



RAWSON RANCH SEWER IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS SEPTEMBER 2022 DRAFT



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IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

J-U-B Engineers, Inc. (JUB) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

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

IMPACT FEE ANALYSIS (IFA) CERTIFICATION

JUB and EFG certify that the attached impact fee analysis:

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

JUB and EFG Consulting make this certification with the following caveats:

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

J-U-B Engineers, Inc.

EFG Consulting

SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) for Hooper City (City) to enact a sewer impact fee specific to the area served by the Rawson Ranch Regional Lift Station.

The design and construction by a residential developer of a regional sewage lift station known as the Rawson Ranch Regional Lift Station has prompted the need for a “region-specific” sewer impact fee, separate from sewer impact fees being collected in other areas of the City. The City and its existing residents have provided no sewer infrastructure for the region. The sewage collection, pumping and transmission facilities have been completed at the sole expense of the developer. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP and IFA consists of 176.8 total developable acres as shown in the table below. However, RMR Subdivision, RFR Subdivision and LRS & D Properties is not included in the impact fee analysis since these subdivisions have connected or are proposing to connect directly into the Central Weber Sewer District (CWSD) trunkline and will not use the Rawson Ranch Regional Lift Station. The Rawson Ranch Estates Subdivisions have also not been included in the analysis since the developer has already paid to provide services to this area.

Property	Acreage	Lots
Raw Ute LLC Property	21.5	18
Former and Current Torghele Property	110.6	97
Rawson Ranch Estates Subdivision Phase 1 and 2	32.6	
RMR Subdivision	1.4	
RFR Subdivision	1.5	
LRS & D Properties	9.1	
Total	176.7	116

DEMAND ANALYSIS:

The demand unit utilized in this analysis was lots. The City estimates that the Rawson Ranch Regional Lift Station will serve approximately 116 lots.

LEVEL OF SERVICE

The average day demand on the pump station is estimated at 43,838 gallons which is approximately 257 gallons per lot. The peak day demand is estimated at 175,350 gallons or 1,028 gallons per lot.

EXCESS CAPACITY & CAPITAL FACILITIES

Due to the topography of the ground in the region, the design of the sewer collection system for the region consists of gravity sewer pipelines which flow towards the lowest point in the region. The depths of the sewer lines have been planned so that the sewer from around the region will flow by gravity to the low point. At that point, a lift station (pumping plant) has been designed and constructed of the size that will benefit the entire region. From the lift station, a force main (pressure pipe) has been constructed and connected to the existing Central Weber Sewer District (CWSD) trunkline in 5100 West Street.

In order to provide a lift station to serve the entire region as opposed to a lift station that would serve the single residential development known as Rawson Ranch Estates, certain features associated with the design and construction of the station had to be enlarged or enhanced to meet the regional requirements of the City. Some of these enlarged features include larger pumps, larger manholes near the station, the addition of a sewage grinder upstream of the pumps, additional engineering, and so forth. The cost of these improvements was \$129,629 and will serve the identified 116 lots.

FUNDING OF FUTURE FACILITIES:

The City has agreed to reimburse the developer for the costs of the facilities that required enlargement or enhancement resulting from the planned regional function of the lift station. Those costs have been negotiated and approved by the City and have been included in a reimbursement agreement that defines how sewer impact fees will be used for that reimbursement. The City will use money collected from impact fees to reimburse the developer.

IMPACT FEE CALCULATION:

The total cost of the lift station improvements is divided by the number of lots it will serve, thus the maximum allowable impact fee for sewer in the service area is \$1,121 per lot.

Impact Fee Calculation	Cost	Lots	Cost/Lot
Rawson Ranch Regional Lift Station	\$129,629	116	\$1,121

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

APPENDIX B – IMPACT FEE CALCULATION