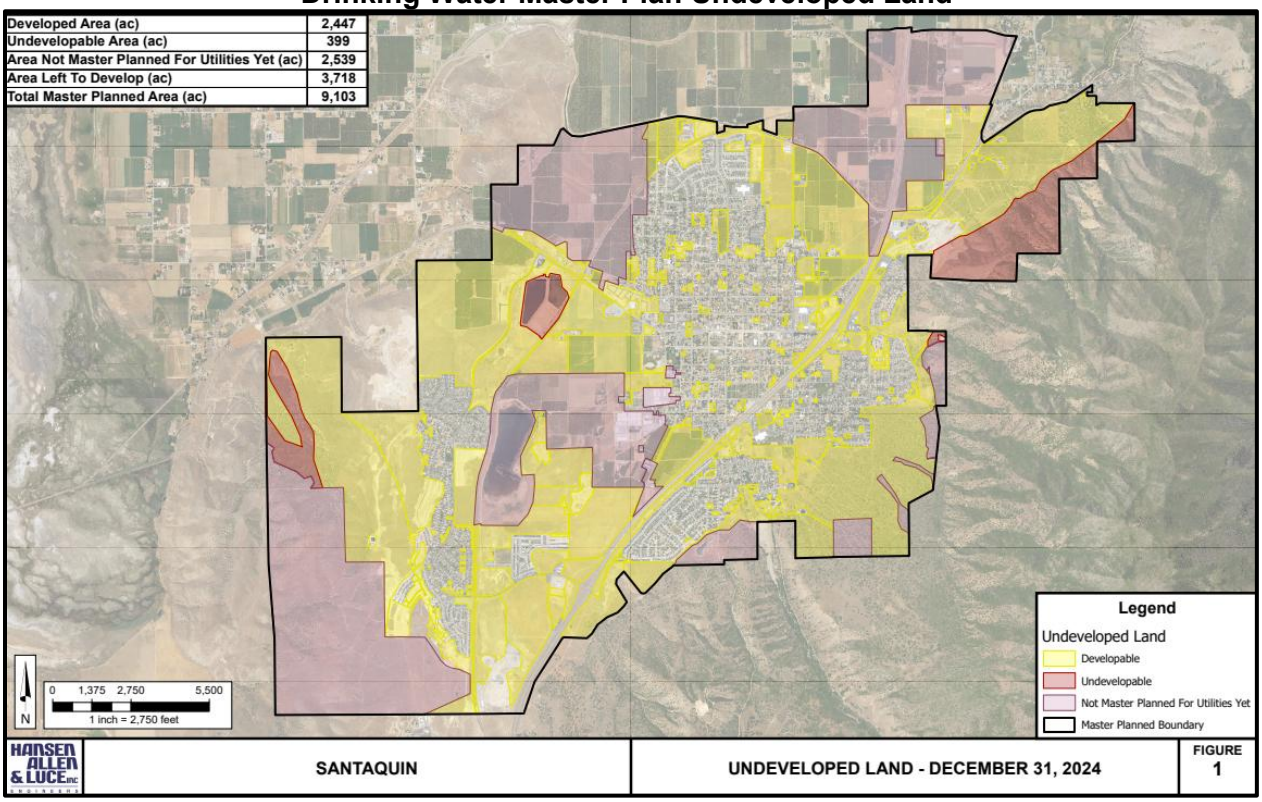
CHAPTER 2 – DEMOGRAPHICS AND GROWTH

UNDEVELOPED LAND

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

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

Figure 2-1
Drinking Water Master Plan Undeveloped Land



POPULATION

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

Table 2-1
Census Population Projections

Population Criteria	1990	2000	2010	2020	2030	2040	2050	2060
Santaquin	2,386	2,834	9,128	13,725	20,303	25,478	34,211	42,944
10-Year Growth Rate	0.00%	1.74%	12.41%	4.16%	3.99%	2.30%	2.99%	2.30%
Utah County	263,590	368,536	518,872	679,188	861,852	1,080,082	1,297,515	1,504,433
Growth Rate	0.00%	3.41%	3.48%	2.73%	2.41%	2.28%	1.85%	1.49%
Santaquin as % of Utah County	0.91%	0.77%	1.76%	2.02%	2.36%	2.36%	2.64%	2.85%
Santaquin Yearly Growth Rate	1.88%	22.21%	5.04%	4.79%	4.32%	3.04%	2.33%	1.89%

DATA YEAR AND MASTER PLANNED

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

Table 2-2
Projected Master Planned Development

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

Source: City GIS and DWMP

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

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

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

Sources: City GIS, Census, and MAG MPO

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

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

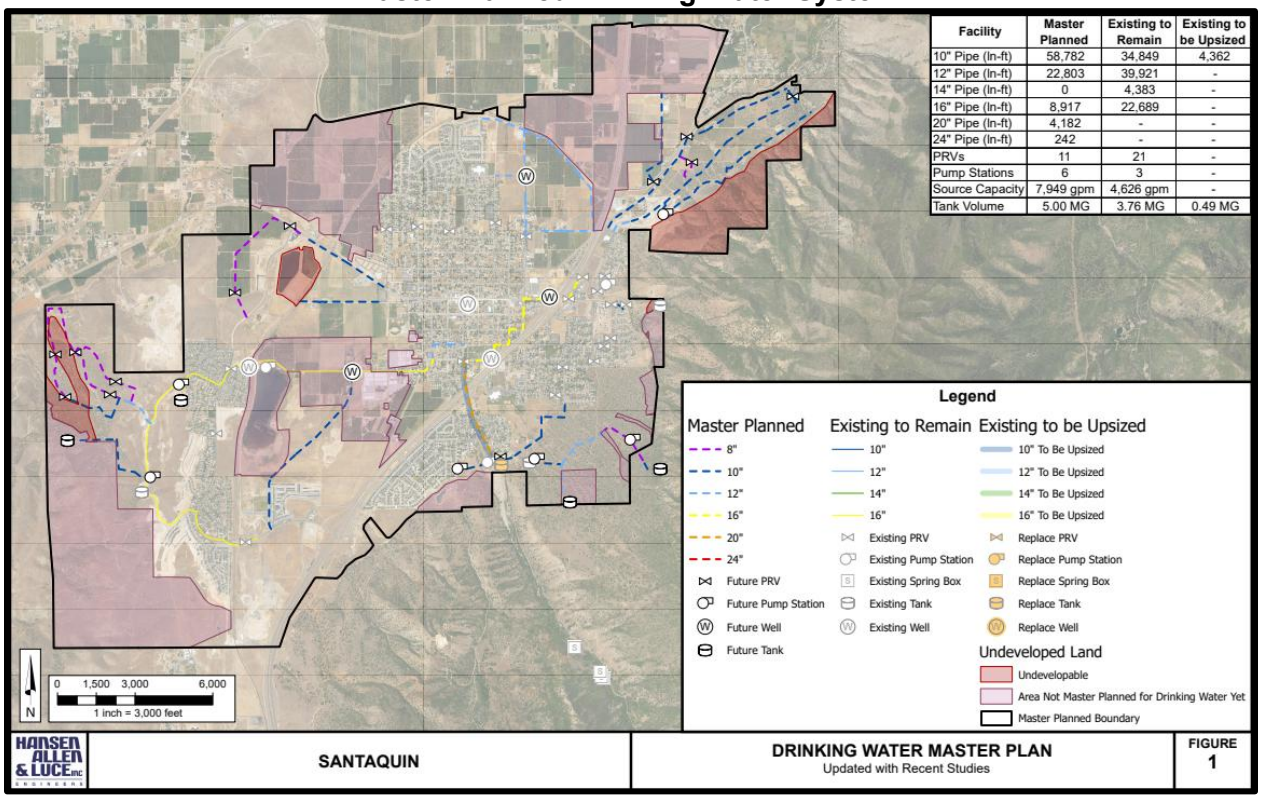
Sources: City GIS, Census, MAG MPO

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

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

Figure 3-1
Master Planned Drinking Water System



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

Table 3-1
Source CIP Projects

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

Source: 2021 DWMP

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

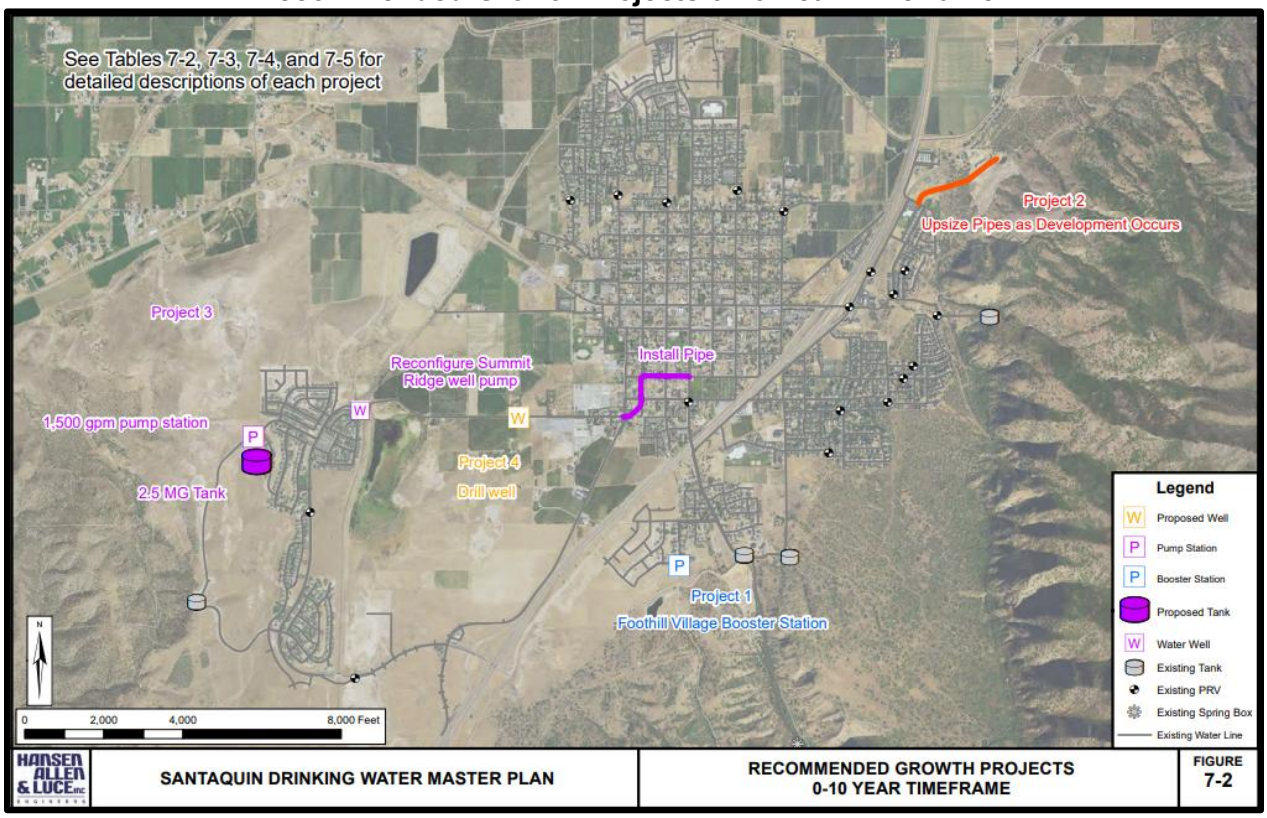


Figure 3-3
Recommended Growth Projects 10-20 Year Timeframe

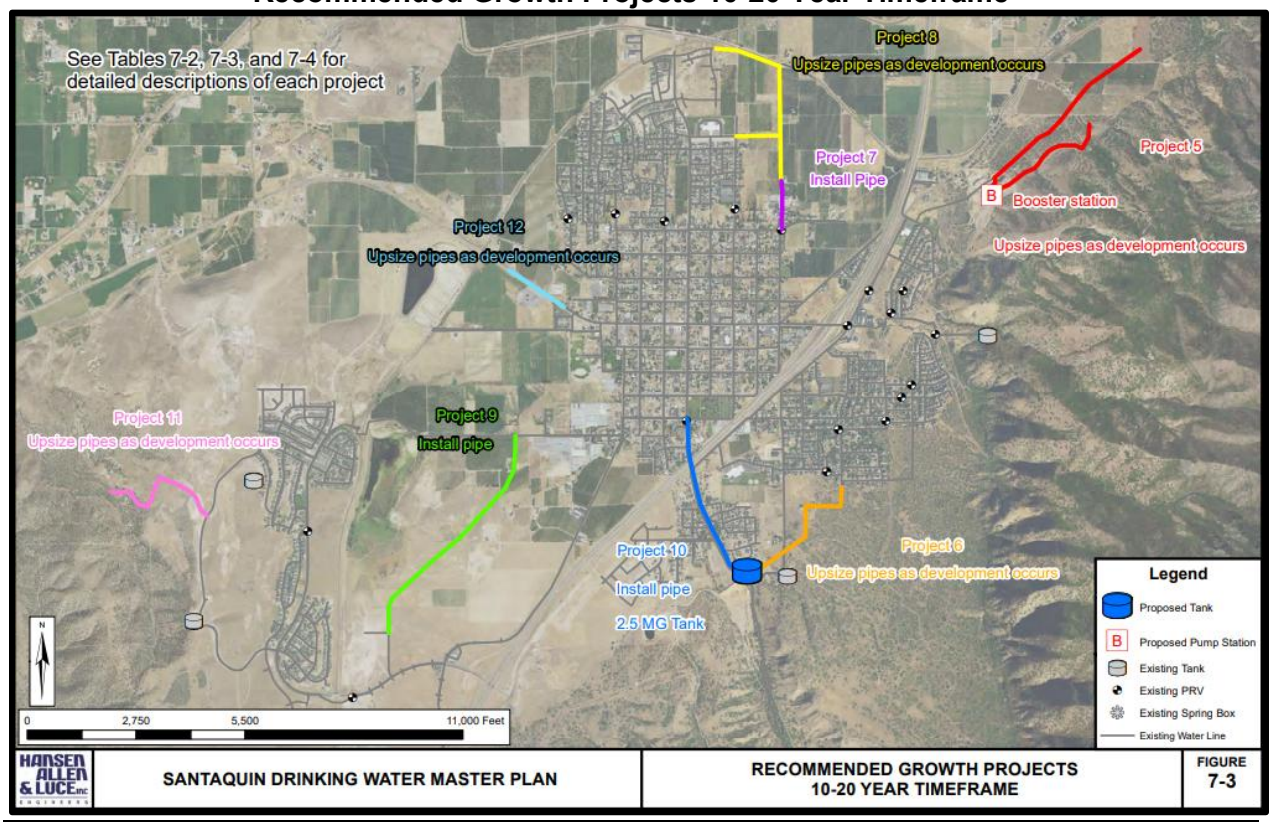


Table 3-2
Storage CIP Projects

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

Source: 2021 DWMP

Table 3-3
Distribution CIP Projects

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

Source: 2021 DWMP

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

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

All IFFP projects and costs are summarized into these components.

SOURCE

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

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

Table 3-4
Existing Drinking Water System Sources

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

Each source was assessed a capacity in terms of gallons per minute and acre-feet per year. Demands on each component were computed by applying the level of service to the amount of ERCs and irrigated areas served by each component. The difference between the capacity of the component and the demand on the component is the component's remaining capacity. The existing excess capacity and the capacity at the master planned year are shown in Table 3-5.

Table 3-5
Source Existing Excess Capacity

N-1 Capacity	Prop LOS gpd/ERC	ERCs	Proposed LOS Capacity	Available LOS Capacity	Available ERCs
1,161 gpm	290 gpd	7,230 ERCs	1,456 gpm	-295 gpm	-1,462 ERCs
Proposed LOS Fiscal Year					FY2026
N-1 Capacity	**Prop LOS gpd/ERC**	**ERCs**	**Proposed LOS Capacity**	**Available LOS Capacity**	**Available ERCs**
1,076 gpm	290 gpd	15,263 ERCs	3,074 gpm	-1,998 gpm	-9,920 ERCs
Master Planned Fiscal Year					FY2050
First Year without Excess Capacity					FY2026

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

Table 3-6
Source ERC LOS

Existing Source Capacity	1,161 gpm
Existing Drinking Water ERCs	6,591 ERCs
Master Planned Drinking Water ERCs	15,263 ERCs
Additional Master Planned ERCs	**8,672 ERCs**
Base LOS	290 gpd
Base LOS Fiscal Year	FY2023
Existing LOS	290 gpd
Proposed LOS with N-1	**290 gpd**
% IF Reimbursable	**100.00%**

STORAGE

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

Fire Suppression Storage

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

Equalization Storage

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

Emergency Storage

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

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

Table 3-7
Existing Storage Facilities and Capacity

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

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

Table 3-8
Storage Existing Excess Capacity

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

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

Table 3-9
Storage ERC LOS

Existing Storage Capacity	3.40 MG
Existing Drinking Water ERCs	6,591 ERCs
Master Planned Drinking Water ERCs	15,263 ERCs
Additional Master Planned ERCs	**8,672 ERCs**
Base LOS	470 gal
Base LOS Fiscal Year	FY2026
Existing LOS	470 gal
Proposed Indoor LOS	**360 gal**
% IF Reimbursable	**100.00%**

MISC FACILITIES

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

PLANNING

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

DISTRIBUTION

Pipe diameters range from 4 inches to 16 inches, with the majority being 6 and 8 inches in diameter. The function of the larger pipes in the system is regional. They fill the storage tanks and meet peak day and fire flow demands. Smaller pipes facilitate local distribution.

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

Table 3-10
Regional Distribution ERC LOS

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

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

Table 3-11
Drinking Water Pipe Upsize Percentage

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

SERVICE AREA

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

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

IMPACT FEE FACILITIES PLAN

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

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

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

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

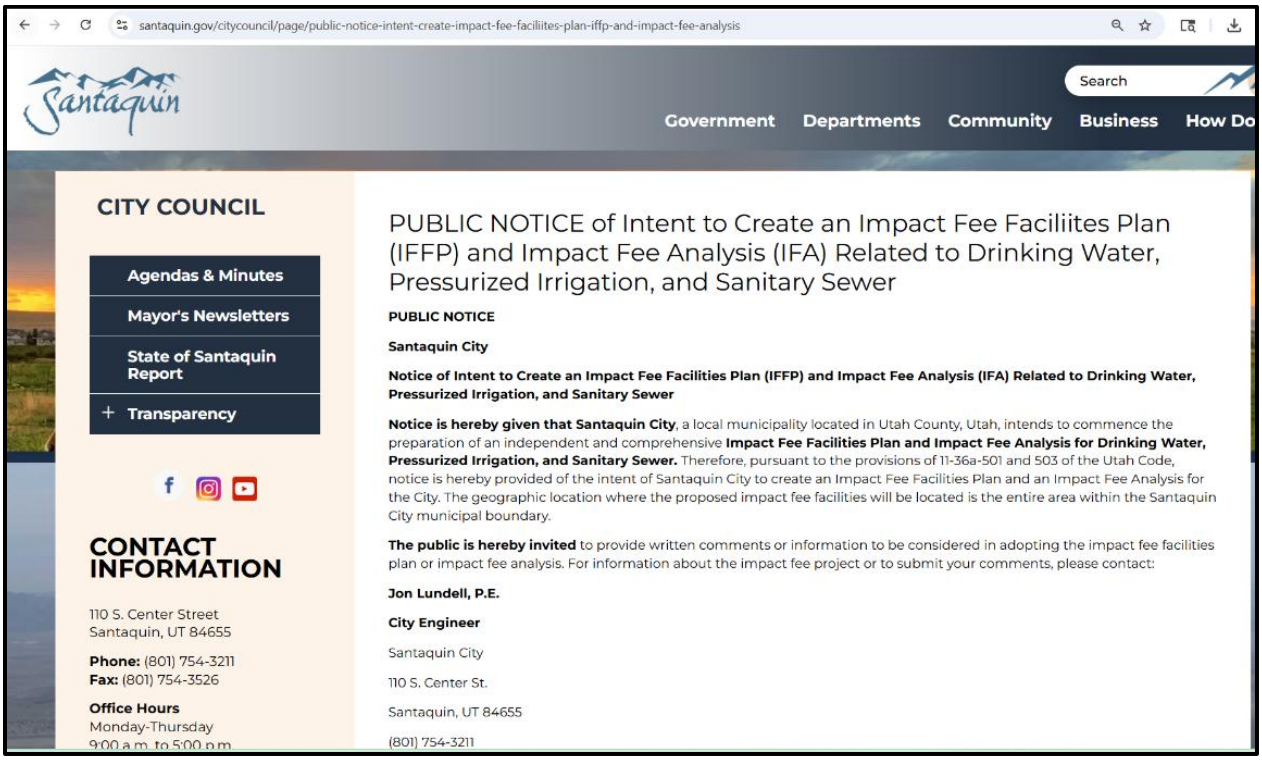
Table 3-12
Drinking Water Impact Fee Facilities Plan

Source	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gpd
Zone 10 West Well	FY2022	$5,218,619	100.00%	$5,218,619	2,625 gpm	-1,462 ERCs	290 gpd	$1.38
WEIGHTED AVERAGE								**$1.38**
Storage	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Capacity**	**Excess Cap**	**LOS/ERC**	**Cost/gal**
Upsize Main Zone Cnyn Rd Tank 500k to 1M gal	FY2030	$1,361,550	50.00%	$680,775	500,000 gal	2,215 ERCs	360 gal	$1.36
WEIGHTED AVERAGE								**$1.36**
Misc Facilities	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Add ERCs**	**Begin ERCs**	**End ERCs**	**Cost/ERC**
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	$632,500	99.01%	$935,124	11,149 ERCs	4,114 ERCs	15,263 ERCs	$83.87
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36%) - [6.36% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	$715,258	100.00%	$1,214,243	9,329 ERCs	5,934 ERCs	15,263 ERCs	$130.15
Canyon Rd 3,000 gpm Booster Pump Station Zions WA 2018 Bond (58.4% DW Booster, 41.6% PI Zone 11E Tank)	FY2018	$1,004,779	100.00%	$1,503,764	10,715 ERCs	4,548 ERCs	15,263 ERCs	$140.34
Summit Ridge 12" PRV	FY2019	$38,599	71.00%	$14,132	10,474 ERCs	4,789 ERCs	15,263 ERCs	$1.35
TOTAL								**$355.71**
Planning	**Begin**	**10-Year Cost**	**IF %**	**IF & Interest Cost**	**ERCs**	**Begin ERCs**	**End ERCs**	**Cost/ERC**
Impact Fee Studies	FY2022	$51,150	100.00%	$51,150	3,271 ERCs	5,934 ERCs	9,204 ERCs	$15.64
Master Plan Studies	FY2022	$84,350	100.00%	$84,350	3,271 ERCs	5,934 ERCs	9,204 ERCs	$25.79
TOTAL								**$41.43**
Distribution	**Begin**	**Total Cost**	**IF %**	**IF & Interest Cost**	**Reg Capacity**	**ERC Cap**	**LOS/ERC**	**Cost/cf**
Grey Cliffs 14,000' 10" Line	FY2027	$4,186,672	6.90%	$288,736	2,749 cf	393 ERCs	7.00 cf	$105.04
WEIGHTED AVERAGE								**$105.04**

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

APPENDICES

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



santaquin.gov/citycouncil/page/public-notice-intent-create-impact-fee-faciliites-plan-iffp-and-impact-fee-analysis

Santaquin

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CONTACT INFORMATION

110 S. Center Street
Santaquin, UT 84655

Phone: (801) 754-3211
Fax: (801) 754-3526

Office Hours
Monday-Thursday
9:00 a.m. to 5:00 p.m.

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

PUBLIC NOTICE

Santaquin City

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

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

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

Jon Lundell, P.E.

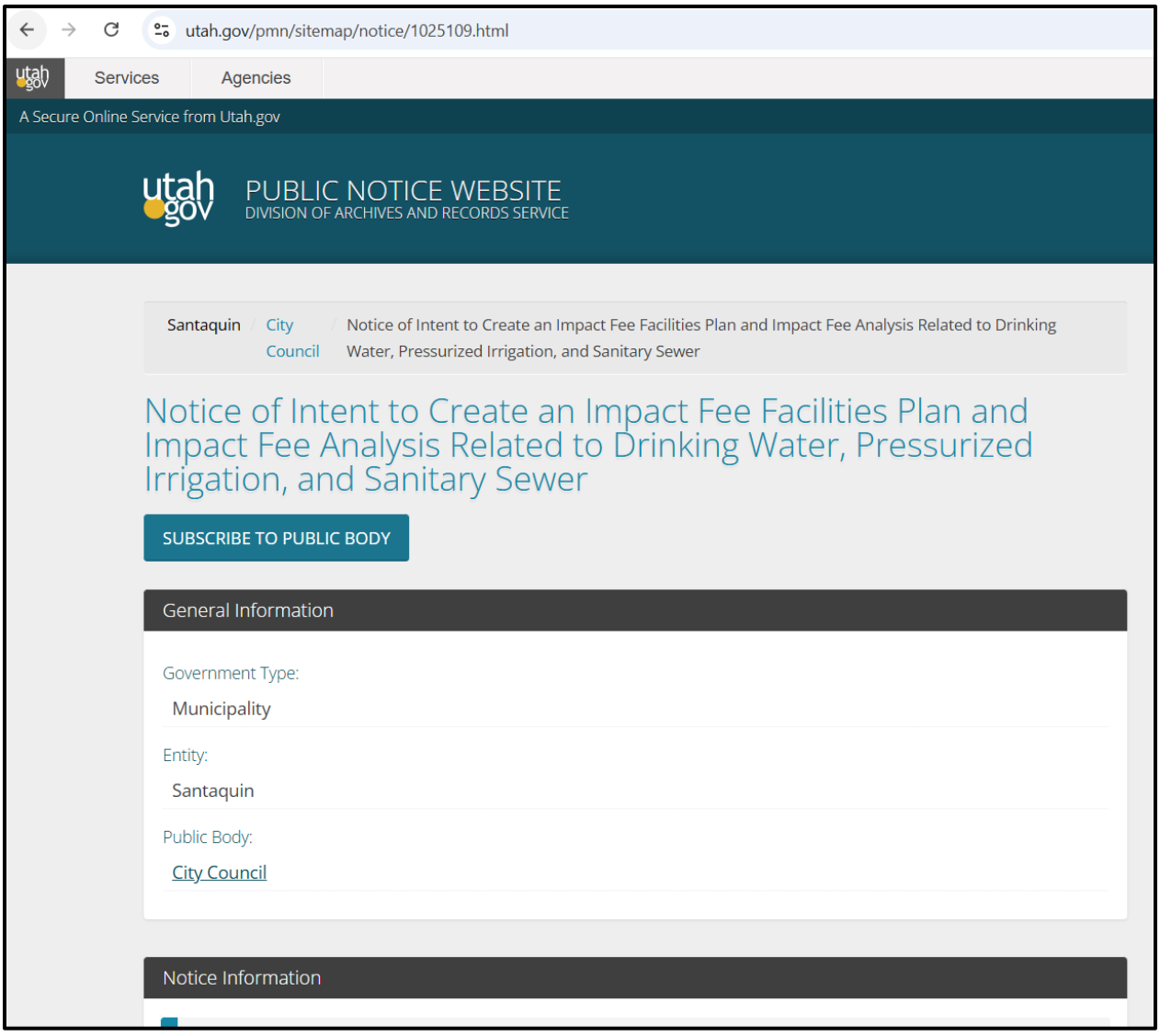
City Engineer

Santaquin City

110 S. Center St.

Santaquin, UT 84655

(801) 754-3211


utah.gov/pmn/sitemap/notice/1025109.html
Services
Agencies
A Secure Online Service from Utah.gov
PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE
Santaquin / City Council / Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer
Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer
SUBSCRIBE TO PUBLIC BODY
General Information
Government Type:
Municipality
Entity:
Santaquin
Public Body:
City Council
Notice Information

Add Notice to Calendar

Notice Title:

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

Notice Type(s):

Notice

Event Start Date & Time:

November 24, 2025 05:00 PM

Description/Agenda:

Santaquin City

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

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

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

Santaquin, UT 84655
(801) 754-3211

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

Notice of Special Accommodations (ADA):

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

Notice of Electronic or Telephone Participation:

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

Other Information:

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

Meeting Information

Meeting Location:

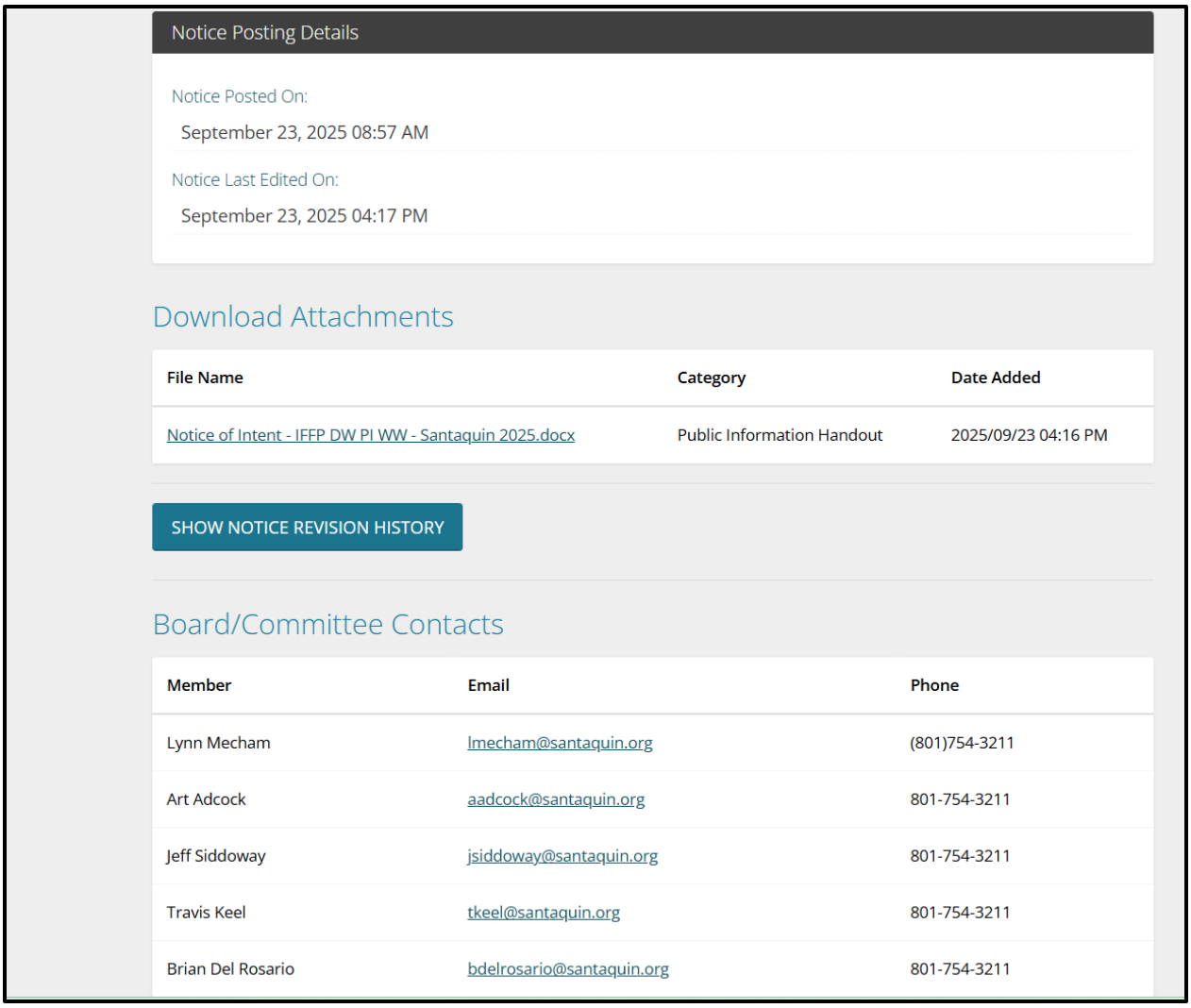
110 S. Center Street
Santaquin, UT 84655
Show in Apple Maps | Show in Google Maps

Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov



Notice Posting Details

Notice Posted On:

September 23, 2025 08:57 AM

Notice Last Edited On:

September 23, 2025 04:17 PM

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

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Board/Committee Contacts

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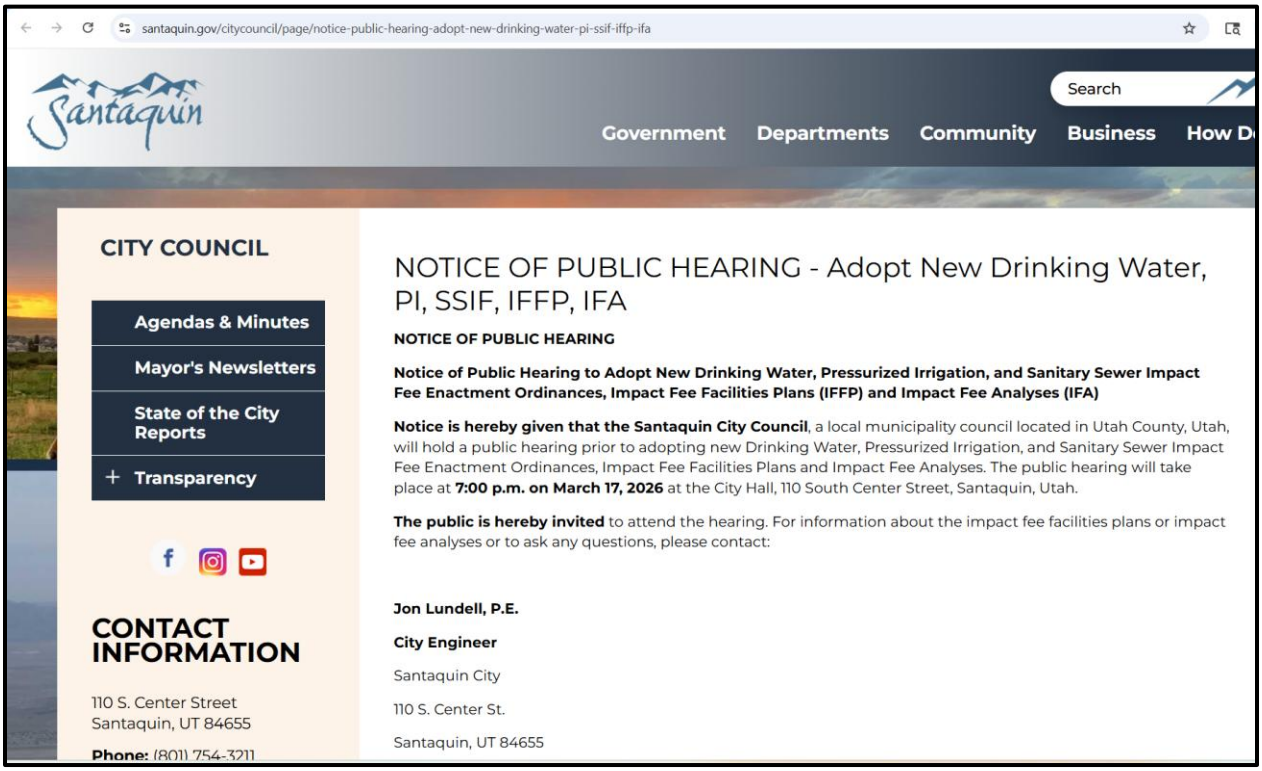
Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

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

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



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

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

SUBSCRIBE TO PUBLIC BODY

General Information

Government Type:
Municipality

Entity:
Santaquin

Public Body:
City Council

Notice Information

Add Notice to Calendar

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

Notice Type(s):
Notice, Hearing

Event Start Date & Time:
March 17, 2026 07:00 PM

Santaquin City

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

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

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

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

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

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Meeting Information

Meeting Location:

110 S CENTER STREET
Santaquin/Utah County, UT 84655
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Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

March 06, 2026 12:16 PM

Notice Last Edited On:

March 06, 2026 12:16 PM

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

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Board/Committee Contacts

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Board/Committee Contacts