



Sanitary Sewer Impact Fee Analysis



SANTAQUIN

March 2026



Santaquin

SANITARY SEWER

IMPACT FEE ANALYSIS

(HAL Project No.: 415.10.300)

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

UNITS

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

DEFINITIONS

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

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

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

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

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

Collection Pipe. Collection Pipe includes main lines that collect wastewater and are owned by the City.

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

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

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

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

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

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

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

Minimum Size Collection Pipe. The Minimum Size Collection Pipe is defined as the minimum or local collection pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the sanitary sewer system.

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

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

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

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

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

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

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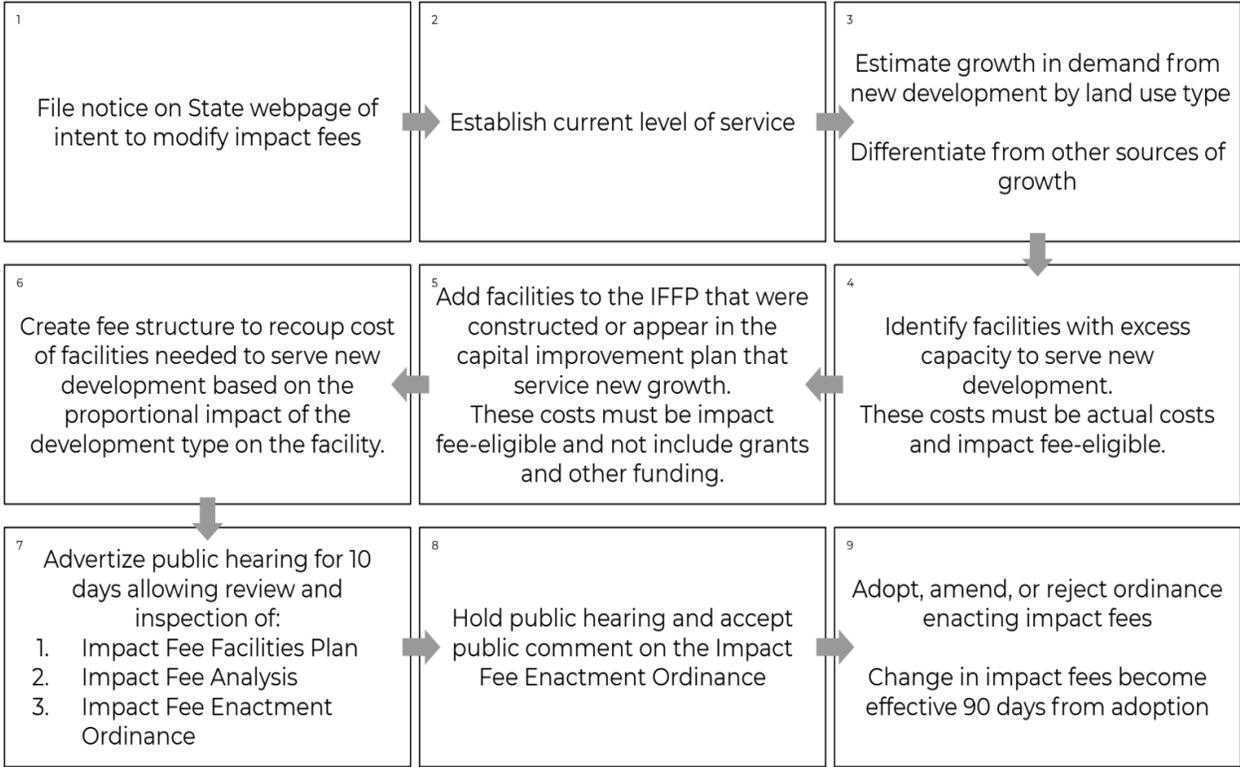
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CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.

**Figure 1-1
Impact Fee Process**



NOTICES

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

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

Utah Code 11-36a-401 requires that impact fees not go into effect until 90 days after the Enactment Date. These dates are found in Table 1-1. This table also includes the Data Year for

this IFA and the IFFP it is based on. The fiscal year the Base LOS was set and the Data Year it was based on are also included in Table 1-1.

**Table 1-1
Enactment and Study Dates**

Data Year	Enactment Date	Effective Date	Base LOS Fiscal Year
2024	3/17/2026	7/1/2026	FY2026

EXECUTIVE SUMMARY

Hansen Allen and Luce, Inc (HAL) completed an IFFP for the City. This IFA is based on that IFFP. The impact fees calculated in this analysis have been developed in accordance with Section 11-36A-304 of the Utah Impact Fees Act.

The impact fee calculated in this IFA is a one-time fee charged to new development to pay for the cost of infrastructure to serve that development. It was developed to ensure that the cost of that infrastructure is fairly apportioned to the different types of anticipated development.

Service Area

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

Level of Service

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

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

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	100.00%

Source: IFFP

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 1-2 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

Impact Fee Credits

When the Proposed LOS is higher than the Existing LOS, impact fee credits are applied so new residents do not also pay an impact fee for costs to raise the Existing LOS. Also, bonds often

include new and existing user costs. New users pay for their portion of the bond through impact fees. Existing users pay through their rates. Since new users have already paid for their portion of the facility through impact fees they receive a credit for what they will pay in user rates over the life of the bond. Table 1-3 shows the NPV credit calculations per ERC for any impact fee components that meet these criteria for a credit.

**Table 1-3
Impact Fee Credits**

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

Source: IFFP, Federal Home Loan Mortgage Corporation

Maximum Allowable Impact Fee

Table 1-4 provides the maximum allowable impact fee for the sanitary sewer system. Where appropriate, the maximum allowable fee is adjusted to reflect the proportional infrastructure needs of different lot size and land use types.

**Table 1-4
Maximum Allowable Sanitary Sewer Impact Fee per ERC**

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

The proposed first year impact fee with credits for an ERC is identified in Table 1-5. It also includes the proposed cost change and percent increase per ERC.

**Table 1-5
Sanitary Sewer Impact Fee per ERC with Credit**

Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	
Maximum Allowable Impact Fee/ERC with Credit	\$5,100.81/ERC	
Previous Impact Fee/ERC	\$5,096.30/ERC	
Proposed Impact Fee/ERC	\$5,100.81/ERC	
Difference	\$4.51/ERC	
% Change	0.09%	
Average Occupancy/ERC		3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Detached ADU	Factor: 0.9000	
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$5,226.92	
Maximum Allowable Impact Fee/Detached ADU	\$4,704.23	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$4,862.58	

The impact fee has been calculated based on 1 ERC which would correspond to a standard 3/4” meter. Larger meters are assumed to serve more than 1 ERC and will have a higher corresponding impact fee. Table 1-6 indicates the impact fee rate schedule based on water meter size. The ERC factor is calculated based on American Water Works Association (AWWA) rated capacity for each meter size.

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

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

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

The sanitary sewer impact fee is charged at the time of building permit issuance. Sanitary Sewer impact fees are charged on a per-ERC basis.

CERTIFICATION

Hansen, Allen & Luce, Inc. certifies that this Impact Fee Analysis (IFA):

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

HANSEN, ALLEN & LUCE, INC.

CHAPTER 2 – SANITARY SEWER IMPACT FEE

SERVICE AREA

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

UPSIZING PERCENTAGE

Table 2-1 contains the upsize percentages for System Improvement collection projects. They are calculated according to current day estimates for collection projects, dividing the cost difference of a regional collection pipe with appurtenances and local one by the cost of the regional. Since the costs are relative, it fairly applies to all project costs whether or not they are the same as the basis costs for the percentage calculations. The IF Percentage is calculated by applying the % Impact Fee Reimbursable in Table 3-10 to the Upsize Percentage.

**Table 2-1
Sanitary Sewer Pipe Upsize Percentage**

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

IMPACT FEE FACILITIES PLAN

Table 2-2 identifies projects and planning studies with impact fee-eligible costs. All costs are based on actual costs or use present-day cost estimates. There are 4 components to a sanitary sewer impact fee: treatment, miscellaneous facilities, planning, and collection. The fees charged for treatment and collection are based on LOS. The fees charged for miscellaneous facilities and planning are based on future ERCs served. Table 2-2 calculates the costs per LOS unit. The IF% removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

**Table 2-2
Sanitary Sewer Impact Fee Facilities Plan**

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

Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	Add ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
TOTAL								\$84.46
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
TOTAL								\$65.80
Collection	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS per ERC	ERCs	Cost/cf
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
WEIGHTED AVERAGE								\$94.68

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

LEVEL OF SERVICE

Table 2-3 has the LOS calculations for the City sanitary sewer treatment and collection systems as calculated in the IFFP.

**Table 2-3
Sanitary Sewer Level of Service per ERC**

Category	Base Year LOS	Existing LOS	Proposed LOS	% Impact Fee Reimbursable
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	100.00%

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 2-3 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

IMPACT FEE CREDITS

When the Proposed LOS is higher than the Existing LOS, impact fee credits are applied so new residents do not also pay an impact fee for costs to raise the Existing LOS. Also, bonds often include new and existing user costs. New users pay for their portion of the bond through impact fees. Existing users pay through their rates. Since new users have already paid for their portion of the facility through impact fees they receive a credit for what they will pay in user rates over the

life of the bond. Table 1-3 shows the NPV credit calculations per ERC for any impact fee components that meet these criteria for a credit.

**Table 2-4
Impact Fee Credits**

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

Source: IFFP, Federal Home Loan Mortgage Corporation

The costs that new residents will pay in user rates to increase the Existing LOS to the Buildout LOS or to make bond payments for projects that benefit existing users in Table 2-2 are divided over the years to the Master Planned Year or end of bond payments. All costs are converted to present day costs and deducted from the component's impact fee.

IMPACT FEE COMPONENTS

The impact fee per ERC for each component of a sanitary sewer system is shown in Table 2-5.

**Table 2-5
Sanitary Sewer Impact Fee Per ERC**

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

MAXIMUM ALLOWABLE IMPACT FEE

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

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

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

The proposed first year impact fee with credits for an ERC is identified in Table 2-7. It also includes the proposed cost change and percent increase per ERC.

**Table 2-7
Sanitary Sewer Impact Fee per ERC with Credit**

Maximum Allowable Impact Fee/ERC	\$5,384.35/ERC	
Maximum Allowable Impact Fee/ERC with Credit	\$5,100.81/ERC	
Previous Impact Fee/ERC	\$5,096.30/ERC	
Proposed Impact Fee/ERC	\$5,100.81/ERC	
Difference	\$4.51/ERC	
% Change	0.09%	
Average Occupancy/ERC		3.64
Average Occupancy/Single Family Dwelling Unit	Factor: 1.0247	3.73
Detached ADU	Factor: 0.9000	
Average Occupancy/Multi-Family Dwelling Unit	Factor: 0.9533	3.47
Maximum Allowable Impact Fee/Single Family Dwelling Unit	\$5,226.92	
Maximum Allowable Impact Fee/Detached ADU	\$4,704.23	
Maximum Allowable Impact Fee/Multi-Family Dwelling Unit	\$4,862.58	

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

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

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

Source: IFFP

Table 2-9 shows the proposed impact fees with credits for the next 6 years. These credits reduce slightly per year according to the NPV credit calculations in Table 2-4.

**Table 2-9
Impact Fee Schedules with Credits**

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

The sanitary sewer impact fee is charged at the time of building permit issuance. Sanitary sewer impact fees are charged on a per-ERC basis.

CHAPTER 3 – ADOPTION, ACCOUNTING, EXPENDITURE, AND REFUNDS

ADOPTION

The Utah Impact Fees Act requires the preparation of an IFFP, impact fee analysis and impact fee enactment prior to adoption of an ordinance adopting or amending impact fees. The IFFP for sanitary sewer was prepared to identify existing excess capacity, existing deficiencies, Existing LOS, Proposed LOS and newly constructed facilities that were required to serve new development in the City.

The written impact fee analysis, using the analysis from the IFFP, identifies the impacts placed on facilities by development activity and how the impacts are related to new development. The analysis also calculates the roughly proportional share of costs of each facility identified in the IFFP attributable to new development and establishes the relative benefit each group will receive from the improvement. The analysis also includes an executive summary of the impact fee analysis providing a brief overview of the impact fee structure, methodology and cost basis used.

The impact fee enactment must be adopted by the City Council to enact the proposed fees. The ordinance may not impose a fee higher than the maximum legal fee defined in the written analysis but may adopt a fee that is lower than the maximum fee. In addition, the ordinance must:

- establish one or more service areas
- include a schedule of the impact fees or the formula by which the fee is derived
- include provisions allowing the City to adjust or modify the fee to take into account any changes or unusual circumstances to ensure that the fee is administered fairly
- include provisions to adjust the fee if independent research or studies determine that it should be different
- include a provision allowing charter and public schools to request the inclusion of facilities on the IFFP and in the calculation of the impact fee

By Utah Code 11-36a-504, the Ordinance may be adopted following a ten (10) day notice period and public hearing. Copies of the proposed Ordinance, written IFFP and Impact Fee Analysis must be made available to the public during the 10-day notice period for public review and inspection in designated public places including the City offices and any public libraries within the jurisdiction. A public hearing shall be held at the end of the 10-day notice period, at which point the Council may adopt, amend and adopt, or reject the Impact Fee Ordinance and proposed fee schedule.

ACCOUNTING

The Impact Fees Act requires that any entity imposing impact fees establish an interest bearing ledger account for each type of public facility for which an impact fee is collected. All impact fee receipts must be deposited into the appropriate account. Any interest earned in each account must remain in the corresponding account. At the end of each fiscal year, the City must prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by each account and each expenditure made from each account.

EXPENDITURE

The City may only expend impact fees for System Improvements identified in the IFFP. All funds collected must be spent or encumbered within six years of collection or the City must provide an extraordinary or compelling reason why the fees must be held longer and provide an ultimate date by which the impact fees collected will be expended. Any fees retained beyond the six years without an extraordinary or compelling reason must be refunded. The improvements financed by impact fees must be owned and operated by the City or another local public entity with which the City has contracted or will contract for services and improvements that will be operated on the City's behalf.

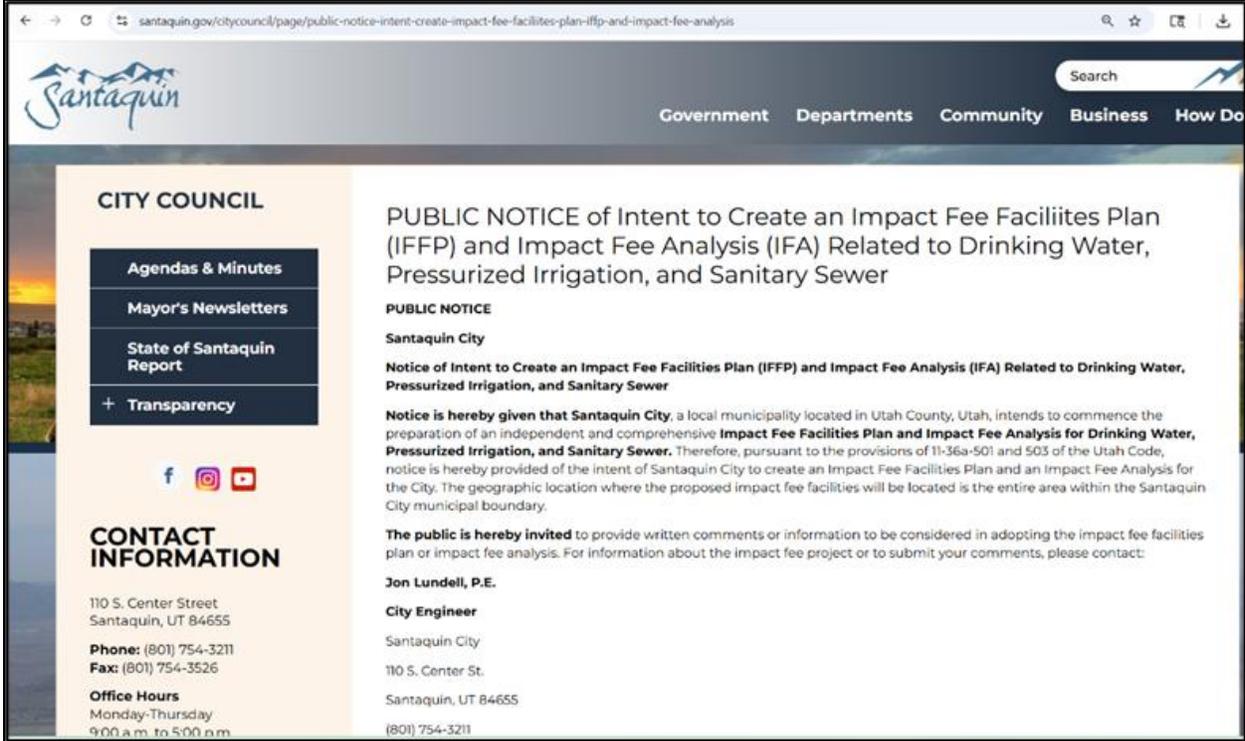
REFUNDS

By Utah Code 11-36a-603, the City is required to refund any impact fees collected, plus interest earned since collection if:

1. A developer who has paid impact fees does not proceed with the development and has filed a written request for a refund,
2. The fees have not been spent or encumbered within six years, or
3. The new development which has paid impact fees has not created an impact upon the system.

APPENDICES

APPENDIX A - NOTICE OF INTENT TO AMEND THE SANITARY SEWER IFFP AND IFA



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 > 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. The 'General Information' section contains the following details: Government Type: Municipality; Entity: Santaquin; Public Body: City Council. The '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

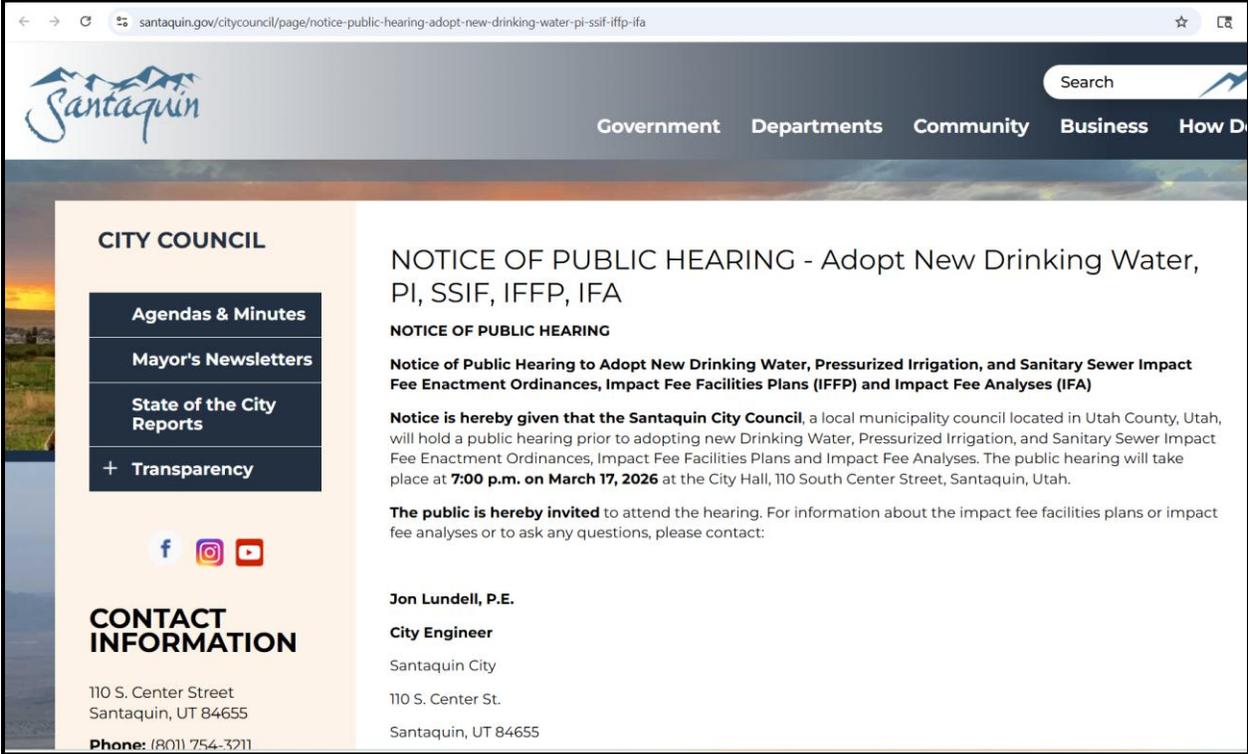
SHOW NOTICE REVISION HISTORY

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 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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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