



**Weber County**

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# **Sanitary Sewer Impact Fee Analysis**

October 2018

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## EXECUTIVE SUMMARY

Zions Public Finance, Inc. (Zions) is pleased to provide Weber County (the County) with an update to the sanitary sewer impact fees. The following pages summarize the document and tables included. The intent is to provide a concise discussion of the calculation and identification of the maximum legal impact fee.

### Growth and ERU Projections

In 2015 the County had a total of 166 equivalent residential units (ERUs). The following table identifies the current and future ERUs within the County-Wide Service Area which includes the ERUs within the reimbursement area. The analysis considers growth over a ten year period. Between 2015 and 2025, ERUs are projected to increase by 1,053 to reach 1,219.

**Figure ES.1: Projected ERUs**

Sanitary Sewer			
	2015	10 Year	Buildout
Current ERUs <sup>1</sup>	166	1,219	16,136

<sup>1</sup> CRS Engineers 2016 IFFP

### Level of Service Definitions

CRS Engineers defined the County’s level of service in the Impact Fee Facilities Plan based on Utah Administrative Code R317-3-2 design flows which are assumed to be 400 gallons per day. Central Weber Sewer Improvement District has determined that a peaking factor of “2” is a reliable value for designing sewer trunk lines within the study area. Given these assumptions, sizing of sewer pipes have been based upon 800 gpd/ERU.

Therefore the County has defined the current level of service as:

- Sewer: 800 gallons per equivalent residential unit per day.

### Existing Infrastructure and Capacity to Serve New Growth (Buy-In Component)

The County provided Zions with a list of all County owned assets for the collection system. The value of the existing system is \$549,039. Only the original costs of the improvements have been considered. An analysis has been completed to identify the impact fee qualifying historic costs of the existing system. Approximately 8% of the value of the existing assets shall be included as a buy-in component of the impact fee, or \$43,903.

### Future Capital Improvements

CRS Engineers provided a list of capital projects to be constructed within the next ten years for the county-wide service area. The engineers defined the percent of the project that will benefit growth through the next ten years. The future capital improvements total \$6,034,396 (FV) and approximately 10% of that total, or \$605,254, is 10-year impact fee qualifying.

The reimbursement area will encompass all connections within the County’s lift station #1, #3 and #4 areas. The reimbursement area has three future capital projects which are the lift stations being constructed by developers. The lift stations are each projected to cost \$500,000 in today’s costs and each ERU within the reimbursement service area will pay a reimbursement fee to the County. The reimbursement fee will be passed on to the developer in order to reimburse the developer for constructing the excess system capacity in the lift station.

# WEBER COUNTY: SEWER IMPACT FEE ANALYSIS

## Outstanding and Future Debt

There is no outstanding sewer related debt in Weber County and no future debt is anticipated at this time. Any change to these assumptions will require an update to the impact fee analysis.

## CALCULATED SEWER IMPACT FEE

The impact fees have been calculated with all the above considerations for the County-wide Service Area. The fee is calculated per ERU. For non-residential land uses, new connections will pay the fee per ERU based on the projected average day demand of the proposed non-residential development. The impact fee per ERU is shown in Figure ES.2.

**Figure ES.2: Maximum Legal Fee per ERU<sup>1</sup>**

	Cost	% Impact Fee Qualifying	Impact Fee Qualifying Cost	ERUs to be Served	Impact Fee per ERU
<b>Collection Impact Fee</b>					
IFFP Projects	\$ 6,034,396	10.03%	\$ 605,254	1,053	\$ 575
Buy In - Existing Assets	549,039	8%	43,903	1,053	42
Future Bond Debt Service	-	18%	-	1,053	-
Impact Fee Credit				1,053	(32)
Professional Expenses	36,439	100%	36,439	1,053	35
<b>Total Impact Fee Per ERU</b>	<b>\$ 6,619,874</b>		<b>\$ 685,597</b>		<b>\$ 619.15</b>

The treatment component of Weber County’s sewer utility is provided by Central Weber Sewer Improvement District (CWSID). CWSID also assesses an impact fee. The County will collect the fee and remit CWSID’s portion back to CWSID. CWSID’s fee may change and thus, the total has not been identified in this analysis but can be found in the ordinance of the analysis. That way, if CWSID adopts a new fee, the County may update their fee schedule by adoption of a new ordinance and not be required to update the entire impact fee analysis.

Figure ES.3 shows the reimbursement fee which will be assessed in addition to the impact fee. The reimbursement fee will be assessed to the reimbursement area located within the lift station #1, #3, and #4. The purpose of the reimbursement fee is to reimburse the developers who will fund the lift stations which benefit the entire reimbursement area. The County will remit the reimbursement fee to the developer at the cost per ERU shown in the figure below.

**Figure ES.3: Reimbursement Service Area Fee (Lift Station #1, #3 and #4 Areas Only)**

<b>Reimbursement Fee Calculation</b>	
Reimbursement Area Lift Station Cost	\$ 1,545,000
ERUs Served	3,230
<b>Reimbursement Fee per ERU</b>	<b>\$ 478.33</b>

The County reserves the right under the Impact Fees Act (Utah Code 11-36-402(1)(c,d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance must include a provision that permits adjustment of the fee for a particular case or scenario based upon studies and data submitted by the developer or property owner that indicate a more realistic and accurate impact upon the County’s infrastructure. The impact fee formula shown below in Figure ES.4 for a non-standard user is based upon the anticipated demand of that particular user.

<sup>1</sup> Plus the CWSID treatment component fee added via ordinance.

*Figure ES.4: Non-Standard Impact Fee Calculation*

Non-Standard Users Impact Fee Formula
Step 1: Average Day Demand divided by 800 gallons = Equivalent ERUs
Step 2: Multiply Equivalent ERUs by Impact Fee per ERU of \$619.15
Step 3: Add Reimbursement Fee (If Applicable) of \$478.33 per ERU

## CHAPTER 1: IMPACT FEE OVERVIEW

### PROJECT OVERVIEW

Zions Public Finance, Inc. (Zions) is pleased to provide Weber County (the County) with an update to the sanitary sewer impact fees. The County realizes that due to the age of its current analysis, as well as changes to the Impact Fees Act, updates and review of its impact fees and facility planning was needed. The update to the analysis is a collaborative effort that meets the needs of the County and its stakeholders. The information used to create this impact fee analysis was provided by County staff, Zions Public Finance, Inc. and CRS Engineers.

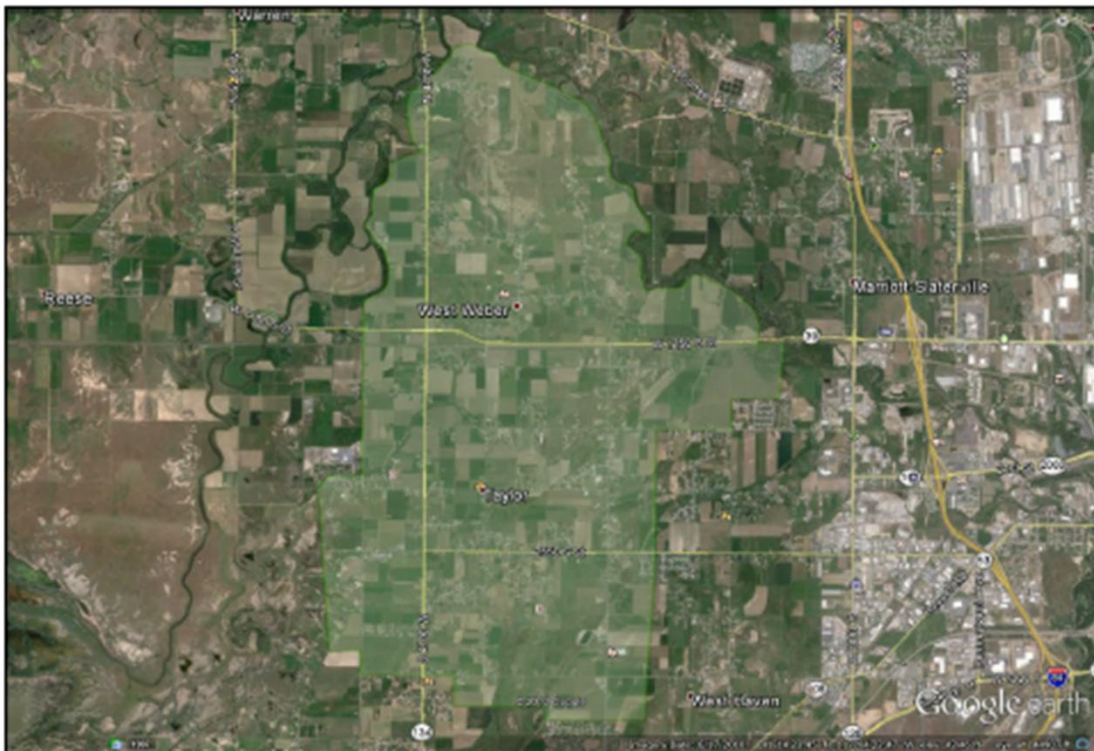
The goal of the impact fee analysis is to calculate the maximum impact fee that may be assessed to new development and ensure the fee meets the requirements of the Impact Fees Act, Utah Code 11-36a-101 *et seq.* The sections and subsections of the impact fee analysis will directly address the following items, required by the Impact Fees Act:

- Impact Fee Analysis Requirements (Utah Code 11-36a-304)
  - Identify existing capacity to serve growth
    - Proportionate share analysis
  - Identify the level of service
  - Identify the impact of future development on existing and future improvements
- Calculated Fee (Utah Code 11-36a-305)
- Certification (Utah Code 11-36a-306)

### IMPACT FEE SERVICE AREA

The impact fees will be assessed within one service area. A map of the service area is shown in Figure 1.1.

*Figure 1.1: County-wide Service Area Map*

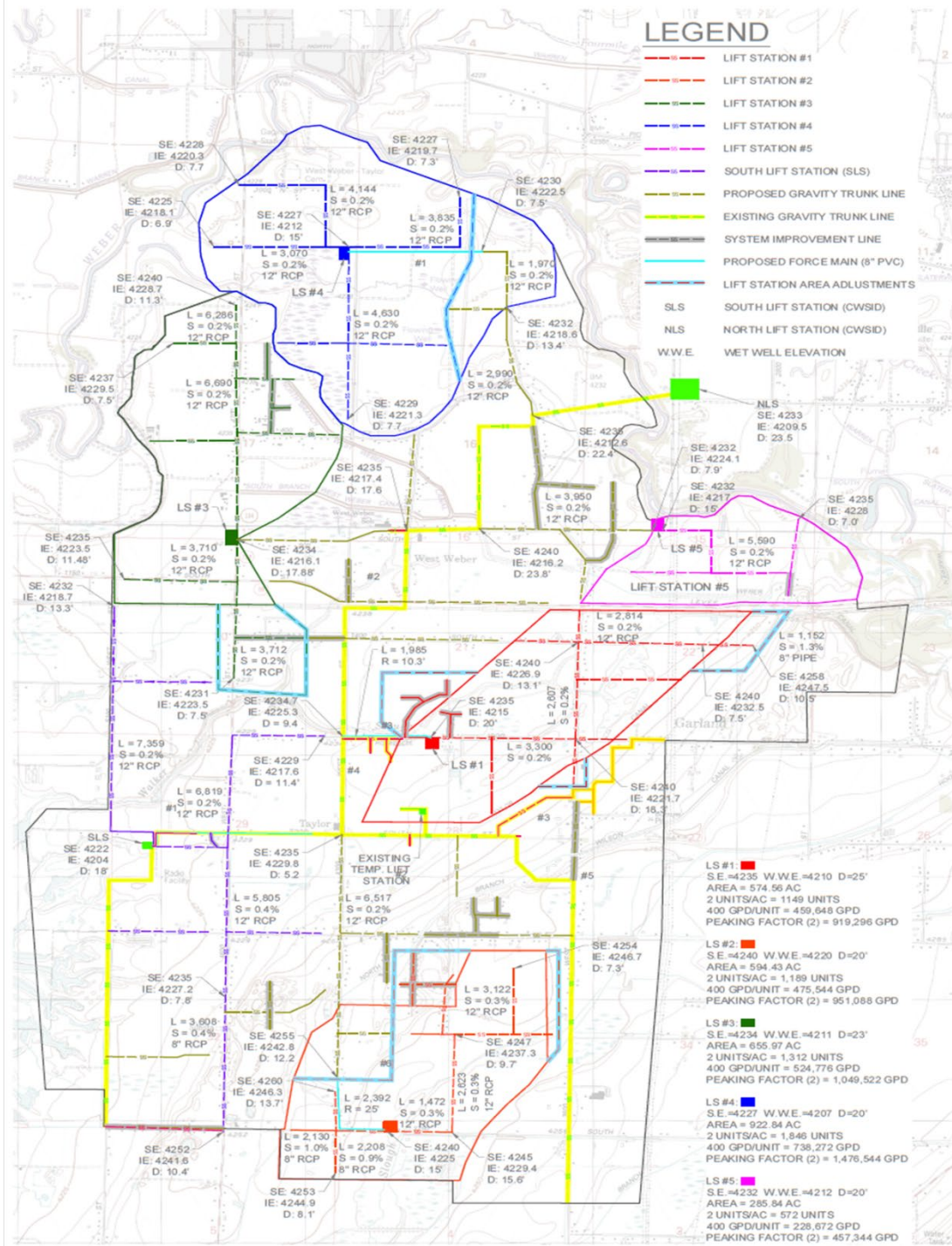




# WEBER COUNTY: SEWER IMPACT FEE ANALYSIS

Located within the service area is a sub-service area encompassing lift station areas #1, #3 and #4. This sub-service area is referred to as the reimbursement area. A reimbursement fee has been calculated for the reimbursement area only which will be assessed in addition to the impact fee assessed to the entire service area. The boundaries of each affected lift station area is shown in Figure 1.2 outlined in red (lift station #1), dark green (lift station #3), and dark blue (lift station #4).

Figure 1.2: Reimbursement Service Area Map





The County has commissioned this Sanitary Sewer Impact Fee Analysis update to accomplish the following:

- Determine the maximum impact fee that may be assessed to new development;
- Update capital need projections and account for historic costs of facilities;
- Put the analysis in compliance with recent changes to the Impact Fees Act;
- Include an Impact Fee Facilities Plan (IFFP) with a ten year capital planning horizon; and
- Identify the current level of service and the future level of service that the County will provide.

## DEFINITION OF AN IMPACT FEE

An impact fee is a one-time fee, not a tax, charged to new development to recover the County's cost of constructing sewer collection infrastructure with capacity to serve new growth. The fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fees Act to ensure that the fee is equitable and fair.

This analysis shows that there is a fair comparison between the impact fees charged to new development and the impact the new development will have upon the system in terms of utilizing available capacity. Impact fees are charged to development according to equivalent residential unit (ERU).

## IMPACT OF NEW GROWTH

According to the IFFP, the County's current ERUs total 166 and CRS Engineers estimates that over the next ten years the County will add approximately 1,053 ERUs. There is a large amount of vacant land left within the County's current boundaries as well as in unincorporated areas around the south side of the County. When the Service Area is built out, it is anticipated that there will be 16,136 ERUs.

This new growth will generally increase sewer demands as the density of development increases and as pipe networks and other facilities are extended as development stretches farther away. In the case of the County the capacity needed for new growth is found in both existing facilities that the County has built ahead of the growth and in the future capital projects that will be constructed within the next ten years. The recommended impact fee will balance the cost of capacity that is already "in the ground" and new projects that are needed to serve the additional anticipated growth.

## COSTS INCLUDED IN THE IMPACT FEE

Impact fee revenues may not be spent on capital projects or associated costs, such as financing interest expense that constitute repair and replacement, curing any existing deficiencies, or maintaining the existing level of service for current users. Impact fees cannot fund operational expenses. The proposed impact fees will be assessed throughout the entire Impact Fee Service Area.

The impact fees proposed in this analysis are calculated based upon:

- Costs of facility or infrastructure expansions that are needed to perpetuate unused capacity in the system that growth will require;
- New capital infrastructure that provides new capacity for growth;
- Historic costs of existing improvements that maintain capacity that will serve new development; and
- Cost of professional services for engineering, planning services and preparation of the impact fee facilities plan and impact fee analysis.

## **COSTS NOT INCLUDED IN THE IMPACT FEE**

The costs, both direct capital and financing, that cannot be included in the impact fee are as follows:

- Projects that cure deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the County does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

**CHAPTER 2: EXISTING ASSETS, FUTURE CAPITAL PROJECTS AND  
LEVEL OF SERVICE DEFINITION**

**IMPACT FEE ANALYSIS REQUIREMENTS**

**Growth and ERU Projections**

Population is important in impact fee planning as population, and other factors, drive project need and timing. However, this impact fee analysis is not population dependent because population growth does not consider non-residential sewer users which can also have a significant impact upon the system. Therefore, the driving force is the ERU. Currently the County has 166 ERUs and within the next ten years it is anticipated that the County will grow to 1,219 ERUs (an increase of 1,053 ERUs). The reimbursement service area is expected to ultimately see a buildout of 3,230 ERUs. The annual ERU projections through 2025 are shown in Figure 2.1.

*Figure 2.1: County-wide SA and Reimbursement SA ERU Projections*

County-wide SA (includes Reimbursement SA)		Reimbursement SA (Lift Stations 1,3 and 4)	
ERUs Added Per Year		ERUs For the Reimbursement Area	
2015	166	Buildout	3,230
2016	271		
2017	377		
2018	482		
2019	587		
2020	693		
2021	798		
2022	903		
2023	1,008		
2024	1,114		
2025	1,219		
Buildout	16,136		
<b>ERUs Added 10 Year</b>	<b>1,053</b>		

**Current Level of Service**

CRS Engineers defined the County’s level of service in the Impact Fee Facilities Plan based on Utah Administrative Code R317-3-2 design flows which are assumed to be 400 gallons per day. Central Weber Sewer Improvement District has determined that a peaking factor of “2” is a reliable value for designing sewer trunk lines within the study area. Given these assumptions, sizing of sewer pipes have been based upon 800 gpd/ERU.

Therefore the County has defined the current level of service as:

- Sewer: 800 gallons per equivalent residential unit per day.

**Existing Infrastructure and Capacity to Serve New Growth (Buy-In Component)**

Figure 2.2 shows the County’s existing assets which have capacity to service future growth. It has been determined that of the documented historic costs for existing assets, which total \$549,039, only 8% (\$43,903) of the total infrastructure is 10-year impact fee qualifying.

# WEBER COUNTY: SEWER IMPACT FEE ANALYSIS

Figure 2.2: Capital Assets

Date Acquired	Collection Lines with Excess Capacity	Historic Cost	Existing ERU Capacity	Excess 10-Year ERU Capacity	Excess Beyond 10-Year ERU Capacity	10-Year Qualifying Cost
2002	West Along 900 South From 4100 West	\$ 59,884	3.2%	12.0%	69.6%	\$ 7,200
2005	East Along 1800 South From 4300 West	219,880	1.5%	16.7%	63.5%	36,703
2005	East of Allen Road at 2200 South	14,738	8.1%	0.0%	91.9%	-
2009	East Along 2200 South From 4950 West	254,537	47.2%	0.0%	52.8%	-
<b>Impact Fee Qualifying</b>		<b>\$ 549,039</b>				<b>\$ 43,903</b>

## Treatment

Central Weber Sewer Improvement District (CWSID) provides the County treatment for the sewer utility. CWSID assesses an impact fee for the treatment component of the utility which is independent of the collection impact fee assessed by the County. However, this CWSID impact fee is collected by Weber County and remitted to the District. The current amount charged by CWSID can be found in the impact fee ordinance, but is not listed herein. If the CWSID impact fee were to be adjusted, it is easier to readopt the ordinance and not need to redo the impact fee analysis.

## Impact Fee Facilities Plan – Future Capital Projects

The Impact Fee Facilities Plan listed the following future capital projects, listing present value project cost, anticipated construction year, and ten-year impact fee eligible portion of the costs as shown in Figure 2.3.

Figure 2.3: Capital Projects

Pipe Number	Project Name	Construction Year	FY 2017 Cost	Construction Cost	10 Year Impact Fee Qualifying Cost	Beyond 10 Year Cost	Developer Funded	Deficiency
<b>County-wide Improvements</b>								
9.08	North Along 3600 West at 200 South	2020	\$ 1,051,336	\$ 1,148,823	\$ 47,607	\$ 1,089,675	\$ -	\$ 11,541
9.09	Branches West Off of 9.08	2021	275,825	310,443	-	-	310,443	-
9.10	Branches East Off of 9.08	2021	211,097	237,592	-	-	237,592	-
16.11	West Along 900 South From 16.12	2018	232,496	239,471	7,889	231,314	-	268
20.01	West Along 900 South From 16.11	2019	570,632	605,383	35,650	567,356	-	2,376
21.02	Branches South Off of 20.01	2022	257,822	298,886	-	-	298,886	-
27.11	East of 3500 West at 2350 South	2024	450,391	553,924	-	-	553,924	-
28.05	South of 1800 South at 3950 West	2018	359,367	370,148	-	-	370,148	-
28.06	South of 1800 South at 3850 West	2019	457,235	485,081	121,270	121,270	242,540	-
28.07	East of 4300 West at 1950 South	2020	201,541	220,229	-	-	220,229	-
28.08	East of 4300 West at 2200 South	2020	140,339	153,352	-	-	153,352	-
28.22	South Along 4300 West at 2200 South	2019	339,732	360,422	19,929	340,493	-	-
29.08	South of 2200 South at 4800 West	2023	390,840	466,683	226,919	226,919	-	12,844
29.14	East of 5100 West at 2550 South	2021	518,839	583,958	145,990	145,990	291,979	-
<b>County-wide Ten Year Total</b>			<b>\$ 5,457,492</b>	<b>\$ 6,034,396</b>	<b>\$ 605,254</b>	<b>\$ 2,723,017</b>	<b>\$ 2,679,094</b>	<b>\$ 27,030</b>
<b>Reimbursement Area Improvements</b>								
	Lift Station	2017	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
<b>Reimbursement Area Total</b>			<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Based on 10 years average cost of inflation using the Bureau of Labor Statistics

## CHAPTER 3: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires that the impact fee analysis estimate the proportionate share of the costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity. Part of the proportionate share analysis is a consideration of the manner of funding existing public facilities. Historically the County has funded existing infrastructure through several different funding sources including:

- General Fund Revenues
- User Rates
- Grants
- Developer Exactions
- Impact Fees

In calculating the buy-in (for existing infrastructure capacity) component of this analysis no grant funded infrastructure has been included. Once any grant funded projects have been removed, all remaining infrastructure has been funded by existing residents. Using impact fees to fund qualifying capital projects needed to meet the demand of future users places a burden on future users that is equal to the burden that was borne in the past by existing users.

Just as existing infrastructure has been funded through different means; it is required by the Impact Fees Act to evaluate all means of funding future capital. There are positive and negative aspects to the various forms of funding. It is important to evaluate each.

### *General Fund/User Rates*

The general fund and user rates have been funded in one form or another by existing users. It would be an additional burden to existing users to use these revenue sources to fund future capital to meet the needs of future users. This is not an equitable policy and can place too much stress on the tight budgets of the general fund and other user rate funds. The sewer rates in Weber County are dedicated to payments on current facilities, operation and maintenance, repair and replacement and ensuring a stable reserve for maintaining a good credit rating. If rate revenues are required to supplement the capital required by growth, the County will reimburse the user rate fund with impact fees as they are collected and act as a loan to the impact fee fund to be repaid.

### *Property Taxes*

It is true that property taxes may be a stable source of income. However, property taxes are not based on impact placed upon a system. Property taxes are based upon property valuation. Using property taxes to fund future capital again places too much burden on existing users and subsidizes growth.

### *Impact Fees*

Impact fees are a fair and equitable means of providing infrastructure for future development. They provide a rational nexus between the costs borne in the past and the costs required in the future. The Impact Fees Act ensures that future development is not paying any more than what future growth will demand. Existing users and future users receive equal treatment; therefore, impact fees are the optimal funding mechanism for future growth related capital needs.

### *Developer Credits*

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer, then that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f))

# WEBER COUNTY: SEWER IMPACT FEE ANALYSIS

## Other

In this analysis, an impact fee credit has been included to fund the portion of projects which are needed to correct a deficiency for existing users. See Appendix D for the deficiency credit calculation.

## FUTURE DEBT

At this time, the County does not anticipate issuing debt to fund the future sewer improvements. If these assumptions change, the impact fee analysis will need to be updated to include debt financing costs and any applicable debt service credit.

## PROPOSED IMPACT FEE

The impact fee has been calculated with all the above considerations for the Service Area. The impact fee is calculated per ERU as shown in Figure 3.1.

Figure 3.1: Base Fee per ERU

	Cost	% Impact Fee Qualifying	Impact Fee Qualifying Cost	ERUs to be Served	Impact Fee per ERU
<b>Collection Impact Fee</b>					
IFFP Projects	\$ 6,034,396	10.03%	\$ 605,254	1,053	\$ 575
Buy In - Existing Assets	549,039	8%	43,903	1,053	42
Future Bond Debt Service	-	18%	-	1,053	-
Impact Fee Credit				1,053	(32)
Professional Expenses	36,439	100%	36,439	1,053	35
<b>Total Impact Fee Per ERU</b>	<b>\$ 6,619,874</b>		<b>\$ 685,597</b>		<b>\$ 619.15</b>

The County will assess the impact fee on a per ERU basis for residential and non-residential land uses. The fee schedule will be incorporated into the County Ordinance and given to the appropriate parties for impact fee assessment at the time of building permit issuance.

## Reimbursement Fee

In addition to the impact fee found in Figure 3.1 the reimbursement area located within lift station area #1, #3 and #4 will also be assessed a reimbursement fee. The purpose of the reimbursement fee is to reimburse the developer(s) who installed the lift stations for the reimbursement area for capacity that will be utilized by all developments within the reimbursement area. This reimbursement is permitted by the Impact Fee Act. The County will collect the reimbursement fee from each ERU within the reimbursement area and remit the fee back to the developer. The reimbursement fee per ERU is shown in Figure 3.2.

Figure 3.2: Reimbursement Fee (assessed to reimbursement area only)

<b>Reimbursement Fee (Assessed to Lift Station Areas #1, #3 and #4)</b>	
<b>Reimbursement Fee Calculation</b>	
Reimbursement Area Lift Station Cost	\$ 1,545,000
ERUs Served	3,230
<b>Reimbursement Fee per ERU</b>	<b>\$ 478.33</b>

## Non-Standard Impact Fee Calculation

The County reserves the right under the Impact Fees Act (Utah Code 11-36-402(1)(c,d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance must include a provision that permits adjustment of the fee for a particular case or scenario based upon studies and data submitted by the developer or property owner that indicate a more realistic and accurate impact upon the



County's infrastructure. The impact fee formula shown below in Figure 3.3 for a non-standard user is based upon the anticipated demand of that particular user.

*Figure 3.3: Non-Standard Impact Fee Calculation*

Non-Standard Users Impact Fee Formula
Step 1: Average Day Demand divided by 800 gallons = Equivalent ERUs
Step 2: Multiply Equivalent ERUs by Impact Fee per ERU of \$619.15
Step 3: Add Reimbursement Fee (If Applicable) of \$478.33 per ERU

## IMPACT FEE CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost 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. cost of 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;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plans (“IFFPs”) made in the IFFP documents or in the impact fee analysis documents are followed in their entirety by Weber County staff and elected officials.
2. If all or a portion of the IFFPs or impact fee analyses are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Weber County and outside sources. Copies of letters requesting data are included as appendices to the IFFPs and the impact fee analysis.

Dated: October 16, 2018

ZIONS PUBLIC FINANCE, INC.

## APPENDICES

**Entity: Weber County**

**Public Body: Weber County Clerk/Auditor**

Subject: Fees  
 Notice Title: Weber County Notice of Intent to Create Impact Fee Facilities Plans and Amended Impact Fee Written Analyses  
 2380 Washington Blvd Ste. 240

Meeting Location: Ogden 84401

Notice Date & Time: September 9, 2013 10:00 AM - 5:00 PM  
 Weber County NOTICE OF INTENT TO CREATE IMPACT FEE FACILITIES PLANS AND AMENDED IMPACT FEE WRITTEN ANALYSES

Description/Agenda: Weber County intends to commence the preparation of independent and comprehensive Impact Fee Facilities Plans and Written Impact Fee Analyses for storm drain, sewer, roads and trails and therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code notice is hereby provided to you of the intent of Weber County to create Impact Fee Facilities Plans and amend the County's Impact Fee Written Analyses. The proposed capital facilities will be located in Unincorporated Weber County. The impact fees to be considered will be charged to new development and used to offset the cost of capital facilities to serve new development. Those receiving this Notice are invited to provide information to be considered in adopting the impact fee facilities plans or written analyses of proposed impact fees. For information about the Impact Fee Facilities Plans, analyses, or proposed Impact Fees, please contact Chad Meyerhoffer, Project Manager, at 2380 Washington Blvd Ste. 240, Ogden, UT 84401 or e-mail cmeyerho@co.weber.ut.us. Any information received should be provided in writing.

Notice of Special Accommodations: In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Clerk/Auditor's Office at 399-8004 at least 24 hours prior to the meetings.

Notice of Electronic or telephone participation: NA

Other information:

Contact Information: Fatima Fernelius  
 8013998452  
 ffernelius@co.weber.ut.us

# APPENDIX A: CURRENT AND FUTURE ERUs

Weber County Sewer Impact Fee Analysis

	A	B	C	D	E
1	<b>Sanitary Sewer</b>				1
2		<b>2015</b>	<b>10 Year</b>	<b>Buildout</b>	2
3	Current ERUs <sup>1</sup>	166	1,219	16,136	3
4	<sup>1</sup> CRS Engineers 2016 IFFP				4
5	County-wide SA (includes Reimbursement SA)		Reimbursement SA (Lift Stations 1,3 and 4)		5
6	<b>ERUs Added Per Year</b>		<b>ERUs For the Reimbursement Area</b>		6
7	2015	166	Buildout		7
8	2016	271	3,230		8
9	2017	377			9
10	2018	482			10
11	2019	587			11
12	2020	693			12
13	2021	798			13
14	2022	903			14
15	2023	1,008			15
16	2024	1,114			16
17	2025	1,219			17
18	Buildout	16,136			18
19	<b>ERUs Added 10 Year</b>	<b>1,053</b>			19

# APPENDIX B: CAPITAL PROJECTS-IMPACT FEE FACILITIES PLAN

Weber County Sewer Impact Fee Analysis

Inflation Rate\* 3%

A	B	C	D	E	I	J	K	L	M
Collection									
Pipe Number	Project Name	Construction Year	FY 2017 Cost	Construction Cost	% to Growth Beyond 10 Years	10 Year Impact Fee Qualifying Cost	Beyond 10 Year Cost	Developer Funded	Deficiency
<b>County-wide Improvements</b>									
9.08	North Along 3600 West at 200 South	2020	\$ 1,051,336	\$1,148,823.23	95%	\$ 47,607	\$ 1,089,675	\$ -	\$ 11,541
9.09	Branches West Off of 9.08	2021	275,825	310,443	0%	-	-	310,443	-
9.10	Branches East Off of 9.08	2021	211,097	237,592	0%	-	-	237,592	-
16.11	West Along 900 South From 16.12	2018	232,496	239,471	97%	7,889	231,314	-	268
20.01	West Along 900 South From 16.11	2019	570,632	605,383	94%	35,650	567,356	-	2,376
21.02	Branches South Off of 20.01	2022	257,822	298,886	0%	-	-	298,886	-
27.11	East of 3500 West at 2350 South	2024	450,391	553,924	0%	-	-	553,924	-
28.05	South of 1800 South at 3950 West	2018	359,367	370,148	0%	-	-	370,148	-
28.06	South of 1800 South at 3850 West	2019	457,235	485,081	25%	121,270	121,270	242,540	-
28.07	East of 4300 West at 1950 South	2020	201,541	220,229	0%	-	-	220,229	-
28.08	East of 4300 West at 2200 South	2020	140,339	153,352	0%	-	-	153,352	-
28.22	South Along 4300 West at 2200 South	2019	339,732	360,422	94%	19,929	340,493	-	-
29.08	South of 2200 South at 4800 West	2023	390,840	466,683	49%	226,919	226,919	-	12,844
29.14	East of 5100 West at 2550 South	2021	518,839	583,958	25%	145,990	145,990	291,979	-
<b>County-wide Ten Year Total</b>			<b>\$ 5,457,492</b>	<b>\$ 6,034,396</b>		<b>\$ 605,254</b>	<b>\$ 2,723,017</b>	<b>\$ 2,679,094</b>	<b>\$ 27,030</b>
<b>Reimbursement Area Improvements</b>									
	Lift Stations #1, #3 and #4	2018	\$ 1,500,000	\$ 1,545,000		\$ -	\$ -	\$ -	\$ -
<b>Reimbursement Area Total</b>			<b>\$ 1,500,000</b>	<b>\$ 1,545,000</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Based on 10 years average cost of inflation using the Bureau of Labor Statistics

A B C D E I J K L M



## APPENDIX C: ASSETS

### Weber County Sewer Impact Fee Analysis

	A	B	C	F	G			
1	Date Acquired	Collection Lines with Excess Capacity	Historic Cost	Existing ERU Capacity	Excess 10-Year ERU Capacity	Excess Beyond 10-Year ERU Capacity	10-Year Qualifying Cost	1
	<b>County-wide Improvements</b>							
2	2002	West Along 900 South From 4100 West	\$ 59,884	3.2%	12.0%	69.6%	\$ 7,200	2
3	2005	East Along 1800 South From 4300 West	219,880	1.5%	16.7%	63.5%	36,703	3
4	2005	East of Allen Road at 2200 South	14,738	8.1%	0.0%	91.9%	-	4
5	2009	East Along 2200 South From 4950 West	254,537	47.2%	0.0%	52.8%	-	5
6	<b>Impact Fee Qualifying</b>		<b>\$ 549,039</b>				<b>\$ 43,903</b>	6
	A	B	C	F	G			

## Appendix D: Sanitary Sewer Impact Fee Deficiency Credit

Weber County Sewer Impact Fee Analysis

	A	B	C	D	E	F	
1	<b>Year</b>	<b>Rate of Growth</b>	<b>ERUs</b>	<b>Proposed Payments</b>	<b>Total Cost to Existing</b>	<b>Annual Cost per ERU</b>	1
2	2015		166	\$ -	\$ -	\$ -	2
3	2016	63.43%	271	1,352	1,352	4.98	3
4	2017	38.81%	377	1,352	1,352	3.59	4
5	2018	27.96%	482	1,352	1,352	2.80	5
6	2019	21.85%	587	1,352	1,352	2.30	6
7	2020	17.93%	693	1,352	1,352	1.95	7
8	2021	15.21%	798	1,352	1,352	1.69	8
9	2022	13.20%	903	1,352	1,352	1.50	9
10	2023	11.66%	1,008	1,352	1,352	1.34	10
11	2024	10.44%	1,114	1,352	1,352	1.21	11
12	2025	9.45%	1,219	1,352	1,352	1.11	12
13	2026	3.00%	1,256	1,352	1,352	1.08	13
14	2027	3.00%	1,293	1,352	1,352	1.05	14
15	2028	3.00%	1,332	1,352	1,352	1.01	15
16	2029	3.00%	1,372	1,352	1,352	0.99	16
17	2030	3.00%	1,413	1,352	1,352	0.96	17
18	2031	3.00%	1,456	1,352	1,352	0.93	18
19	2032	3.00%	1,499	1,352	1,352	0.90	19
20	2033	3.00%	1,544	1,352	1,352	0.88	20
21	2034	3.00%	1,591	1,352	1,352	0.85	21
22	2035	3.00%	1,638	1,352	1,352	0.82	22
23	2036	3.00%	1,687	-	-	-	23
24	2037	3.00%	1,738	-	-	-	24
25	2038	3.00%	1,790	-	-	-	25
26	2039	3.00%	1,844	-	-	-	26
27	2040	3.00%	1,899	-	-	-	27
28				<b>\$ 27,030</b>	<b>\$ 27,030</b>	<b>\$ 31.94</b>	28
29	A	B	C	D	E	F	29

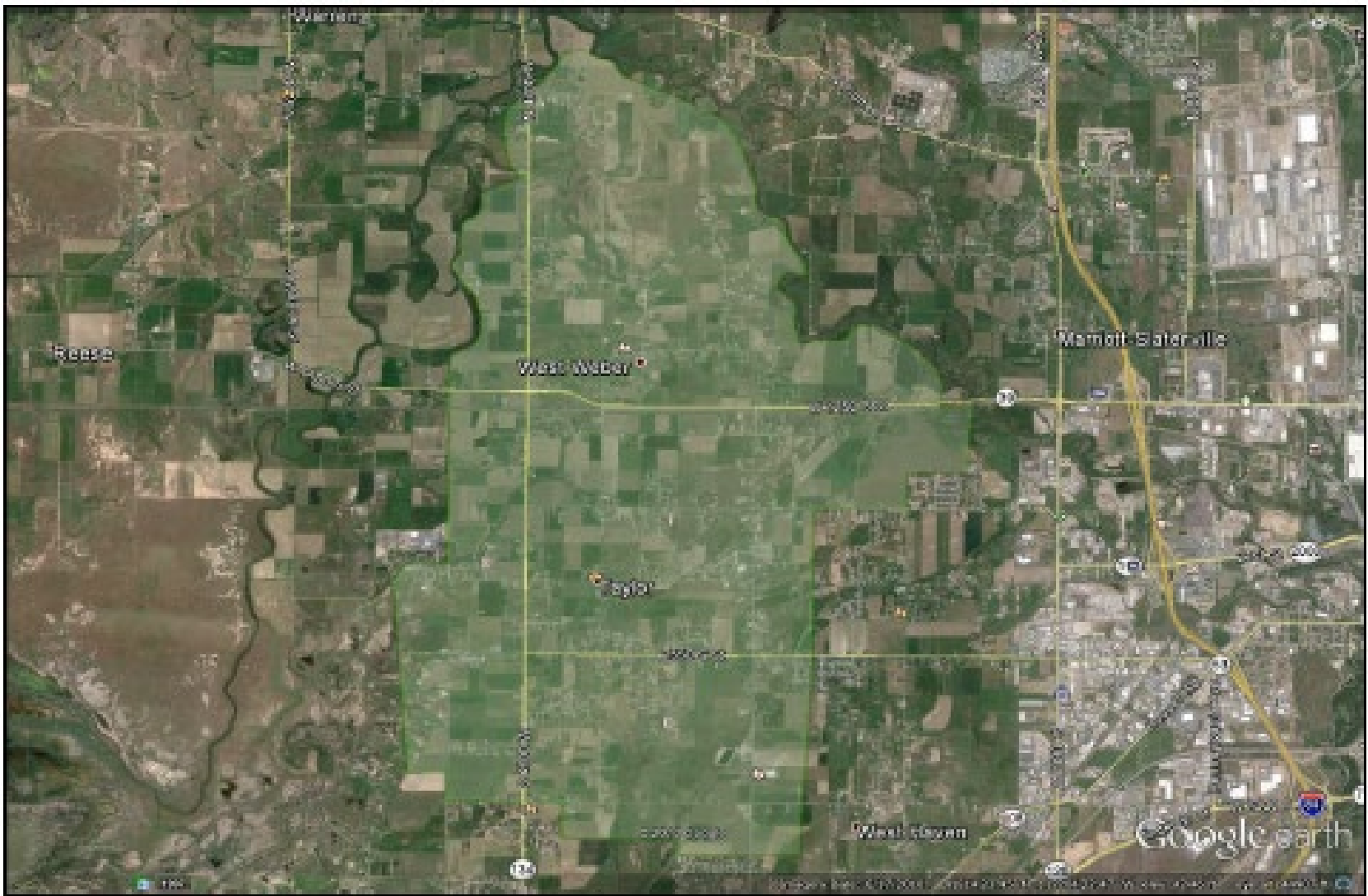
# APPENDIX E: BASE FEE PER ERU

Weber County Sewer Impact Fee Analysis

	A	B	C	D	E	F
<b>County-wide Service Area</b>						
1		<b>Cost</b>	<b>% Impact Fee Qualifying</b>	<b>Impact Fee Qualifying Cost</b>	<b>ERUs to be Served</b>	<b>Impact Fee per ERU</b>
2	<b>Collection Impact Fee</b>					
3	IFFP Projects	\$ 6,034,396	10.03%	\$ 605,254	1,053	\$ 575
4	Buy In - Existing Assets	549,039	8%	43,903	1,053	42
5	Future Bond Debt Service	-	18%	-	1,053	-
6	Impact Fee Credit				1,053	(32)
7	Professional Expenses	36,439	100%	36,439	1,053	35
8	<b>Total Impact Fee Per ERU</b>	<b>\$ 6,619,874</b>		<b>\$ 685,597</b>		<b>\$ 619.15</b>
9						
10	<b>Reimbursement Fee (Assessed to Lift Station Areas #1, #3 and #4)</b>					
11	<b>Reimbursement Fee Calculation</b>					
12	Reimbursement Area Lift Station Cost	\$ 1,545,000				
13	ERUs Served	3,230				
14	<b>Reimbursement Fee per ERU</b>	<b>\$ 478.33</b>				
15						
16	<b>Non-Standard Impact Fee Calculation</b>					
17	<b>Non-Standard Users Impact Fee Formula</b>					
18	Step 1: Average Day Demand divided by 800 gallons = Equivalent ERUs					
19	Step 2: Multiply Equivalent ERUs by Impact Fee per ERU of \$619.15					
20	Step 3: Add Reimbursement Fee (If Applicable) of \$478.33 per ERU					
21						
	A	B	C	D	E	F

# APPENDIX F: UNINCORPORATED AREA MAP

Weber County Sewer Impact Fee Analysis



# APPENDIX F.1: LIFT STATION SERVICE AREA MAP

## Weber County Sewer Impact Fee Analysis

