



Pressurized Irrigation Impact Fee Facilities Plan



SANTAQUIN

March 2026



Santaquin

**PRESSURIZED IRRIGATION
IMPACT FEE FACILITY PLAN**

(HAL Project No.: 415.10.200)

March 2026



ACKNOWLEDGMENTS

Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

The City of Santaquin

- Jason Callaway, Public Works Director
- Norm Beagley, City Manager
- Jon Lundell, City Engineer
- Pat Hatfield, Water System Superintendent
- Josh Carr, GIS Administrator

Hansen, Allen & Luce, Inc.

- Steve Jones, Principal in Charge
- Chris Thompson, Project Manager
- Dana Tran, Project Engineer
- Jason Biesinger, Project Engineer

ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

ABBREVIATIONS

City Santaquin City

ACRONYMS

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

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 PI Master Plan. Distribution facilities must be designed with capacity for peak day demands.

Distribution Pipe. Distribution Pipe includes main lines that convey PI 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 PI 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 pressurized irrigation 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 PI Master Plan. Storage facilities must be designed with capacity for equalization 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.

TABLE OF CONTENTS

ACKNOWLEDGMENTS i

ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS ii

 ABBREVIATIONS ii

 ACRONYMS ii

 UNITS ii

 DEFINITIONS ii

TABLE OF CONTENTSiv

LIST OF TABLES 1-1

LIST OF FIGURES 1-1

Chapter 1 – INTRODUCTION 1-1

 IMPACT FEE ENACTMENT PROCESS 1-1

 NOTICES 1-1

 EXECUTIVE SUMMARY 1-2

 CERTIFICATION 1-6

Chapter 2 – DEMOGRAPHICS AND GROWTH 2-1

 UNDEVELOPED LAND 2-1

 POPULATION 2-2

 DATA YEAR AND MASTER PLANNED 2-2

 IRRIGATED ACREAGE 2-3

Chapter 3 – IMPACT FEE FACILITIES PLAN 3-1

 OVERVIEW 3-1

 SOURCE 3-3

 STORAGE 3-5

 MISC FACILITIES 3-6

 PLANNING 3-6

 DISTRIBUTION 3-7

 SERVICE AREA 3-8

 IMPACT FEE FACILITIES PLAN 3-8

APPENDICES I

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

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

LIST OF TABLES

Table 1-1 Pressurized Irrigation Impact Fee Facilities Plan1-3
 Table 1-2 Pressurized Irrigation LOS Parameters1-4
 Table 1-3 Pressurized Irrigation Level of Service per ERC.....1-5
 Table 2-1 Census Population Projections.....2-2
 Table 2-2 Projected Master Planned Development2-2
 Table 2-3 End of Data Year Developed Land and Population Summary2-3
 Table 2-4 Population - End of Data Year and Master Planned2-3
 Table 2-5 Irrigated Acres by Residential Lot Size2-4
 Table 2-6 Equivalent Residential Connection Lot2-5
 Table 3-1 Source CIP Projects3-1
 Table 3-2 Storage CIP Projects.....3-3
 Table 3-3 Distribution CIP Projects3-3
 Table 3-4 Existing Pressurized Irrigation System Sources3-4
 Table 3-5 Source Existing Excess Capacity3-5
 Table 3-6 Source ERC LOS3-5
 Table 3-7 Existing Storage Facilities and Capacity.....3-5
 Table 3-8 Storage Existing Excess Capacity3-6
 Table 3-9 Storage ERC LOS.....3-6
 Table 3-10 Regional Distribution ERC LOS.....3-7
 Table 3-11 Pressurized Irrigation Pipe Upsize Percentage3-7
 Table 3-12 Pressurized Irrigation Impact Fee Facilities Plan3-9

LIST OF FIGURES

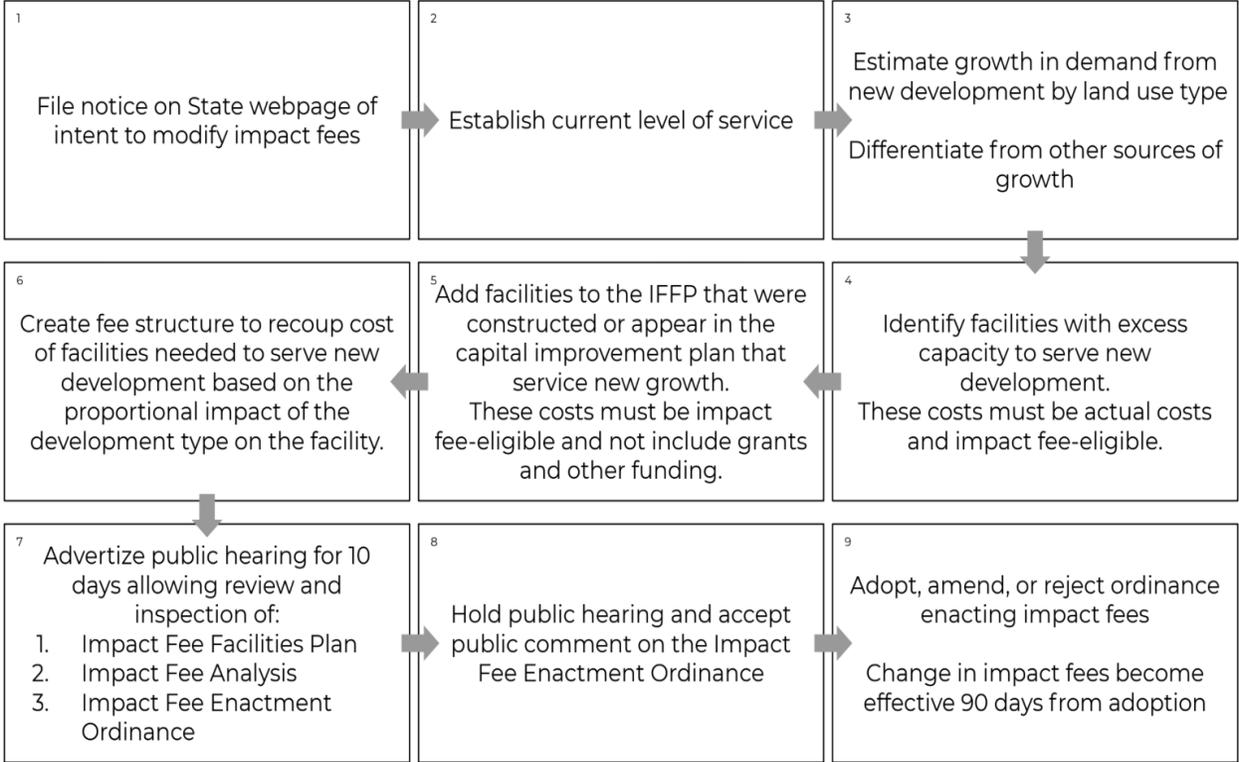
Figure 1-1 Impact Fee Enactment Process1-1
 Figure 2-1 Pressurized Irrigation Master Plan Undeveloped Land.....2-1
 Figure 2-2 ERC Irrigated Acreage Percentage2-4
 Figure 3-1 Master Planned Pressurized Irrigation System.....3-1
 Figure 3-2 Pressurized Irrigation Master Plan Projects 0-10 Year Timeframe3-2
 Figure 3-3 Pressurized Irrigation Master Plan Projects 10-20 Year Timeframe3-2

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

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 pressurized irrigation 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
Pressurized Irrigation Impact Fee Facilities Plan**

Source	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Excess Cap	LOS/ERC	Cost/gpm
Winter Storage WRF Reuse Pump Upsize from 650 GPM to 1,200 GPM 400 S 100 W Summit Crk Irrig Well Connections	FY2018	\$129,160	45.83%	\$59,198	550 gpm	567 ERCs	0.97 gpm	\$107.63
	FY2026	\$300,000	100.00%	\$300,000	1,400 gpm	567 ERCs	0.97 gpm	\$214.29
WEIGHTED AVERAGE								\$184.20
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [21.16% Zone 11W 3.25 MG Tank]	FY2022	\$2,377,070	100.00%	\$2,899,844	3,250,000 gal	1,569 ERCs	1,817 gal	\$0.89
WEIGHTED AVERAGE								\$0.89
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	7,709 ERCs	3,752 ERCs	11,461 ERCs	\$121.43
Summit Ridge 12" PRV	FY2020	\$57,329	67.00%	\$13,285	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$1.83
Canyon Rd 3,000 gpm Booster Pump Station Zions 2018 PI Bond (58.4% PI Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,251,120	7,565 ERCs	3,896 ERCs	11,461 ERCs	\$165.39
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [7.33% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$823,580	100.00%	\$3,200,650	6,782 ERCs	4,679 ERCs	11,461 ERCs	\$471.93
Stone Hollow Backflow Preventer - Zone 10W	FY2020	\$32,179	100.00%	\$32,179	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$4.43
Zone 10 ULS Connection	FY2026	\$450,000	100.00%	\$450,000	5,947 ERCs	5,514 ERCs	11,461 ERCs	\$75.67
TOTAL								\$840.68
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$35.24
Master Plan Studies	FY2022	\$145,650	100.00%	\$145,650	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$62.97
TOTAL								\$98.21

Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS/ERC	ERCs	Cost/cf
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - Summit Ridge 500 S Summit Ridge 7,950' 16" & 7,500' 24" Lines - Zone 11W	FY2022	\$3,687,424	44.75%	\$1,879,981	31,629 cf	25.0 cf	1,265 ERCs	\$59.44
Summit Ridge Santaquin Peaks 5,660' 12"	FY2023	\$265,004	20.69%	\$161,040	3,334 cf	25.0 cf	133 ERCs	\$48.30
WEIGHTED AVERAGE								\$58.38

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 pressurized irrigation source, storage, and distribution systems. All systems have LOS categories defined in the Definitions.

**Table 1-2
Pressurized Irrigation LOS Parameters**

Category	Parameter	Source
Maximum Operating Pressure (psi)	130 psi	Master Plan Level of Service (Table 1-2)
Minimum Operating Pressure (psi)	30 psi	Master Plan Level of Service (Table 1-2)
Maximum Daily Pressure Variation	20 psi	Master Plan Level of Service (Section 5-2)
Minimum or Local Pipe Size (in)	6 in	City Standards
Residential Service Meter Size (in)	1 in	Santaquin Fee Schedule, Meter Fees
Minimum Required Source Capacity	Peak Day of a Peak Year Flow	
Minimum Required Annual Source Capacity	Peak Year Annual Demand	
Minimum Required LOS Equalization Storage per ERC (% of Avg Day Peak Year)	80%	
Emergency Storage (% of Equalization Storage)	0%	

**Table 1-3
Pressurized Irrigation Level of Service per ERC**

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Source LOS/ERC	1.45 gpm	1.45 gpm	0.97 gpm	100.00%
Storage LOS/ERC	2,334 gal	2,334 gal	1,817 gal	100.00%
Distribution LOS/ERC	25.28 cf	25.28 cf	25.00 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 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.

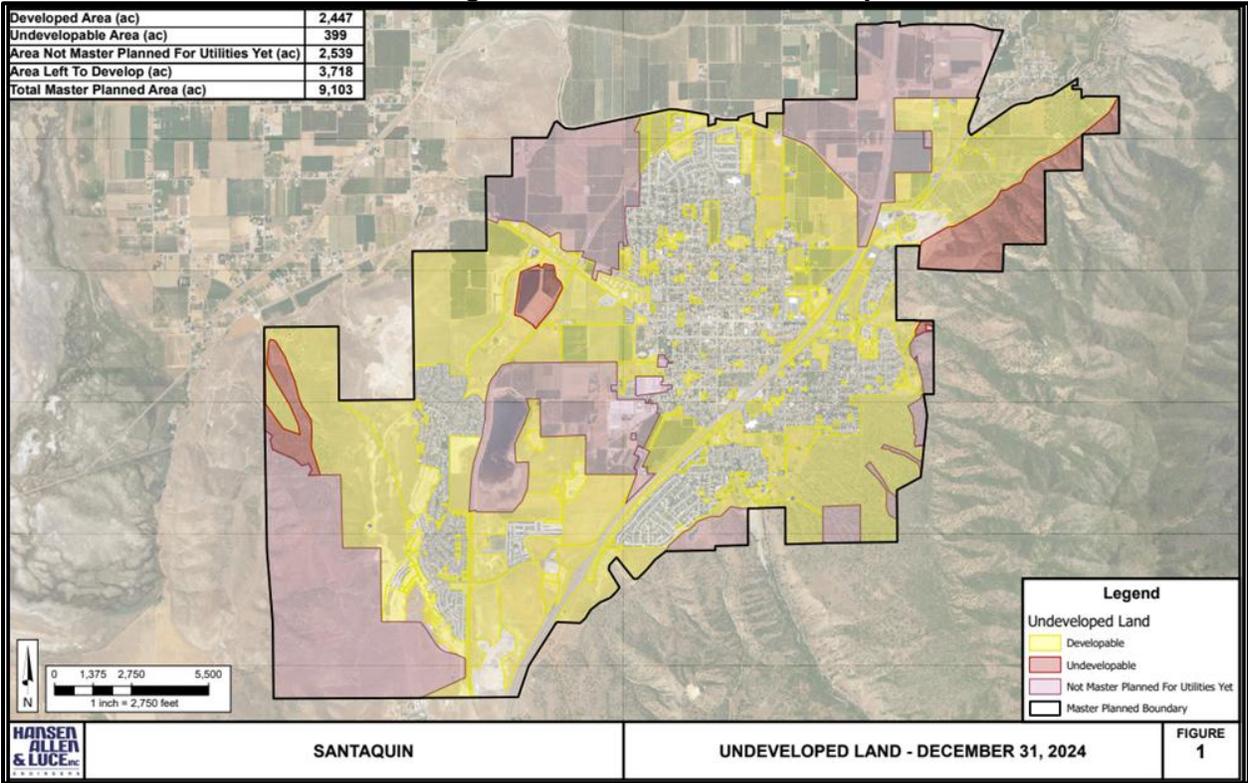
CHAPTER 2 – DEMOGRAPHICS AND GROWTH

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 PI Master Plan 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
Pressurized Irrigation 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		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		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%

Source: Census, MAG MPO

DATA YEAR AND MASTER PLANNED

Table 2-2 summarizes development information for the land area master planned in the PI Master Plan 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 PI Master Plan

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

IRRIGATED ACREAGE

Outdoor water demands are based on irrigated acreage. Existing irrigated acreage percentages were estimated using multi-spectral aerial imagery analysis as shown in Figure 2-2. The units used for the pressurized irrigation impact fee is per Equivalent Residential Connection (ERC) or acre. The ERC was determined by calculating the irrigated acreage within a residential parcel and applying that to the average residential parcel size. Table 2-5 shows the irrigated acreage by lot size calculated from this study.

Figure 2-2
ERC Irrigated Acreage Percentage



Table 2-5
Irrigated Acres by Residential Lot Size

Lot Size	Acres	Irrigated Acres	ERC
Average Single Family Residential Lot	0.21 acres	0.11 acres	1.00 ERC
1 Acre of Landscaped Area	1.00 acres	1.00 acres	8.78 ERCs
Lot Size	% Landscaped	Irrigated Area	Factor
2000 sq-ft or less	15.00%	300 sq-ft	0.06
2,001-3,000 sq-ft	26.00%	650 sq-ft	0.13
3,001-4,000 sq-ft	39.29%	1,375 sq-ft	0.27
4,001-5,000 sq-ft	44.44%	2,000 sq-ft	0.39
5,001-6,000 sq-ft	48.18%	2,650 sq-ft	0.51
6,001-7,000 sq-ft	50.00%	3,250 sq-ft	0.63
7,001-8,000 sq-ft	51.33%	3,850 sq-ft	0.75
8,001-9,000 sq-ft	52.65%	4,475 sq-ft	0.87
9,001-10,000 sq-ft	54.21%	5,150 sq-ft	1.00
10,001-11,000 sq-ft	55.95%	5,875 sq-ft	1.14
11,001-12,000 sq-ft	57.61%	6,625 sq-ft	1.29
12,001-16,000 sq-ft	61.96%	8,675 sq-ft	1.68
16,001-20,000 sq-ft	64.86%	11,675 sq-ft	2.27
Greater than 20,001 sq-ft	67.50%	16,875 sq-ft	3.28

Table 2-6 shows the calculations for an ERC. To simplify calculations, an ERC ratio to the average lot was calculated to apply to calculate ERCs. These ratios are found in Table 2-5 for single family residential units and 2-6 for multi-family residential and non-residential development.

**Table 2-6
Equivalent Residential Connection Lot**

ERC Lot Size (acres)	0.21 acres
% Irrigated Area	54.21%
ERC Irrigated Acreage	0.11 acres
ERC Ratio per Acre of Irrigated Area for Multi-Family and Non-Residential Development	8.78

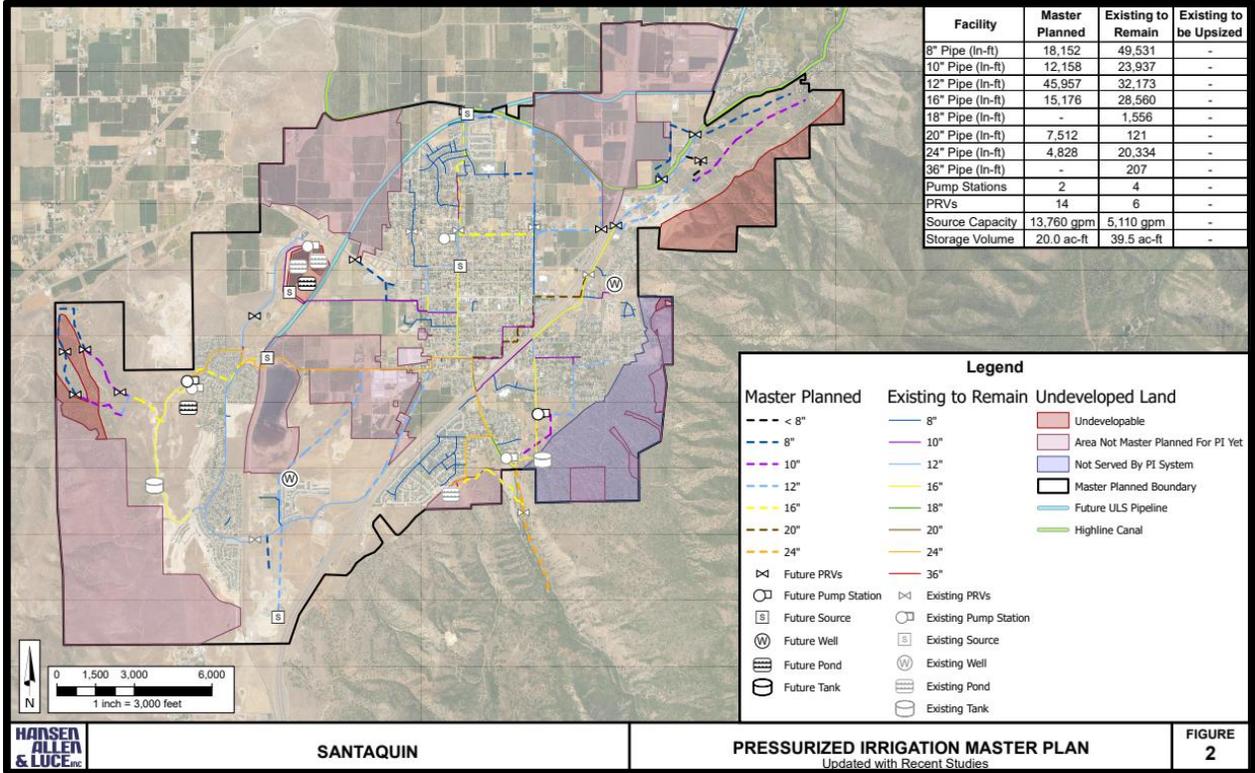
Source: City GIS

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

HAL completed a system model and PI Master Plan for the City. Master planned future system improvements are based on the model requirements to meet the LOS Parameters established in the PI Master Plan 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 Pressurized Irrigation System**



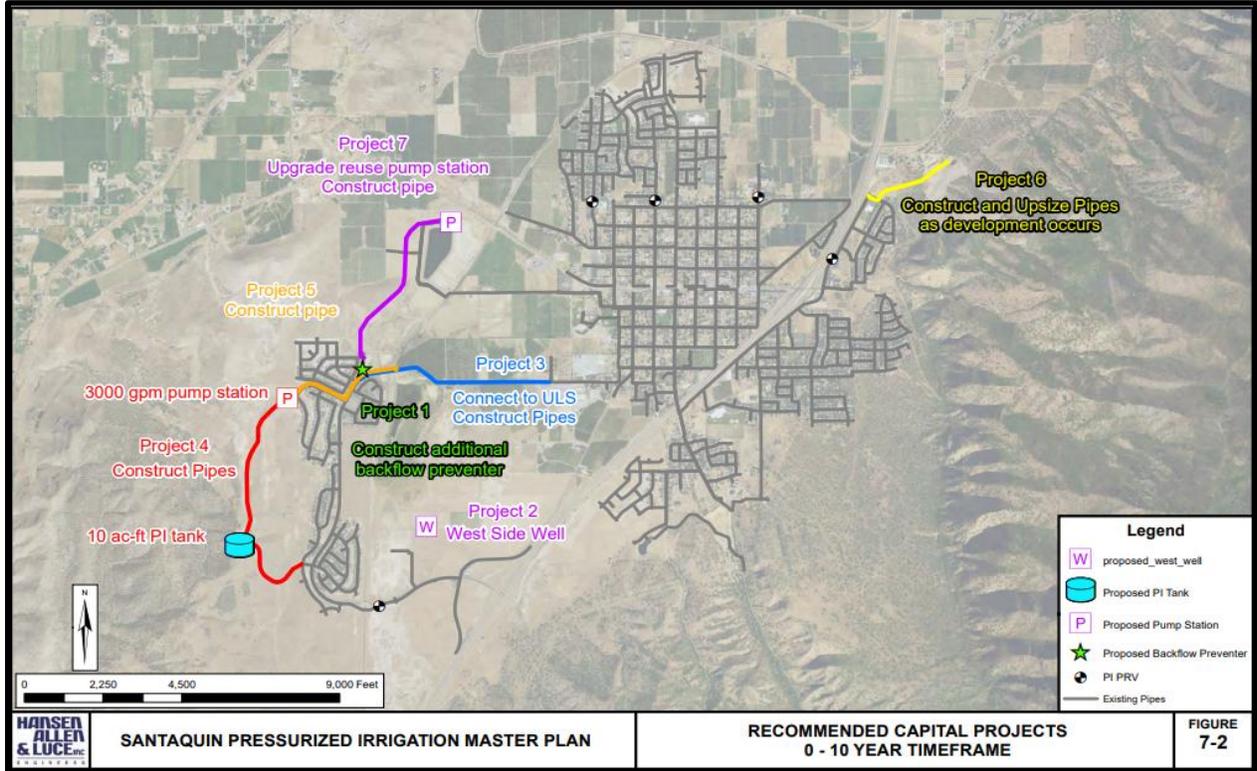
The following projects found in Tables 3-1, 3-2, and 3-3 are identified in the PI Master Plan to be needed for future growth. They are also shown graphically in Figures 3-1, 3-2, and 3-2. For more detail on each project, see the PI Master Plan.

**Table 3-1
Source CIP Projects**

PI Master Plan Map ID	Project	Cost
2	Drill new well to serve Zone 10	\$701,000
3	ULS West Connection	\$1,596,000
4	Zone 11W pump station	\$2,474,500
7	Increase booster station capacity	\$1,489,000
15	Install pump station on south side	\$1,126,000
Total		\$7,386,500

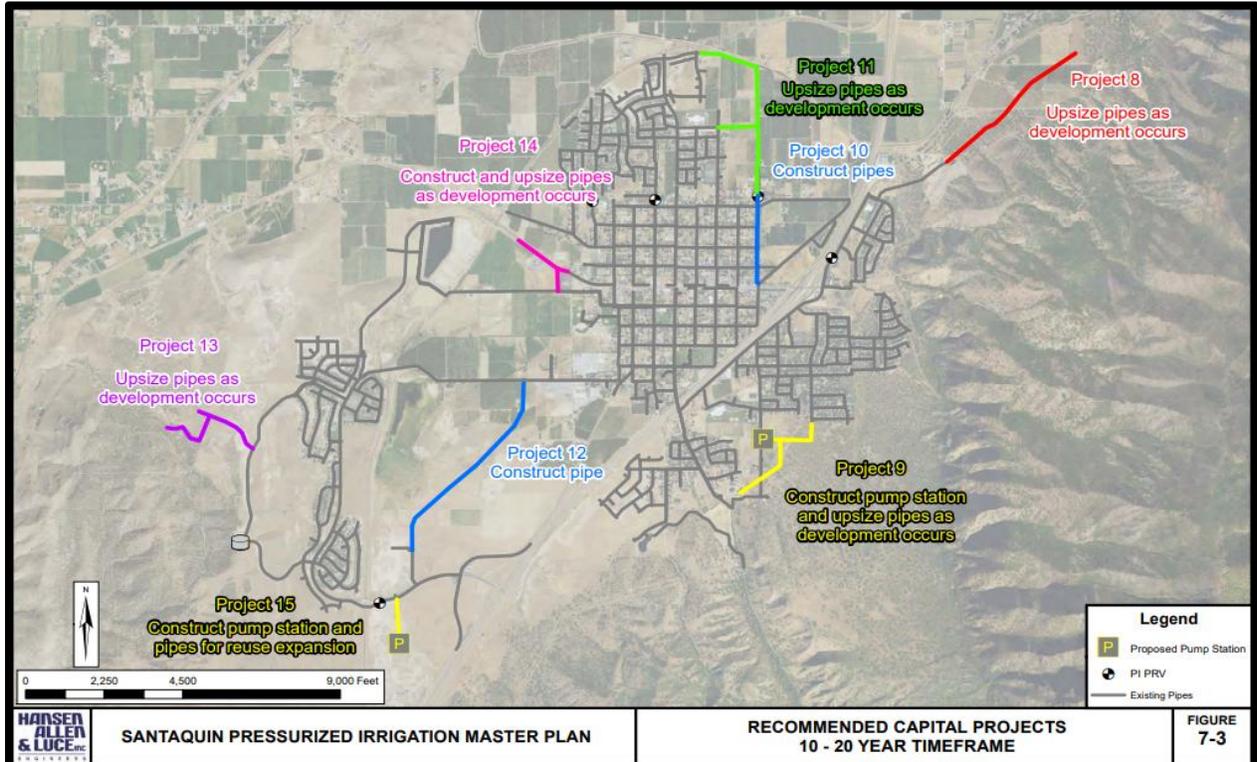
Source: 2021 PI Master Plan

Figure 3-2
 Pressurized Irrigation Master Plan Projects 0-10 Year Timeframe



Source: 2021 PI Master Plan

Figure 3-3
 Pressurized Irrigation Master Plan Projects 10-20 Year Timeframe



Source: 2021 PI Master Plan

Table 3-2
Storage CIP Projects

PI Master Plan Map ID	Project	Cost
4	Construct Zone 11W storage pond	\$2,474,500
Total		\$2,474,500

Source: 2021 PI Master Plan

Table 3-3
Distribution CIP Projects

PI Master Plan Map ID	Length	Diameter	Cost
5	3,600 In-ft	16 in	\$687,000
10	2,700 In-ft	12 in	\$470,000
Total			\$1,157,000

Source: 2021 PI Master Plan

The following sections give detail on the impact fee calculations for each of the five components of a pressurized irrigation 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 pressurized irrigation sources include wells, springs, and streams. It can be received through irrigation or district canals and pipelines. Some outdoor usage is currently supplied by the drinking water system.

Table 3-4 contains the existing pressurized irrigation sources and their capacity.

**Table 3-4
Existing Pressurized Irrigation System Sources**

Source	Peak Flow	Average Flow	Reliable/Dry Year Flow	Peak Flow Annual Capacity	Average Flow Annual Capacity	Reliable/Dry Year Annual Capacity
Spring #1	137 gpm	137 gpm	75 gpm	221 ac-ft	221 ac-ft	121 ac-ft
Center St Well	560 gpm	525 gpm	490 gpm	903 ac-ft	847 ac-ft	790 ac-ft
Summit Creek Irrigation Canal Co #1 (Well)	1,054 gpm	1,054 gpm	1,054 gpm	1,700 ac-ft	1,700 ac-ft	1,700 ac-ft
Summit Creek Irrigation Canal Co #2 (Stream)	575 gpm	575 gpm	575 gpm	928 ac-ft	928 ac-ft	928 ac-ft
Type 1 Reuse Ponds	1,250 gpm	1,250 gpm	1,250 gpm	2,016 ac-ft	2,016 ac-ft	2,016 ac-ft
ULS North	0 gpm	0 gpm	0 gpm	0 ac-ft	0 ac-ft	0 ac-ft
ULS West	4,568 gpm	4,568 gpm	4,568 gpm	909 ac-ft	909 ac-ft	909 ac-ft
Total	8,144 gpm	8,109 gpm	8,012 gpm	6,677 gpm	6,621 gpm	6,464 gpm
Proposed LOS Flow / Peak Year Volume per ERC	0.97 gpm	0.97 gpm	0.97 gpm	0.685 ac-ft	0.685 ac-ft	0.685 ac-ft
Proposed Total LOS Flow / Peak Year Volume	5,349 gpm	5,349 gpm	5,349 gpm	3,777 ac-ft	3,777 ac-ft	3,777 ac-ft
Total Excess Source Capacity	2,795 gpm	2,760 gpm	2,663 gpm	2,900 ac-ft	2,844 ac-ft	2,687 ac-ft
Backup Source - DW Gravity Springs 2-5 PI Bypass	1,000 gpm	1,000 gpm	1,000 gpm	1,613 ac-ft	1,613 ac-ft	1,613 ac-ft
Backup Source - Summit Ridge DW Well	375 gpm	375 gpm	375 gpm	605 ac-ft	605 ac-ft	605 ac-ft
Total with Backup Sources	9,519 gpm	9,484 gpm	9,387 gpm	8,895 ac-ft	8,839 ac-ft	8,682 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 is shown in Table 3-5.

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

Proposed LOS Fiscal Year				FY2026	
Capacity	Prop LOS gpd/ERC	Current ERCs	Prop LOS Capacity	Avail LOS Capacity	Avail ERCs
8,012 gpm	0.97 gpm	5,514 ERCs	5,349 gpm	2,663 gpm	2,746 ERCs
Master Planned Fiscal Year				FY2050	
Capacity	Prop LOS gpd/ERC	Master Planned ERCs	Prop LOS Capacity	Avail LOS Capacity	Avail ERCs
5,728 gpm	0.97 gpd	11,461 ERCs	11,117 gpm	-5,389 gpm	-5,556 ERCs
First Year without Excess Capacity				FY2034	

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	8,012 gpm
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Additional Master Planned ERCs	5,947 ERCs
Base LOS	1.45 gpm
Base LOS Fiscal Year	FY2026
Existing LOS	1.45 gpm
Proposed LOS per ERC	0.97 gpm
% IF Reimbursable	100.00%

STORAGE

Santaquin currently operates one irrigation pond and two tanks. The purpose of storage within the pressurized irrigation water system is to provide equalization storage for those periods where demand exceeds the source supply. Equalization storage requirements were based on irrigated acreage and the level of service determined based on analysis of water usage data.

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

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

Facility	Capacity
Ahlin Pond Zone 10 (MG)	6.35 MG
Zone 11 E PI Tank (MG)	3.26 MG
Zone 11 W PI Tank (MG)	3.26 MG
Total	12.87 MG

The existing excess capacity for storage is shown in Table 3-8.

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

Proposed LOS Fiscal Year				FY2026	
Capacity	Proposed LOS/ERC	Current ERCs	Proposed LOS Storage	Available	Available ERCs
12.87 MG	1,817.00 gal	5,514 ERCs	10.02 MG	2.85 MG	517 ERCs
Master Planned Fiscal Year				FY2050	
Capacity	Proposed LOS/ERC	Master Planned ERCs	Proposed LOS Storage	Available	Available ERCs
12.87 MG	1,817.00 gal	11,461 ERCs	20.82 MG	-7.95 MG	-694 ERCs
First Year without Excess Capacity				FY2033	

Source: PI Master Plan, Water Division

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	12.87 MG
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Additional Master Planned ERCs	5,947 ERCs
Base LOS	2,334 gallons
Base LOS Fiscal Year	FY2024
Existing LOS	2,334 gallons
Proposed LOS	1,817 gallons
% IF Reimbursable	100.00%

MISC FACILITIES

Misc facilities include pressurized irrigation 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 pressurized irrigation 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 36 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 ponds 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**

Local/Minimum Conveyance Pipe Size	6 in
Existing Regional Volume	133,136 cf
Future Master Planned Regional Volume	81,430 cf
Existing Pressurized Irrigation ERCs	5,514 ERCs
Master Planned Pressurized Irrigation ERCs	11,461 ERCs
Existing Regional Volume LOS per ERC (cf)	25.3 cf
Base Regional Volume LOS per ERC (cf)	25.3 cf
Proposed Established Regional Volume per ERC (cf)	25.0 cf
% Impact Fee Reimbursable	100.00%

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

**Table 3-11
Pressurized Irrigation Pipe Upsize Percentage**

Pipe Size	Upsize Percentage	IF Percentage
8 in Pressurized Irrigation Pipe	4.17%	4.17%
10 in Pressurized Irrigation Pipe	14.81%	14.81%
12 in Pressurized Irrigation Pipe	20.69%	20.69%
14 in Pressurized Irrigation Pipe	25.81%	25.81%
16 in Pressurized Irrigation Pipe	34.29%	34.29%
18 in Pressurized Irrigation Pipe	37.84%	37.84%
20 in Pressurized Irrigation Pipe	43.90%	43.90%
24 in Pressurized Irrigation Pipe	52.08%	52.08%
30 in Pressurized Irrigation Pipe	62.30%	62.30%
36 in Pressurized Irrigation Pipe	68.92%	68.92%

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

IMPACT FEE FACILITIES PLAN

Figures 3-1, 3-2, and 3-3 show the pressurized irrigation facilities needed to maintain the Proposed LOS as development occurs in the City. These facilities are determined from the CIPs in the PI Master Plan 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 pressurized irrigation 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
Pressurized Irrigation Impact Fee Facilities Plan**

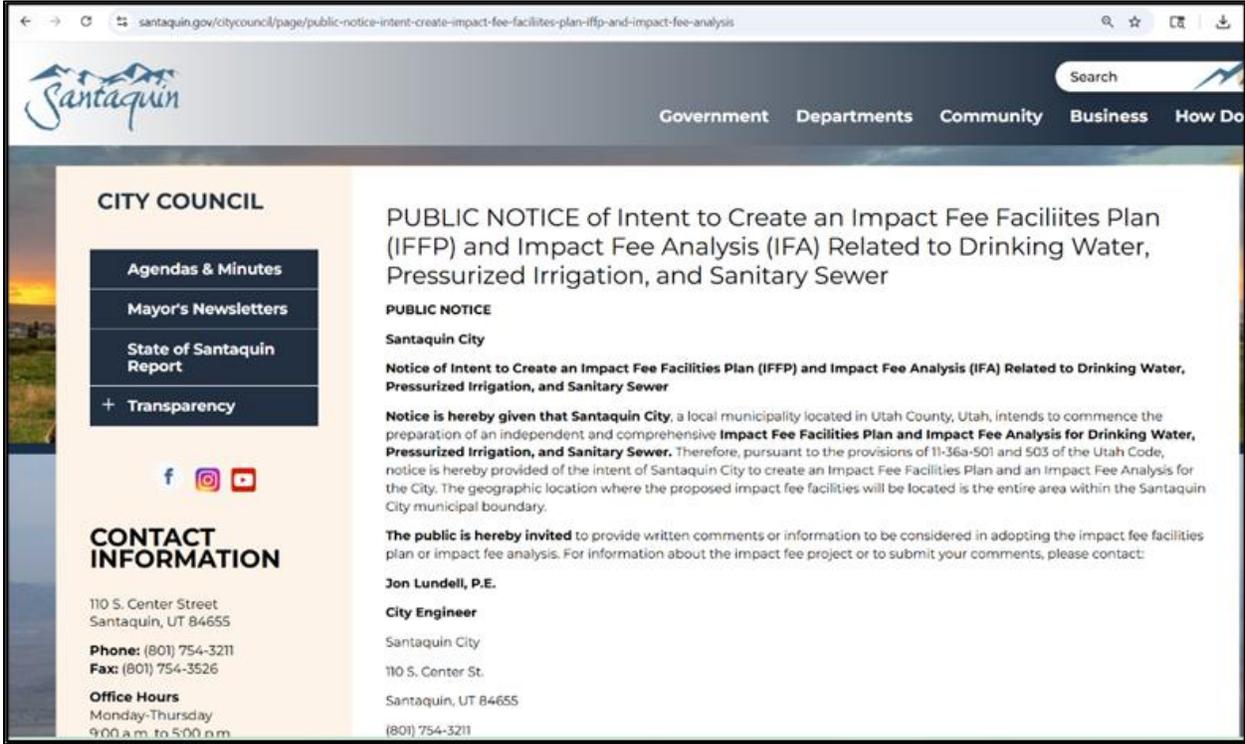
Source	Begin	Total Cost	IF %	IF & Interest Cost	Add Capacity	Excess Cap	LOS/ERC	Cost/gpm
Winter Storage WRF Reuse Pump Upsize from 650 GPM to 1,200 GPM 400 S 100 W Summit Crk Irrig Well Connections	FY2018	\$129,160	45.83%	\$59,198	550 gpm	567 ERCs	0.97 gpm	\$107.63
	FY2026	\$300,000	100.00%	\$300,000	1,400 gpm	567 ERCs	0.97 gpm	\$214.29
WEIGHTED AVERAGE								\$184.20
Storage	Begin	Total Cost	IF %	IF & Interest Cost	Capacity	Excess Cap	LOS/ERC	Cost/gal
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [21.16% Zone 11W 3.25 MG Tank]	FY2022	\$2,377,070	100.00%	\$2,899,844	3,250,000 gal	1,569 ERCs	1,817 gal	\$0.89
WEIGHTED AVERAGE								\$0.89
Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	7,709 ERCs	3,752 ERCs	11,461 ERCs	\$121.43
Summit Ridge 12" PRV	FY2020	\$57,329	67.00%	\$13,285	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$1.83
Canyon Rd 3,000 gpm Booster Pump Station Zions 2018 PI Bond (58.4% PI Booster, 41.6% PI Zone 11E Tank)	FY2018	\$1,004,779	100.00%	\$1,251,120	7,565 ERCs	3,896 ERCs	11,461 ERCs	\$165.39
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - [7.33% 3,000 gpm Booster Pump Station - Zone 11W]	FY2022	\$823,580	100.00%	\$3,200,650	6,782 ERCs	4,679 ERCs	11,461 ERCs	\$471.93
Stone Hollow Backflow Preventer - Zone 10W	FY2020	\$32,179	100.00%	\$32,179	7,267 ERCs	4,194 ERCs	11,461 ERCs	\$4.43
Zone 10 ULS Connection	FY2026	\$450,000	100.00%	\$450,000	5,947 ERCs	5,514 ERCs	11,461 ERCs	\$75.67
TOTAL								\$840.68
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$35.24
Master Plan Studies	FY2022	\$145,650	100.00%	\$145,650	2,313 ERCs	4,679 ERCs	6,992 ERCs	\$62.97
TOTAL								\$98.21

Distribution	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS/ERC	ERCs	Cost/cf
Summit Ridge 2021 Bond (32.33% City Hall, 61.30% PI, 6.36% DW) - Summit Ridge 500 S Summit Ridge 7,950' 16" & 7,500' 24" Lines - Zone 11W	FY2022	\$3,687,424	44.75%	\$1,879,981	31,629 cf	25.0 cf	1,265 ERCs	\$59.44
Summit Ridge Santaquin Peaks 5,660' 12"	FY2023	\$265,004	20.69%	\$161,040	3,334 cf	25.0 cf	133 ERCs	\$48.30
WEIGHTED AVERAGE								\$58.38

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, & WW IFFP AND IFA



The screenshot shows a web browser window with the URL `utah.gov/pmn/sitemap/notice/1025109.html`. The page header includes the Utah.gov logo, navigation links for 'Services' and 'Agencies', and the text 'A Secure Online Service from Utah.gov'. Below this is a dark teal banner with the Utah.gov logo and the text 'PUBLIC NOTICE WEBSITE' and 'DIVISION OF ARCHIVES AND RECORDS SERVICE'. The main content area features a breadcrumb trail: 'Santaquin City Council' followed by 'Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer'. The title of the notice is 'Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer'. A blue button labeled 'SUBSCRIBE TO PUBLIC BODY' is positioned below the title. A 'General Information' section contains the following details: Government Type: Municipality; Entity: Santaquin; Public Body: City Council. A 'Notice Information' section is partially visible at the bottom.

[Add Notice to Calendar](#)

Notice Title:

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

Notice Type(s):

Notice

Event Start Date & Time:

November 24, 2025 05:00 PM

Description/Agenda:

Santaquin City

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

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

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

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

Santaquin, UT 84655
(801) 754-3211

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

Notice of Special Accommodations (ADA):

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

Notice of Electronic or Telephone Participation:

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

Other Information:

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

Meeting Information

Meeting Location:

110 S. Center Street
Santaquin, UT 84655

[Show in Apple Maps](#) [Show in Google Maps](#)

Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:
September 23, 2025 08:57 AM

Notice Last Edited On:
September 23, 2025 04:17 PM

Download Attachments

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

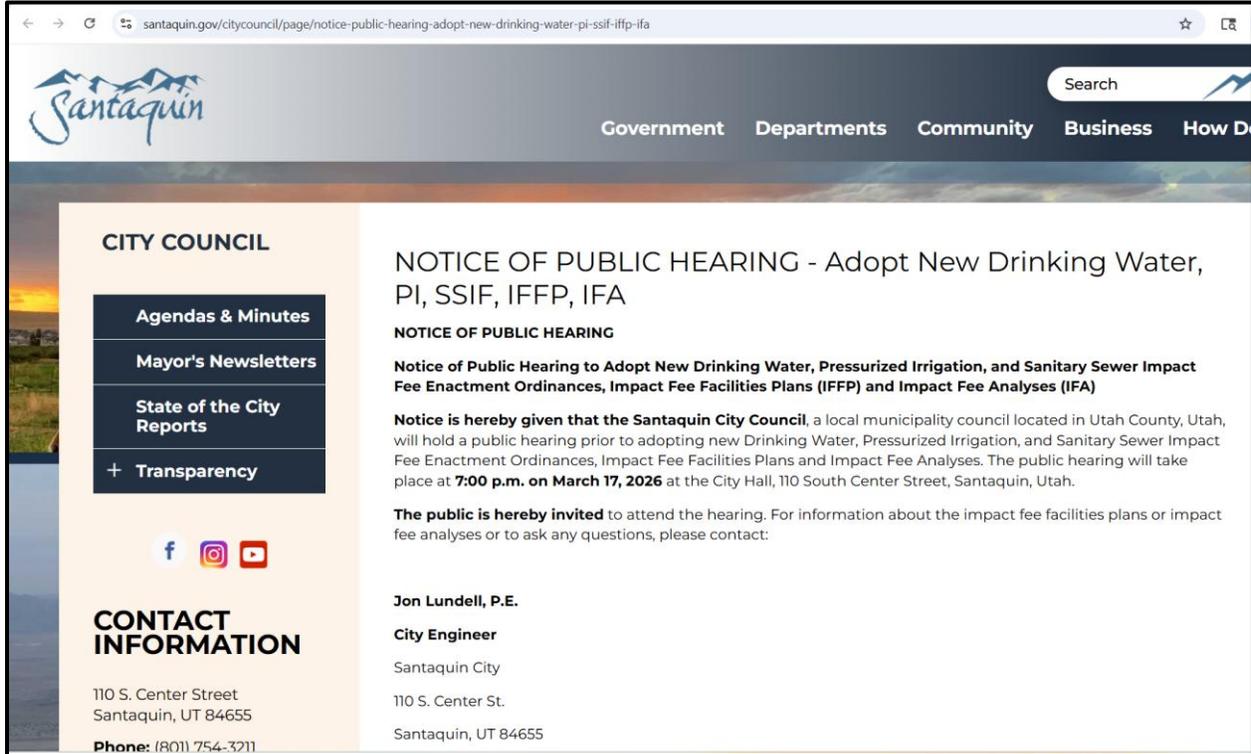
SHOW NOTICE REVISION HISTORY

Board/Committee Contacts

Member	Email	Phone
Lynn Mecham	lmecham@santaquin.org	(801)754-3211
Art Adcock	aadcock@santaquin.org	801-754-3211
Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

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

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





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)
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)

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.

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/Utah County, UT 84655

Show in Apple Maps

Show in Google Maps

Contact Name:

Stephanie Chistensen

Contact Email:

schristensen@santaquin.gov

Notice Posting Details

Notice Posted On:

March 06, 2026 12:16 PM

Notice Last Edited On:

March 06, 2026 12:16 PM

Download Attachments

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

Download Attachments

Board/Committee Contacts

Member	Email	Phone
Lynn Mecham	lmecham@santaquin.org	(801)754-3211
Art Adcock	aadcock@santaquin.org	801-754-3211
Jeff Siddoway	jsiddoway@santaquin.org	801-754-3211
Travis Keel	tkeel@santaquin.org	801-754-3211
Brian Del Rosario	bdelrosario@santaquin.org	801-754-3211

Board/Committee Contacts