

RESOLUTION NO. 13-3-14-01

A RESOLUTION RELATED TO THE FIXING AND PRESCRIBING OF A POLICY FOR IMPACT FEES FOR WASTEWATER FACILITIES, ADOPTING A IMPACT FEE FACILITIES PLAN FOR THE PROVISION OF SAID SERVICES, ESTABLISHING ONE SERVICE AREA FOR PURPOSES OF EQUITABLE DISTRIBUTION OF WASTEWATER IMPACT FEES, AND OTHER RELATED MATTERS

WHEREAS, Sandy Suburban Improvement District (“Sandy Suburban”) is a local political subdivision (see Utah Code Annotated (“U.C.A.”) 17B-1-102(19) and 17D of the State of Utah, authorized and organized under the provisions of Utah law;

WHEREAS, Sandy Suburban has legal authority, pursuant to Title 11, Chapter 36a of the U.C.A., as amended (the “Impact Fees Act” or “Act”), to impose development Impact Fees as a condition of development approval, which Impact Fees are used to defray capital infrastructure costs attributable to growth activity;

WHEREAS, Sandy Suburban has historically assessed Impact Fees as a precedent condition to development approval in order to assign capital infrastructure costs to development in an equitable and proportionate manner;

WHEREAS, the Sandy Suburban Board of Trustees has directed Bowen Collins & Associates, Inc. to prepare an Impact Fees Analysis, attached as Exhibit “A” and incorporated into this Resolution by this reference, conducted consistent with and in compliance with the Impact Fees Act (specifically U.C.A. 11-36a-303 through 306); and

WHEREAS, Sandy Suburban has completed an Impact Fee Facilities Plan, attached as Exhibit “B” and incorporated into this Resolution by this reference, which meets the requirements of an Impact Fee Facilities Plan as outlined in the U.C.A. 11-36a-301 and -302; and

WHEREAS, Sandy Suburban, consulting engineers, and Bowen Collins & Associates, Inc. retained by Sandy Suburban have reviewed and evaluated the Sandy Suburban Improvement District Service Area identified in the Impact Fee Analysis, and have determined that it is in Sandy Suburban’s best interest to establish a single service area for purposes of assessing Wastewater Impact Fees.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF SANDY SUBURBAN IMPROVEMENT DISTRICT that the following is adopted as the Sandy Suburban Improvement District Impact Fee policy:

SECTION 1 PURPOSE

This Impact Fees policy conforms to the requirements of the Utah Impact Fees Act (U.C.A. 11-36a) and:

1. Establishes Sandy Suburban's wastewater Impact Fee policies and procedures;
2. Repeals certain provisions of prior Resolutions and Policies related to wastewater Impact Fees;
3. Repeals any prior Resolutions and Policies of Sandy Suburban Improvement District related to wastewater Impact Fees;
4. Establishes Impact Fees for wastewater facilities within the Sandy Suburban Improvement District;
5. Provides a schedule of Impact Fees for differing types of land-use development; and
6. Establishes an area for and sets forth direction for challenging, modifying and appealing Impact Fees.

SECTION 2 DEFINITIONS

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Policy. The following words and phrases shall have the following meanings:

1. "Impact Fee Facilities Plan" means the plan required by Section 11-36a-301 and 302 of the Act.
2. "Development Activity" means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land located within the Sandy Suburban Improvement District that creates additional demand and need for Public Facilities related to wastewater.
3. "Development Approval" means any written authorization from Sandy Suburban that authorizes the commencement of Development Activity.
4. "Sandy Suburban" means a local political subdivision of the State of Utah and is referred to herein as Sandy Suburban Improvement District.
5. "Impact Fee" means a payment of money imposed upon Development Activity as a condition of development approval. "Impact Fee" includes development Impact Fees, but is not a tax, a special assessment, a hookup fee,

- a building permit fee, a fee for project improvements, or other reasonable permit or application fee. See also U.C.A. 11-36a-102(8).
6. “Project Improvements” means site improvements and facilities that are planned and designed to provide service for development resulting from a Development Activity and are necessary solely for the use and convenience of the occupants or users of said Development Activity. “Project Improvements” do not include “System Improvements” as defined below.
 7. “Proportionate Share” of the cost of public facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a Development Activity.
 8. “Public Facilities” means, for purposes of this policy, wastewater or improvements of facilities of Sandy Suburban.
 9. “Service Area ” refers to a geographic area designated by Sandy Suburban based on sound planning and engineering principles in which a defined set of Sandy Suburban’s Public Facilities provides service. A single service area is established within the boundaries of Sandy Suburban Improvement District.
 10. “System Improvements” refer both to existing Public Facilities designed to provide services within Sandy Suburban Improvement District and to future Public Facilities identified in the Impact Fee Facilities Plan adopted by Sandy Suburban that are intended to provide service to the Sandy Suburban Improvement District-Wide Service Area. “System Improvements” does not include “Project Improvements” as defined above.

SECTION 3 IMPACT FEE ANALYSIS

1. Summary. A summary of the findings of the Impact Fee Analysis that is designed to be understood by a lay person is included in Wastewater Impact Fee Analysis and demonstrates the need for Impact Fees to be assessed on Development Activity. The Summary has been available for public inspection at least fourteen (14) days prior to the adoption of this Resolution.
2. Impact Fee Analysis. Sandy Suburban has commissioned the Wastewater Impact Fee Analysis for the Wastewater Impact Fees that identifies the impacts upon the wastewater system and the facilities required by Development Activity, demonstrates how those impacts on System Improvements are reasonably related to Development Activity, estimates the proportionate share of the costs of impacts on System Improvements that are reasonably related to the Development Activity and identifies how the Impact Fees are calculated. A copy of Wastewater Impact Fee Analysis has been available for public inspection at least fourteen (14) days prior to the adoption of this Resolution.

3. Proportionate Share Analysis. Sandy Suburban has prepared a Proportionate Share Analysis which analyzes whether or not the proportionate share of the costs of future Public Facilities is reasonably related to new Development Activity. The Proportionate Share Analysis identifies the costs of existing Public Facilities, the manner of financing existing Public Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of Sandy Suburban. A copy of the Proportionate Share Analysis is included in the Wastewater Impact Fee Analysis and has been available for public inspection at least fourteen (14) days prior to the adoption of this Resolution.

SECTION 4 IMPACT FEE CALCULATIONS

1. Resolution Enacting Impact Fees. The Sandy Suburban Board of Trustees does, by this Resolution, approve Impact Fees in accordance with the Impact Fee Analysis.
 - a. Elements. In calculating the Impact Fee, Sandy Suburban has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of System Improvements, and outstanding or future debt service charges if Sandy Suburban uses Impact Fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of System Improvements.
 - b. Notice and Hearing. In conjunction with the approval of this Resolution, Sandy Suburban held a public hearing on **March 14, 2013**, and made a copy of the Resolution available to the public, at least fourteen (14) days before the date of the hearing. After the public hearing, Sandy Suburban Board of Trustees adopted this Impact Fee Resolution as presented herein.
 - c. Contents of the Resolution. The Resolution adopting or modifying an Impact Fee contains such detail and elements as deemed appropriate by the Sandy Suburban Board of Trustees, including a designation of the Sandy Suburban Improvement District Service Area within which the Impact Fees are to be calculated and imposed. The Resolution includes (i) a schedule of Impact Fees to be imposed for wastewater and (ii) the formula to be used by Sandy Suburban in calculating the Impact Fee.

- d. Adjustments. The standard Impact Fee may be adjusted at the time the fee is charged in response to unusual circumstances or to fairly allocate costs associated with impacts created by a Development Activity or project. The standard Impact Fee may also be adjusted to ensure that Impact Fees are imposed fairly for affordable housing projects, and other development activities with broad public purposes. The Impact Fee assessed to a particular development may also be adjusted should the developer supply sufficient written information and/or data to the Sandy Suburban showing a discrepancy between the fee being assessed and the actual impact on the system.
 - e. Previously Incurred Costs. To the extent that new growth and development will be served by previously constructed improvements, Sandy Suburban's Impact Fees may include public facility costs and outstanding bond costs related to the wastewater improvements previously incurred by Sandy Suburban. These costs may include all projects included in the Impact Fee Facilities Plan which are under construction or completed. Any future debt obligations determined to be necessitated by growth activity will also be included to offset the costs of future capital projects.
 2. Developer Credits. A developer may be allowed a credit against Impact Fees for any dedication or improvement to land or new construction of System Improvements provided by the developer provided that it is (i) identified in Sandy Suburban's Impact Fee Facilities Plan and (ii) required by Sandy Suburban as a condition of approving in writing the Development Activity. Otherwise, no credit may be given.
 3. Impact Fees Accounting. Sandy Suburban will establish a separate interest-bearing ledger account for the Impact Fees collected pursuant to this Resolution and will conform to the accounting requirements provided in the Impact Fees Act. All interest earned on the collection of Wastewater Impact Fees shall accrue to the benefit of the segregated account. Impact Fees collected prior to the effective date of this Resolution need not meet the requirements of this section.
 - a. Reporting. At the end of each fiscal year, Sandy Suburban shall prepare a report on each fund or account generally showing the source and amount of all monies collected, earned and received by the fund or account and each expenditure from the fund or account.
 - b. Impact Fee Expenditures. Sandy Suburban may expend Impact Fees covered by the Impact Fees Policy only for System Improvements that are (i) Public Facilities identified in the Sandy Suburban's Impact Fee Facilities Plans and (ii) of the specific public facility type for

which the fee was collected. Impact Fees will be expended on a First-In First-Out (“FIFO”) basis.

- c. Time of Expenditure. Impact Fees collected pursuant to the requirements of this Impact Fees Resolution are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by Sandy Suburban, unless the Sandy Suburban Board of Trustees directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
 - d. Extension of Time. Sandy Suburban may hold previously dedicated or unencumbered fees for longer than six years if it identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six years and (ii) an absolute date by which the fees will be expended.
4. Refunds. Sandy Suburban shall refund any Impact Fees paid by a developer plus interest actually earned when (i) the developer does not proceed with the Development Activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted.
 5. Other Impact Fees. To the extent allowed by law, the Sandy Suburban Board of Trustees may negotiate or otherwise impose Impact Fees and other fees different from those currently charged. Those charges may, at the discretion of the Sandy Suburban Board of Trustees, include but not be limited to reductions or increases in Impact Fees, all or part of which may be reimbursed to the developer who installed improvements that service the land to be connected with the Sandy Suburban’s system.
 6. Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by Sandy Suburban and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, Sandy Suburban recognizes that the fees must be a reasonable charge for the service provided.
 7. Fees Effective at Time of Payment. Unless Sandy Suburban is otherwise bound by a contractual requirement, the Impact Fee shall be determined from the fee schedule in effect at the time of payment in accordance with the provisions of Section 6 below.
 8. Imposition of Additional Fee or Refund After Development Activity. Should any developer undertake Development Activities such that the ultimate density or other impact of the Development Activity is not revealed to Sandy Suburban, either through inadvertence, neglect, a change in plans, or any

other cause whatsoever, and/or the Impact Fee is not initially charged against all units or the total density within the development, Sandy Suburban shall be entitled to charge an additional Impact Fee to the developer or other appropriate person covering the density for which an Impact Fee was not previously paid.

SECTION 5 IMPACT FEE FACILITIES PLAN

1. Impact Fee Facilities Plan. Sandy Suburban has developed an Impact Fee Facilities Plan for Sandy Suburban's wastewater system. See Exhibit "B." The Impact Fee Facilities Plan has been prepared based on reasonable growth assumptions for the Sandy Suburban Improvement District, and analyzes the general demand characteristics of current and future users of each system. Furthermore, the Impact Fee Facilities Plan identifies the impact on System Improvements created by Development Activity and estimates the proportionate share of the costs of impacts on System Improvements that are reasonably related to new Development Activity.

SECTION 6 IMPACT FEE SCHEDULE AND FORMULA

1. Maximum Supportable Impact Fees. The fee schedule included herein represents the maximum Impact Fees which Sandy Suburban may impose on development within the defined Sandy Suburban Improvement District and are based upon general demand characteristics and potential demand that can be created by each class of user. Sandy Suburban reserves the right under the Impact Fees Act (U.C.A. 11-36a-402(1)(c)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher Impact Fee if Sandy Suburban determines that a user would create a greater than normal impact on any of the systems. Sandy Suburban may also decrease the Impact Fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (U.C.A. 11-36a-402(1)(d)).

Fees included this section are the maximum supportable Impact Fees which can be assessed. Adjustment to these fees may be made with adequate documentation from the developer that the true impact differs from that shown.

2. Impact Fees Table

User Class	Water Demand (gallons) Per Unit/Day	ERUs	Impact Fee / Dwelling Unit
Single Family Residential (Low Density Residential)	300	1	\$ 1,885.23
Apartments (High Density Residential)	250	0.833	\$ 1,571.03
Non Residential User Class	Water Demand (gallons) Per 1,000 square feet/Day	ERUs per 1000 square feet	Impact Fee / 1000 Square Feet
Church	18.70	0.062	\$ 117.51
Auto Dealer / Repair Shop	90.60	0.302	\$ 569.34
Car Wash	996.50	3.322	\$ 6,262.11
Grocery	68.40	0.228	\$ 429.83
Laundry	1067.90	3.560	\$ 6,710.79
Lodging / Care Facilities	161.90	0.540	\$ 1,017.40
Manufacturing / Industrial	149.60	0.499	\$ 940.10
Office / Financial Institution	74.90	0.250	\$ 470.68
Recreation	100.30	0.334	\$ 630.30
Restaurant	620.10	2.067	\$ 3,896.77
Retail	44.50	0.148	\$ 279.64
Daycare / pre-school	116.00	0.387	\$ 728.96
Schools	33.30	0.111	\$ 209.26
Warehouse / Garage	41.00	0.137	\$ 257.65

SECTION 7 APPEAL PROCEDURE

1. Sandy Suburban shall not have an administrative appeals procedure. Any person or entity that has paid an Impact Fee pursuant to this Resolution may challenge the Impact Fee by filing:
 - a. An action in state district court as provided in Utah Code Ann. § 11-36a-701, as amended; or
 - b. Other procedural methods authorized under Utah law.

SECTION 8 MISCELLANEOUS

1. Severability. If any section, subsection, paragraph, clause or phrase of this Impact Fee Resolution shall be declared invalid for any reason, such decision

shall not affect the remaining portions of this Impact Fee Resolution, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Resolution are declared to be severable.

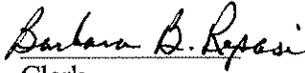
2. Interpretation. This Impact Fee Resolution has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Impact Fee Resolution shall not be affected by such division or by any heading contained herein.
3. Direction. All officers and employees of Sandy Suburban are hereby directed to take all actions necessary and appropriate to effectuate the provisions of this Resolution and the intent expressed herein.
4. Effective Date. This Resolution shall take effect in ninety (90) days from the date of execution.

APPROVED AND ADOPTED this 14th day of March, 2013.

SANDY SUBURBAN IMPROVEMENT DISTRICT

By: 
Renee P. Christensen, BOARD CHAIRWOMAN

Attest:


Clerk

Record of Voting

Sandy Suburban Board of Trustees Members	Yes	No
Renee P. Christensen	✓	
Scott Harrington	✓	
Mark E. Hurst	✓	
Totals	3	

EXHIBIT “A”

Impact Fee Analysis

2012 Impact Fee Analysis

Prepared for:



Prepared by:



Bowen Collins
& Associates, Inc.
CONSULTING ENGINEERS

**154 East 14000 South
Draper, Utah 84020**

December 2012

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INTRODUCTION

Impact fees as defined in Section 11-36a-102 of Utah code are “a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure”. They are designed to recover the capital investment required to provide capacity in a public facility system to serve new users. The purpose of this report is to review and recalculate the sewer system impact fees charged by the District in accordance with the requirements of Utah law.

SUMMARY FOR THE LAY PERSON

The Impact Fee Analysis identifies the fee new users of the Sandy Suburban Improvement District system should pay to mitigate the cost the District incurs to provide service to the new user. The fee is calculated based on a typical single family residential unit which is called an equivalent residential unit (ERU). Other user types are charged based on how many ERU's it would take to have the same impact.

The Impact Fee Analysis indicates that a fee of \$1885.23 per ERU will enable the District to meet the costs of serving new users. This fee is lower than the fee determined in the 2008 analysis because the 2011 Impact Fee Act restricts how long in the future improvements can be considered and does not allow using replacement costs but requires use of actual costs for the valuation of system improvements.

NOTICE OF PREPARATION OF AN IMPACT FEE ANALYSIS

Prior to imposing a new impact fee, Part 5 of Section 11-36a requires that an entity must notify the public of the intent to prepare both an Impact Fee Facilities Plan and an Impact Fee Analysis. Public notice meeting the requirements of the law was published on the Utah Public Notice Website and posted as required in August 2012 (a copy of the notice is included in the Appendix).

IMPACT FEE FACILITIES PLAN

After notification has occurred, the next step in the impact fee process as outlined in Section 11-36a-301 is the preparation of an Impact Fee Facilities Plan (IFFP). For Sandy Suburban Improvement District (SSID or District), this plan was prepared by BC&A and documented in a report dated December 2012. A public hearing and adoption of the plan is scheduled for January 2013.

IMPACT FEE ANALYSIS

This analysis has been prepared in accordance with Section 11-36a-303, 304, and 305. Major components of the analysis are summarized in the following sections.

Growth Projections

This impact fee update did not include a revision to the growth projections that were prepared as part of the 2008 impact fee study. The 2008 study determined that growth equivalent to 1.72 mgd is anticipated to occur within the District. The District had very low growth between 2008 and the present due to economic conditions. The 1.72 mgd projection appears to be a reasonable projection of the future increase in flow from current flows. Based on the ERU definition established in the Impact Fee Facilities Plan this growth represents 5,723 future ERU's.

Impact Fee Calculation

As outlined in the Impact Fee Facilities Plan, several projects have been identified that are anticipated to be completed within the six year term identified for short term projects. The costs from these projects, the value of system features available for new growth, the cost of treatment facility capacity attributable to new users, and other costs are summarized in Table 1.

Table 1
Impact Fee Analysis Summary

Estimated number of future ERU's	5,723	
		Per ERU
Impact Fee Funds Balance	\$1,400,000.00	\$(244.63)
Impact Fee Facilities Estimated Cost (Short-term Projects Only)	\$3,018,530.00	\$527.44
Value of system capacity available for growth (based on initial cost)	\$2,241,448.00	\$391.66
Cost of SVWRF treatment capacity per gallon	\$4.00	\$1,200.00
Impact Fee Preparation and Related Costs	\$61,608.54	\$10.77
Impact Fee / ERU		\$1,885.23

The total calculated impact fee is \$1885.23 per ERU. This represents a 27.8% decrease from the District's current sewer impact fee of \$2611 per ERU.

Impact Fee Funds Balance

The District provided the information on the current balance in the impact fee fund account. The amount is subtracted from the calculation to account for fees that have already been paid and are planned to be spent on upcoming projects or used to cover past costs of providing capacity for growth.

Impact Fee Facilities Estimated Cost

This cost is detailed in the Impact Fee Facilities Plan (IFFP). The plan details improvements planned in the next six years that are needed to provide capacity for new users of the system. Table 2 is a summary of the improvements included in this cost.

Table 2: IFFP Improvement Cost Estimates Summary

Description	Estimated Cost	% Attributable to new users	Estimated Cost attributable to new users
8850 South Upsize	\$290,000.00	100%	\$ 290,000.00
8800 South Upsize	\$870,000.00	100%	\$ 870,000.00
River Crossing Siphon Upgrade Project	\$1,640,000.00	32.7%	\$ 536,280.00
Freeway Crossing	\$2,050,000.00	64.5%	\$ 1,332,250.00
TOTAL			\$ 3,018,530.00

Value of System Capacity Available for Growth

The current impact fee act requires this calculation to be based on actual cost of system improvements rather than replacement cost. A table is included in the appendix summarizing the system features that are included in this cost item and the percentage of their cost that is attributable to new users. Contributed lines and some items from past impact fee studies were not included in the analysis. The percentage attributable to new users is 31.7%. This is based on the current flow of 3.7 mgd compared with the projected future flow of 5.42 mgd.

Cost of SVWRF Treatment Capacity per Gallon

This item identifies the cost attributable to each ERU for treatment capacity owned by the District in the South Valley Water Reclamation Facility (SVWRF). SVWRF provided information on the cost of construction and improvements and the treatment capacity of the facility. The costs per unit of capacity is calculated to be \$4.00 per gallon. Since an ERU is defined as 300 gallons the cost of treatment capacity for a new user (ERU) is \$1200. Assigning the cost on a unit basis was considered the most equitable method since there is excess capacity available in the treatment facility. If the cost of all excess capacity had been attributed to new users they would have been assigned a higher cost than existing users.

Impact Fee Preparation and Related Costs

The impact fee act allows costs directly related to preparation of the impact fee to be included in the calculated fees. The District incurred costs for system modeling, flow monitoring, Impact Fee Facilities Plan preparation and Impact Fee Analysis preparation of 61,608.54.

Calculation of Impact Fees for User Classes

To calculate rates for each of its users, the District has used a variety of ERU calculations to estimate the approximate number of ERUs represented by various types and size of users. A Spreadsheet has been prepared that details the District's ERU calculations for various user types and includes updates for specific user types.

Impact fees for new users will be assessed based on the number of ERUs defined by the District's ERU calculation (see Appendix for Spreadsheet on ERU calculations) and the following formula:

$$\text{Number of ERUs} \times \text{Impact Fee per ERU} = \text{Impact Fee}$$

In the event a very large water user or industrial user not covered by the District's ERU definitions proposes to develop inside the District boundaries, the ERU calculations will be made on a case by case basis following the methodology defined in the spreadsheet calculations.

Other Sources of Revenue

This impact fee analysis takes into consideration all revenue sources including impact fees to finance impacts on system improvements

The District has several potential revenue sources to pay for the recommended improvements. Property taxes, service charges (user fees), connection fees, impact fees, and interest from reserve fund investment are the primary fund sources. Bonding or spending reserve funds are also options available to the District.

Property taxes revenues are used by the District to cover part of the operation and maintenance of the system and replacement of system infrastructure that has deteriorated due to age. The property taxes are also used to pay back bonds for improvements that have benefited all users of the system such as improvements at the South Valley Water Reclamation Facility (SVWRF). The District has an ownership interest in SVWRF and has bonded to cover their share of the cost of necessary improvements.

If taxes were used to pay for system improvements that were necessary due to new developments this would not be equitable to existing users. Existing users have already bought in to the system by paying for improvements that were required to enable their development to connect to the system. Using property tax revenues to fund improvements for new development would mean that existing users would also pay for the benefits that new system users receive.

User fee revenues cover some administrative and maintenance costs of the District and are primarily used to cover the costs charged to the District by the treatment facility for treating the wastewater. If user fees were used to pay for system improvements demanded by new development this would shift the burden of paying for new improvements to the existing system users for the benefits provided to new development.

Connection fees are used by the District to cover the costs such as inspection and administrative costs that are directly related to adding a new service to the system. Utah law states that these funds cannot be used to cover system improvements including system improvements required for new development.

Impact fees are used by the District to cover the costs associated with system improvements that are required to maintain the level of service in the system that existed prior to development after new development has occurred. This is the appropriate method of covering the costs incurred by the District in order to meet new demands. Impact fees are also used to pay for excess capacity in the system where the District has upsized facilities to accommodate anticipated future development.

An example of this would be if the District needed to install a 12-inch sewer main but evaluated possible future growth and determined that a 15-inch sewer main would be installed to accommodate future demand on the system. The cost difference between installing a 12-inch pipe and the 15-inch pipe could be offset by impact fees.

Interest from reserve fund investment is used to offset operating and maintenance costs and results in a lower cost to the users of the system.

Bonds are a financial tool used by the District to enable large expenses such as those that happen when major treatment plant upgrades are required to be paid for over a long period of time. Bonding for system improvements that are necessary for new development would only be appropriate if the impact fees collected would then repay the bond. Bond costs were not attributed to new users in the impact fee calculations.

Reserve funds are in place to enable the District to handle emergency situations. Since new development and the associated improvement to the system are not emergencies, paying for growth or development related capacity is not a valid use of reserve funds.

IMPACT FEE EXPENDITURE

Per Section 11-36a-602, all impact fees collected must be spent or encumbered within six years unless the District has an extraordinary and compelling reason why the fees should be held longer than six years. Because the District is mostly developed, some impact fees will be applied to operation of existing facilities as reimbursement for the excess available capacity in the District's system. Therefore, the District should document all transfers to the operation fund and document the reduction in available capacity in the District's system. Impact fee expenditures will continue to be documented in annual reports in accordance with 11-36-301.

IMPACT FEE CERTIFICATION

This analysis has been prepared based on information provided by the District and the South Valley Water Reclamation Facility. Based on the information provided and the assumptions documented herein, BC&A certifies that, in accordance with Section 11-36a-306, this impact fee analysis:

1. Includes only the costs for qualifying 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;
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.

IMPACT FEE ADOPTION AND ENACTMENT

With the completion of this analysis, The District is now potentially ready to move forward with adoption and enactment of an impact fee ordinance. Utah law provides a detailed procedure for this process. Major components of this process are as follows:

1. Hold a public hearing to hear public comment on the impact fee facilities plan in accordance with Sections 11-36a-502 and 17B-1-111. Post notice at least 14 days in advance and in accordance with Section 17B-1-111. Make a copy of the plan available to the public and place a copy of the plan in each public library within the District.
2. Pending results of the hearing, adopt the impact fee facilities plan.
3. Draft an impact fee ordinance in accordance with the requirements of Section 11-36a-402.
4. Hold a public hearing to hear public comment on the impact fee enactment in accordance with Section 11-36a-504 and 17B-1-111. Post notice at least 14 days in advance and in accordance with Section 17B-1-111.

5. Pending results of the hearing, approve the impact fee enactment.
6. The actual impact fee enactment may not take effect until at least 90 days after it is approved.

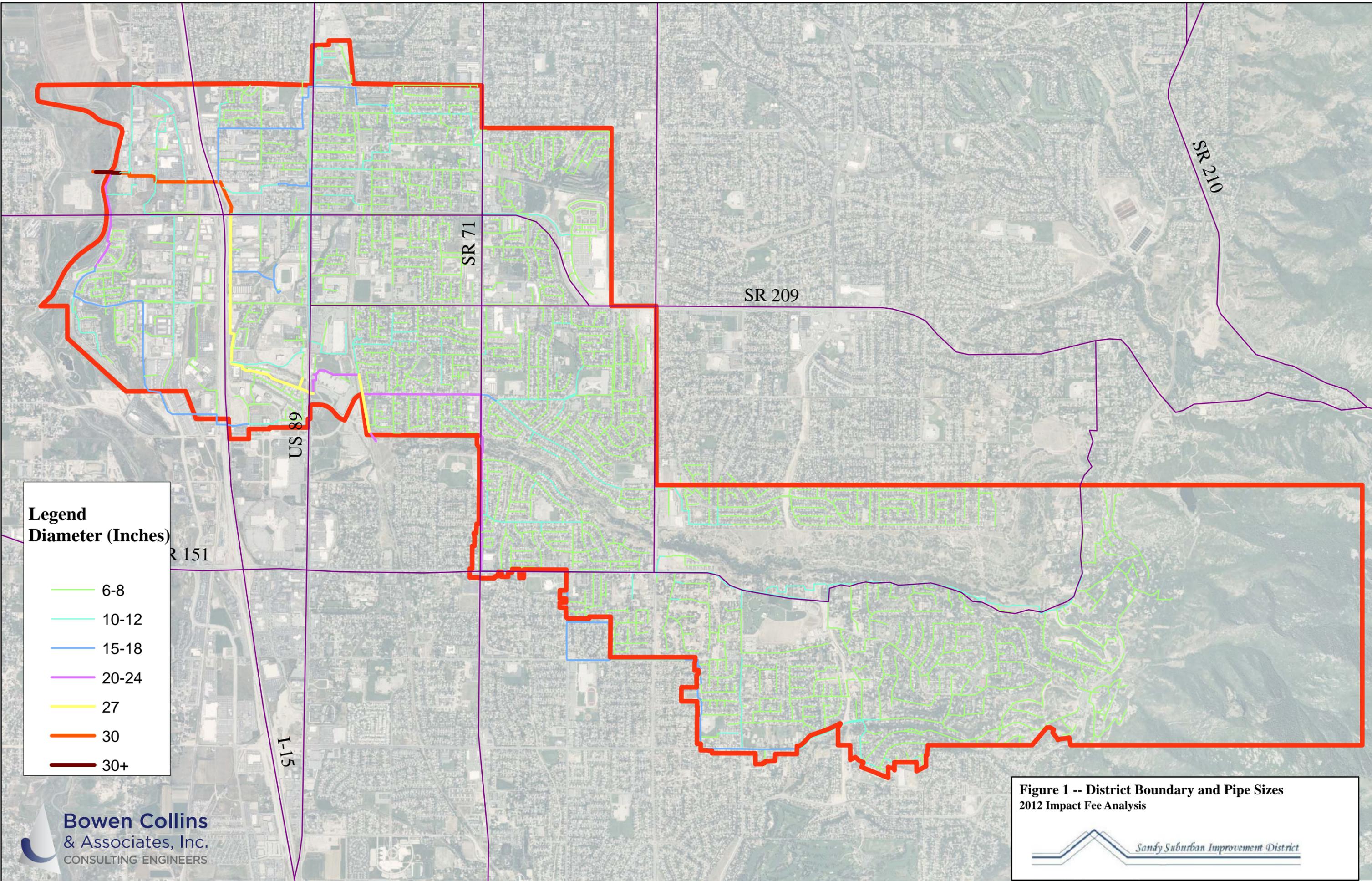
APPENDIX

Figure 1 Sandy Suburban Improvement District

Notice of Intent to Prepare or Amend Impact Fee Analysis

SSID Fixed Asset Record Spreadsheet (Used to determine value of system capacity available for growth)

ERU Calculations for User Classes Spreadsheet



Legend
Diameter (Inches)

Light Green Line	6-8
Cyan Line	10-12
Blue Line	15-18
Purple Line	20-24
Yellow Line	27
Orange Line	30
Dark Orange/Brown Line	30+

Figure 1 -- District Boundary and Pipe Sizes
2012 Impact Fee Analysis



NOTICE

Sandy Suburban Improvement District

Notice of Intent to Prepare or Amend Impact Fee Facilities Plan and/or Impact Fee Analysis

Pursuant to Utah Code Ann. 11-36a-501 and 11-36a-503, notice is hereby given that Sandy Suburban Improvement District (SSID) intends to have its engineer (Bowen Collins and Associates) prepare or amend an Impact Fee Facilities Plan and/or an Impact Fee Analysis. The impact fees to be considered will be charged to new development and will be used to offset the costs of capital facilities to serve new developments.

The public is invited to provide information to be considered in amending or adopting the Impact Fee Facilities Plan and/or the Impact Fee Analysis. For more information about the impact fee analysis and/or impact fee facilities plan or to provide information to be considered please contact Jared Oldroyd 154 East 14000 South Draper, Utah 84020; 801-495-2224; Joldroyd@bowencollins.com. Any information provided for consideration should be provided in writing or via e-mail, using the contact information above.

Sandy Suburban Improvement District covers a portion of Sandy City, a portion of unincorporated Salt Lake County and a small area of Midvale. A map of the District boundaries is available on the District website at <http://sandysid.com/map.html>.

Dated 15 August 2012.

Sandy Suburban Improvement District

Fixed Asset Record 2012

Last Updated 12/7/12

Description	Year Acquired	Original Cost	Estimated Life	Remaining Life	Data Source
Land	1986	\$ 217,900.00	##		1997 Impact Fee Study
Building	1986	\$ 201,157.00	50	24	1997 Impact Fee Study
Additions	1987	\$ 148,759.00	50	25	1997 Impact Fee Study
Additions	1988	\$ 2,094.00	50	26	1997 Impact Fee Study
Additions	1989	\$ 158,032.00	50	27	1997 Impact Fee Study
Additions	1990	\$ 1,446.00	50	28	1997 Impact Fee Study
Sewer Lines prior to	1990	\$ 2,535,119.00	50	28	1997 Impact Fee Study
Sewer Lines prior to	1990	\$ 533,799.00	25	3	1997 Impact Fee Study
Additions	1990	\$ 121,986.00	25	3	1997 Impact Fee Study
Additions	1991	\$ 201,721.00	40	19	1997 Impact Fee Study
Additions	1992	\$ 116,159.00	40	20	1997 Impact Fee Study
Additions	1993	\$ 402,289.00	40	21	1997 Impact Fee Study
Additions	1994	\$ 594,595.00	40	22	1997 Impact Fee Study
Additions	1995	\$ 85,337.00	40	23	1997 Impact Fee Study
River Oaks Outfall	1997	\$ 337,360.00	50	35	2008 Impact Fee Study Attachment H
Reline 27" Main	2002	\$ 123,176.00	50	40	2008 Impact Fee Study Attachment H
9800 South Upsize	2003	\$ 235,493.00	50	41	2008 Impact Fee Study Attachment H
Pipeline Rehabilitation	2003	\$ 1,054,391.00	50	41	2008 Impact Fee Study Attachment H

		% of capacity available to future growth	Value of Assets Attributable to New Users "Buy In"
TOTAL Fixed Assets	\$ 7,070,813.00	31.7%	\$ 2,241,447.72

Depreciation and Replacement Cost are not Calculated for 2012 Analysis

28% is percentage of system capacity attributed to new growth by the 2008 impact fee analysis

Based on 3.7 mgd current flow compared to 5.42 future flow attributable percentage is 31.7%

Projects after 2003 have been unrelated to future growth or the attributable costs have been paid with impact fees so they are not included.

SSID 2012 Impact Fee Analysis Calculations



Date: 1/2/2013

Prepared by: JO

ERU calculations for User Classes

User Class	Water Demand (gallons) Per Unit/Day	ERUs	Impact Fee / Dwelling Unit
Single Family Residential (Low Density Residential)	300	1	\$ 1,885.23
Apartments (High Density Residential)	250	0.833	\$ 1,571.03

Non Residential User Class	Water Demand (gallons) Per 1,000 square feet/Day	ERUs per 1000 square feet	Impact Fee / 1000 Square Feet
Church	18.70	0.062	\$ 117.51
Auto Dealer / Repair Shop	90.60	0.302	\$ 569.34
Car Wash	996.50	3.322	\$ 6,262.11
Grocery	68.40	0.228	\$ 429.83
Laundry	1067.90	3.560	\$ 6,710.79
Lodging / Care Facilities	161.90	0.540	\$ 1,017.40
Manufacturing / Industrial	149.60	0.499	\$ 940.10
Office / Financial Institution	74.90	0.250	\$ 470.68
Recreation	100.30	0.334	\$ 630.30
Restaurant	620.10	2.067	\$ 3,896.77
Retail	44.50	0.148	\$ 279.64
Daycare / pre-school	116.00	0.387	\$ 728.96
Schools	33.30	0.111	\$ 209.26
Warehouse / Garage	41.00	0.137	\$ 257.65

Impact Fees for non-categorized users will be calculated on an individual case basis.

Water Demands for non-residential users was taken from the 2008 impact fee study report and compared with available water use data in other Districts for verification

EXHIBIT “B”

Impact Fee Facilities Plan

2012 Impact Fee Facilities Plan

Prepared for:



Prepared by:



Bowen Collins
& Associates, Inc.
CONSULTING ENGINEERS

**154 East 14000 South
Draper, Utah 84020**

December 2012

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INTRODUCTION

This Impact Fee Facilities plan is based primarily on the Sandy Suburban Improvement District (SSID or District) 2010 Capital Facilities Plan. The District has completed several capital projects in recent years with a portion of these being related to development. Due to market conditions, the projects were completed at low costs. The 2010 capital facilities plan included a reduction in planned facilities from the previous capital facilities plan due in part to updated system modeling and field investigations of key areas identified by the system modeling as requiring improvements. The field inspections revealed more capacity in some pipes than anticipated by the data in the wastewater system model. The system model is a computer simulation of the hydraulic condition of the wastewater collection piping owned by the District. The District requested that their Engineering consultant, Bowen Collins and Associates, update the capital facilities plan, narrow the focus of the plan to account for these factors and meet the requirements of an impact fee facilities plan as set forth in the 2011 impact fees act passed by the State legislature. This Impact Fee Facilities Plan presents system features that are anticipated to be added, upgraded or replaced as a result of development. The facilities include some system features that were not identified in the 2010 Capital Facilities Plan that the District has now identified as necessary due to evaluating potential system flows from future development.

SUMMARY FOR THE LAY PERSON

The Impact Fee Facilities Plan identifies improvements that are needed in the Sandy Suburban Improvement District to serve growth and future development. There are a few areas in the District boundary that are anticipated to have new development occur and other areas may experience infill growth where older neighborhoods are replaced with new higher density development. The following projects are recommended to be completed in the next six years:

- 8850 South Upsize – This project involves upsizing approximately 400 feet of 12-inch pipe with 15-inch pipe. This project is to provide capacity for anticipated growth.
- Jordan River Crossing Siphon Upgrade – This project involves rehabilitating or upsizing the river crossing to increase capacity. 32.7% of this project is attributable to providing capacity for anticipated growth and was recommended as a long-term project in the District's June 1997 impact fee study.
- 8800 South Upsize -- This project involves replacing approximately 3320 feet of 8-inch pipe with 10-inch pipe. The purpose for this project is to increase capacity to serve developing areas.
- Freeway Crossing Upgrade -- This project involves adding a freeway crossing for redundant flow capacity due to the critical nature of the existing freeway crossing near 90th South. 64.5% of the freeway crossing capacity is attributable to future flows. The redundant crossing will enable the District to reliably serve new developments.

Depending on the schedule and final configuration of anticipated development there are additional projects that should be considered by the District. The need for these projects and the

size of project required will be verified with up-to-date modeling when detailed development information is available.

The estimated cost of the Impact Fee Facilities Plan (IFFP) recommended improvements allocated to new growth is \$3,018,530.

BACKGROUND

Sandy Suburban Improvement District serves approximately 50 percent of Sandy City, a portion of unincorporated Salt Lake County, and a small segment of Midvale City. The District owns and maintains approximately 150 miles of sewer lines that collect and transport wastewater to the South Valley Water Reclamation Facility (SVWRF) which treats the wastewater. SVWRF is located in West Jordan, Utah and discharges treated water into the Jordan River. SSID owns a 20 percent interest in the SVWRF. Figure 1 in the Appendix depicts the service area of the District.

PLAN DEVELOPMENT

The Impact Fee Facilities Plan (IFFP) is based on the 2010 Capital Facilities Plan, previous Capital Facilities Plans and information provided by the District. Previous capital facilities plans were prepared for the District in 1997 and 2008. The 2008 Capital Facilities Plan was an addendum to the 2007 Wastewater System Master Plan written to enable an earlier impact fee study to be prepared.

To meet State of Utah requirements for Impact Fee Facilities Plans, a required notice was posted by the District on the State public notice website. A copy of the notice is included in the Appendix. No public comments were received regarding the development of the plan.

Projected System Growth

The Impact Fee Facilities Plan was formulated based on development that will occur in the District boundary according to Land Use plans and development information from Sandy City. A copy of the Sandy City Zoning Map is available on the City's website. From the information available, it appears that with a few exceptions the residential areas of SSID are nearing build-out with some moderately higher density infill beginning to occur in Historic Sandy and other residential neighborhoods near commercial centers. Commercial developments that are considered in the Impact Fee Facilities Plan include mid-rise office buildings which are being constructed near the Sandy City Government Center. This developing area is anticipated to have mixed use residential and office commercial. The area along Cy's Road including portions of the golf course represents another area of potentially higher density development. Another high density mixed use development is planned near 10200 South and the Trax corridor. The majority of wastewater from this development will flow South and be collected by an adjacent sewer district. Another key development area within the District is the Real Stadium Area. This area was assigned a separate service area designation in the 2008 Impact Fee Study. The Real Stadium Area is anticipated to have large hotels and a mix of commercial developments. The Real Development is shown as zone RC on the Sandy City Zoning Map. For this Impact Fee

Facilities Plan the District is considered as one service area. The trunkline to connect the Real stadium to the District's trunkline has been constructed and the other development that is anticipated in the area around the stadium may connect to the District's facilities at various locations. The unknown aspects of the development make the designation of a separate service area speculative and unwarranted by this plan.

Treatment Capacity

Treatment capacity at SVWRF is adequate for the District's needs for the immediate and long term future. Based on some model results, the District's share of the available capacity may need to be increased before build-out of the District's boundary is completed. Because the possible need for future expansion is beyond a six year planning window, no impact fee facility analysis of treatment facility expansion was included in this report. Projects in progress or that have already been completed are accounted for in the Impact Fee Analysis.

Wastewater Collection System Model

The wastewater collection system model was created for the 2010 Capital Facilities Plan using SSID's Arcview GIS database information, record drawings, information from the 2007 District model, and survey information where available. The model was completed using the Infosewer software program. The system was modeled in two segments to reduce the complexity of the analysis. The model includes all pipes in the District 8-inch and larger. Private laterals were not included.

Flow Measurement / Model Calibration

In order to have the model accurately reflect conditions in the system, the calculated flows were compared to actual flows and then the model was adjusted so that the flows match more closely. This process was repeated by adjusting the flow rates for various parts of the system until the model was determined to be a reasonable representation of the actual system. With the system accurately represented, flows were adjusted to account for parameters such as future growth or increased infiltration. Increased accuracy can be obtained when measurements are made at multiple locations throughout the system. Flow monitoring was completed in 2007 to enable the wastewater master plan to be prepared. Additional flow monitoring was conducted for the 2010 Capital Facilities Plan with some recent flow monitoring data reviewed to evaluate potential improvements.

It is recommended that the flow monitoring be repeated at least every five years to track changes in flow rates from various parts of the system. Monitoring will also help identify infiltration rates.

LEVEL OF SERVICE

The 2010 Capital Facilities Plan formalized the level of service that the District's collection system provides to the users. The amount of flow a sewer pipe can provide depends primarily on its size and slope. Slope is the amount of vertical drop there is in the pipe. If a pipe becomes

more full, the risk of a backup increases. The level of service for pipes in the District is therefore separated into four categories as follows:

- Level of service A – Means the pipe can carry the peak flow and be 1/2 (50%) full or less.
- Level of service B – Means the pipe can carry the peak flow and be 2/3 (67%) full or less.
- Level of service C – Means the pipe can carry the peak flow and be at peak capacity (95%) full or less.
- Level of service D – Means that the pipe is above its peak capacity for gravity flow (surcharge condition).

The District's standard is to have new pipes designed for a level of service condition A at system build-out. Pipes that are identified in the modeling to have a level of service C or D are scheduled to be evaluated in the field to verify the model data set and develop pre-design data so that improvements can be planned. The District's 2007 system master plan did not include the level of service designations but used the same standards for how full the pipe is to determine if the pipe is acceptable.

Certain critical facilities are selected to provide an acceptable level of service with redundancy. The District also places additional emphasis on critical facilities for maintenance and replacement or upgrade.

EQUIVALENT RESIDENTIAL UNIT

The level of service is also related to the Equivalent Residential Unit or ERU. The ERU is the design flowrate from one dwelling. Based on available wastewater production information, the 2010 capital facilities plan changed the definition of ERU that was used in the 2007 master plan of 12,000 gallons per month or 400 gallons per day to 10,500 gallons per month or 350 gallons per day as the defined flow contribution from an equivalent residential unit. Based on the most recent flow information the wastewater generated per account has continued to decline. The ERU definition recommended in this Impact Fee Facilities plan is 9,000 gallons per month or 300 gallons per day. The 300 gallons per day is based on sewer flow records and includes infiltration and inflow. This definition aligns more closely with flow monitoring and account data and with water use figures from Sandy City.

MODEL RESULTS

Figure 2 in the Appendix shows the model results for the scenario that represents the 2010 peak flow conditions. The legend on the figures shows what percent full the pipes are for the given scenario. Pipes over 1/2 full are considered full and need to be reevaluated as development occurs to verify their ability to serve present and future needs while keeping in mind that the unused pipe area serves as a safety factor to accommodate any sediment buildup, infiltration, and peak instantaneous flows that may be above the typical peak flow. Pipes over 2/3 full are considered over capacity and are included in the list of recommend improvements or scheduled for field verification of the model database. There are a few areas such as along Dimple Dell road where

the model showed a lack of capacity particularly during the future flow scenarios. This lack of capacity is based on anticipated growth in the area. Development plans for the area are not clear and are not expected in a six year planning window. The project that would be needed to address the deficiency in this area identified by the model was therefore ranked as the lowest priority of the future (long term) capital projects to evaluate and was not included in the cost estimates.

The model results show that the pipe near the Jordan River has a level of service C rating (over capacity condition). Additional flow monitoring data and pipe information is being collected for this area to confirm model results.

Demands by New Development Activity

The future peak flow scenario was obtained by adjusting the model to include anticipated future growth. The 2008 impact fee study determined that growth equivalent to 1.72 mgd is anticipated to occur within the District. Based on the land use information and planning information obtained from the local municipalities and using growth projections from the Wasatch Front Regional Council, the model flows were increased by 20% District wide with specific flows added at points where large commercial or dense residential development are anticipated to occur to increase the total flow for the future scenario to match the projected future flows.

Figure 3 in the appendix presents the results from the future peak flow scenario. The results of the future peak flow scenario were compared with the current peak flow scenario to identify areas where impacts based on growth or new developments are anticipated to occur. These pipe areas were analyzed and if the impact was significant they were added to the impact fee facilities project list. The projects will be included in field evaluations and addressed according to the implementation schedule that will be decided by the District.

The model results show that the District's system, with minor exceptions, will provide a suitable level of service for existing users and anticipated build-out development activity. Based on the ERU definition established in this report this growth represents 5,723 future ERU's.

Recommended Improvements

The following short term and possible long term projects were recommended by the 2010 Capital Facilities Plan. Other projects recommended in 2010 have since been completed or are in progress. The short-term projects listed below are recommended to be completed in the next six years.

- 8850 South Upsize – This project involves upsizing approximately 400 feet of 12-inch pipe with 15-inch pipe. This project is to provide capacity for anticipated growth.
- 8800 South Upsize -- This project involves replacing approximately 3320 feet of 8-inch pipe with 10-inch or 12-inch pipe. The final pipe size will be determined during a preliminary design of the project and will be determined by the slope to provide the required capacity. The purpose for this project is to increase capacity to serve developing areas.

Additionally projects recommended in previous District studies and plans were evaluated. The following projects recommended by past studies should also be completed in the next six years.

- Jordan River Crossing Siphon Upgrade – This project involves rehabilitating or upsizing the river crossing and pipes in the vicinity to increase capacity. Based on 2012 average flows of 3.7 mgd compared to a capacity of 5.5 mgd, 32.7 % of this project is attributable to providing capacity for anticipated growth. The project was recommended as a long term project in the District’s June 1997 Impact Fee Study.
- Freeway Crossing Upgrade – This project involves adding a second pipe crossing the freeway for redundancy. Because of the critical nature of the freeway crossing the redundant capacity is necessary. 64.5% of the flow capacity of this project is allocated to future growth.

Long term projects are dependent on the schedule and final configuration of anticipated development. Project necessity and scope should be verified with up-to-date modeling when detailed development information is available. For the purposes of impact fee calculation, it has been assumed that none of the long term projects will be required within the IFFP planning window of six years.

- Frontage Road Trunkline (Segment 1) -- This segment of the trunkline is from the Freeway to 90th South. It will increase the capacity and condition of this pipe segment. This project was recommended in the 2007 master plan and identified as the Real Salt Lake trunkline. The Real Salt Lake Trunkline was one of the improvements recommended by the 2007 master plan.
- Frontage Road Trunkline (Segment 2) -- This capital facilities plan splits the improvement identified in the 2007 plan as the RSL Trunkline into two segments. This will provide more project flexibility to account for the various development scenarios that may occur in the RSL area. The development flows may be directed northward to the 90th South trunkline or they may contribute to the frontage road trunkline. Depending on the type and nature of the flows, the configuration of the second phase of the frontage road trunkline will change. This segment should therefore be planned after development features have been finally determined.
- 220 East Upsize – This project involves replacing approximately 780 feet of 8-inch pipe with 10-inch pipe to increase capacity. This project was shown as necessary in the 2007 master plan but not in the updated model. Preliminary design field survey should be completed to evaluate the necessity of this project and to determine design options that may be available.
- Dimple Dell Road – The model has identified areas on Dimple Dell road with inadequate capacity based on future peak flow estimates. Current flow monitoring indicates the area does not currently have flows that would create a need for the project. The area should be evaluated after any major new developments to determine the necessity for and scope of this project. The project may include up to 8300 feet of pipe upsizing.

IMPROVEMENT COST ESTIMATES

Estimates are included in the Appendix for all of the short term Impact Fee Facilities Plan projects and summarized in Table 1 below. As indicated in the report the long term projects scope and final design parameters have not been determined.

Table 1: Improvement Cost Estimates Summary

Description	Estimated Cost	% Attributable to new users	Estimated Cost attributable to new users
8850 South Upsize	\$290,000.00	100%	\$ 290,000.00
8800 South Upsize	\$ 870,000.00	100%	\$ 870,000.00
River Crossing Siphon Upgrade Project	\$1,640,000.00	32.7%	\$ 536,280.00
Freeway Crossing	\$2,050,000.00	64.5%	\$ 1,332,250.00
TOTAL			\$ 3,018,530.00

Improvement Cost Distribution – The Jordan River Siphon Upgrade cost is allocated based on capacity available to new users. The percent of project cost attributable to new users is 32.7%. For the Freeway Crossing project the percent attributable to new users is 64.5%. The remaining impact fee facilities are only necessary to increase flow capacity for new users and are 100% attributable to new development. Other projects which may be due to poor pipe condition or maintenance issues were not included as Impact Fee Facilities.

Because the current users have already paid to develop the available capacity and additional flows will cause the lines to reach a lower level of service, new development will be responsible for the costs of improvements to the system required to maintain the current level of service after their flow is added to the system.

CAPITAL PROJECT IMPLEMENTATION SCHEDULE

The recommended improvements were grouped into short-term and long-term projects to give the District a way to identify the relative importance of completing improvements. Additional factors that may affect the timing of a project include:

Pipe Condition

Pipe condition has not been a critical factor in determining capital project implementation schedule. There do not appear to be areas where rapid deterioration is occurring. If inspection activities identify rapidly deteriorating pipe then the schedule for implementing corrective action should also be accelerated.

Schedule of Related Improvements

If the City or other agency is completing a project in the vicinity it may be beneficial to complete the SSID project at the same time to minimize disruptions to traffic and residents. If paving projects are completed by others, moratoria may be placed that would restrict the ability of the District to complete piping projects in that street for several years.

Economic Conditions

It may be beneficial to complete projects on a rapid schedule to take advantage of continuing market conditions that have resulted in projects being completed at lower cost to the District. Lower costs in recent years have resulted from more competition between contractors and materials prices that also reflect lower overall demand.

CONCLUSION

The Sandy Suburban Improvement District sewer system appears to be substantially designed to handle the anticipated build-out of residential and commercial development within the District boundaries. However, modeling, based on available growth projections and development information, indicates that new developments will impact the system and lower the Level of Service in some pipes. Except for the River Crossing Siphon Upgrade project, addressing this impact from development is the sole reason for the projects that are included in the recommendations of this plan.

It is recommended that development be monitored to verify that the development that occurs is within the capacity anticipated. If a new large industrial water user were to locate within the District, the ability to serve that industry would have to be evaluated and adjustments made to this plan to account for the changes.

The District should reexamine and update the Impact Fee Facilities Plan in the year 2018 unless major development activity takes place which would warrant an earlier update to this plan.

APPENDIX

Figure 1 Sandy Suburban Improvement District

Figure 2 Computer Model Results – Pipe percent full at peak flow (current conditions scenario)

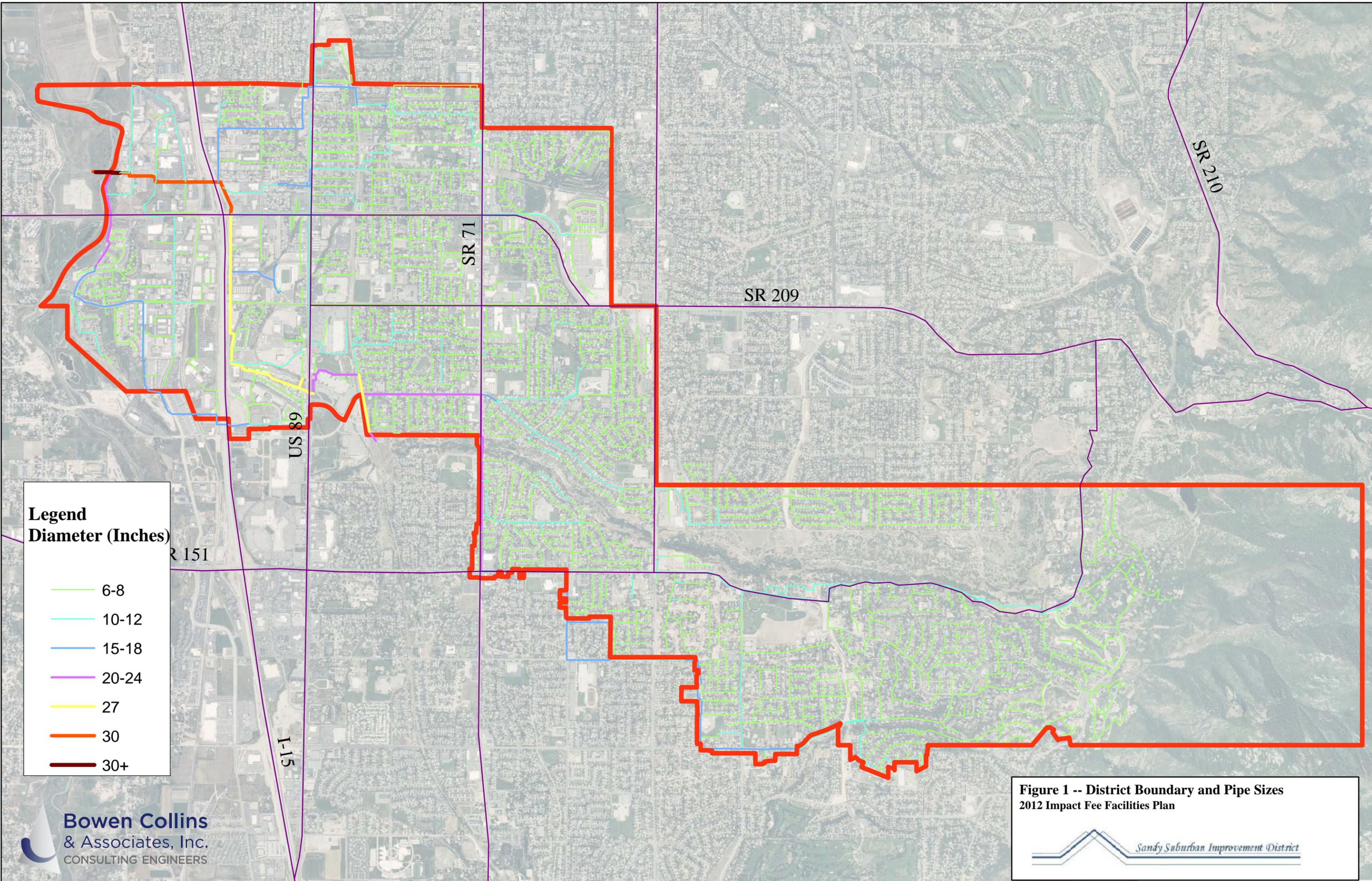
Figure 3 Computer Model Results – Pipe percent full at peak flow (future conditions scenario)

Project Cost Estimates

- 8850 South Upsize
- 8800 South Upsize
- Siphon Upgrade
- Freeway Crossing

Notice of Intent to Prepare or Amend Impact Fee Facilities Plan

Certification

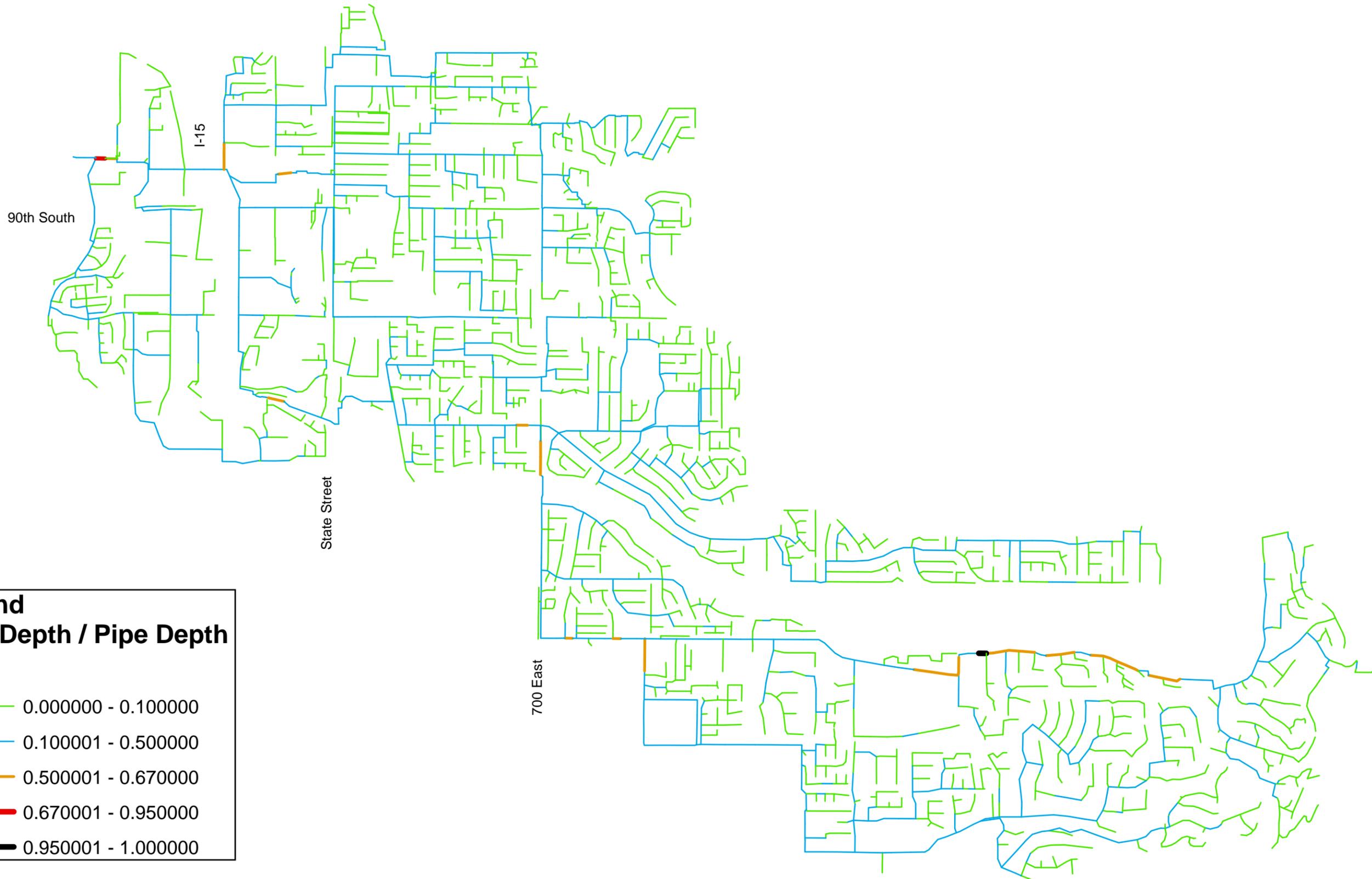


Legend
Diameter (Inches)

- 6-8
- 10-12
- 15-18
- 20-24
- 27
- 30
- 30+

Figure 1 -- District Boundary and Pipe Sizes
 2012 Impact Fee Facilities Plan



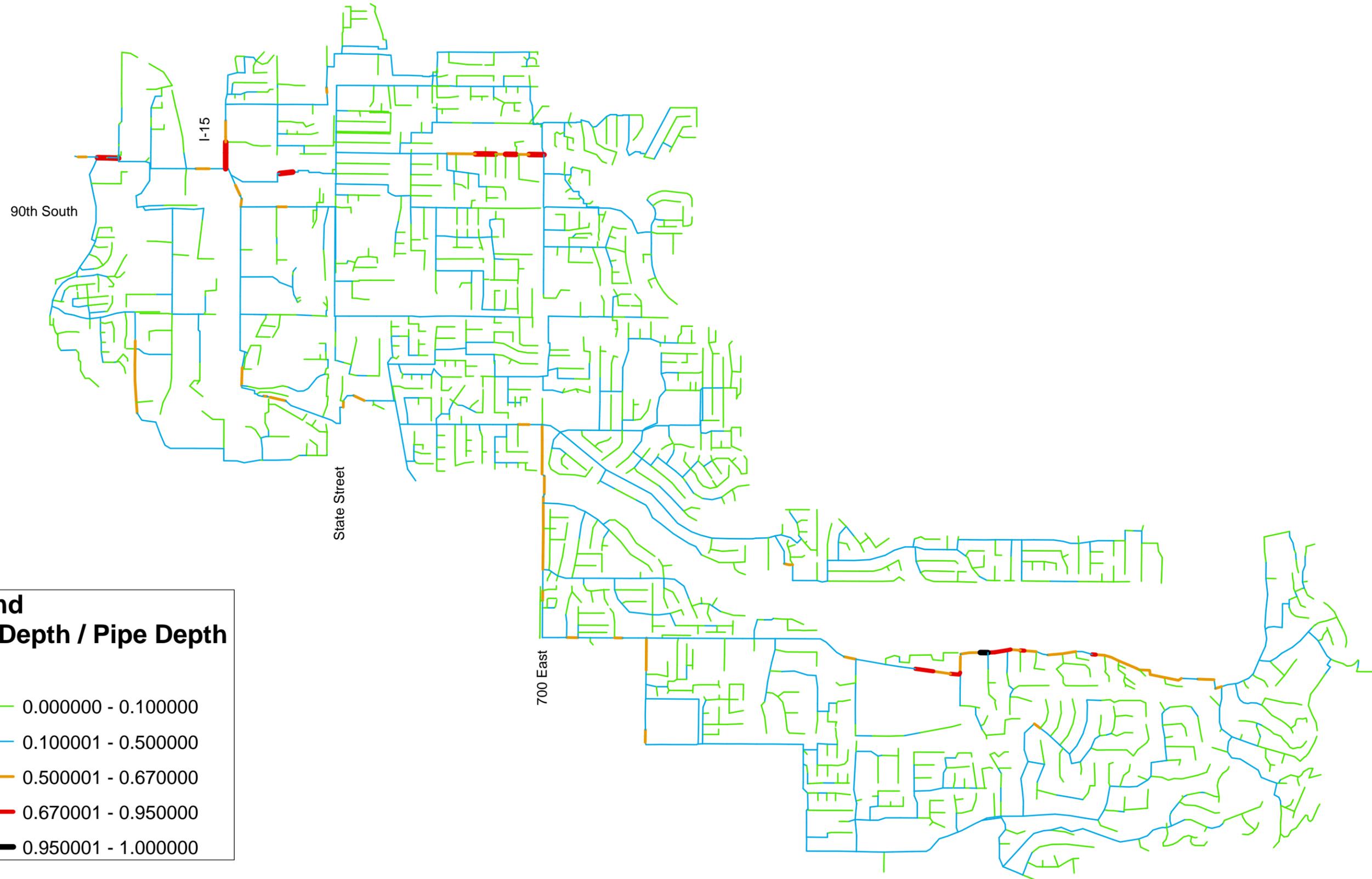


Legend
Flow Depth / Pipe Depth

	0.000000 - 0.100000
	0.100001 - 0.500000
	0.500001 - 0.670000
	0.670001 - 0.950000
	0.950001 - 1.000000

Figure 2
Computer Model Results -- Current Peak Flow Scenario
2012 Impact Fee Facilities Plan





Legend
Flow Depth / Pipe Depth

	0.000000 - 0.100000
	0.100001 - 0.500000
	0.500001 - 0.670000
	0.670001 - 0.950000
	0.950001 - 1.000000

Figure 3
Computer Model Results -- Future Peak Flow Scenario
2012 Impact Fee Facilities Plan



Engineers Concept Level Opinion of Construction Cost



Date: 8/13/2012

Project: 8850 South Upsize Project

Prepared by: JO

Owner: Sandy Suburban Improvement District

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	4-inch Sanitary Sewer	32	EA	\$ 3,000.00	\$ 96,000.00
3	6-inch Sanitary Sewer				\$ -
4	15-inch Sanitary Sewer	400	LF	\$ 180.00	\$ 72,000.00
5	4-Foot Wide Asphalt Pavement	1600	SF	\$ 5.00	\$ 8,000.00
6	4-Foot Diameter Manhole		EA		\$ -
7	5-Foot Diameter Manhole	2	EA	\$ 9,000.00	\$ 18,000.00
8	3/4-Inch Minus Bedding Gravel	89	SY	\$ 20.00	\$ 1,777.78
9	Site Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
10					
11	Subtotal				\$ 225,777.78
12					
13	Contingency (15%)				\$ 33,866.67
14	Engineering, Legal and Administrative (15%)				\$ 33,866.67
15					
16	Estimate Total				\$ 290,000.00
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					

Engineers Concept Level Opinion of Construction Cost



Date: 8/13/2012

Project: 8800 South Pipe Upsizing

Prepared by: JO

Owner: Sandy Suburban Improvement District

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	4-inch Sanitary Sewer				\$ -
3	6-inch Sanitary Sewer				\$ -
4	10-inch Sanitary Sewer	3200	LF	\$ 145.00	\$ 464,000.00
5	12-inch Sanitary Sewer				\$ -
6	4-Foot Wide Asphalt Pavement	12800	SF	\$ 5.00	\$ 64,000.00
7	4-Foot Diameter Manhole	6	EA	\$ 6,000.00	\$ 36,000.00
8	5-Foot Diameter Manhole	7	EA	\$ 9,000.00	\$ 63,000.00
9	3/4-Inch Minus Bedding Gravel	711	CY	\$ 20.00	\$ 14,222.22
10	Site Restoration	1	LS	\$ 15,000.00	\$ 15,000.00
11					
12	Subtotal				\$ 671,222.22
13					
14	Contingency (15%)				\$ 100,683.33
15	Engineering, Legal and Administrative (15%)				\$ 100,683.33
16					
17	Estimate Total				\$ 870,000.00
18					
19					
20					
21					
22					
23					
24					
25					
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27					
28					
29					
30					
31					

Engineers Concept Level Opinion of Construction Cost



Date: 10/12/2012

Project: Jordan River Crossing Siphon Upgrade Project

Prepared by: JO

Owner: Sandy Suburban Improvement District

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	\$ 100,000.00	\$ 100,000.00
2	30" CCIP Pipeline Upgrade	980	LF	\$ 250.00	\$ 245,000.00
3	Manhole Upgrade	2	EA	\$ 6,000.00	\$ 12,000.00
4	Bypass pumping	1	LS	\$ 50,000.00	\$ 50,000.00
5	12" CCIP Pipeline Upgrade	1000	LF	\$ 100.00	\$ 100,000.00
6	Bypass Pumping	1	LS	\$ 140,000.00	\$ 140,000.00
7	Upgrade East (Upstream) Structure	1	LS	\$ 140,000.00	\$ 140,000.00
8	Upgrade West (Downstream) Structure	1	LS	\$ 80,000.00	\$ 80,000.00
9	30" CCIP Pipeline Upgrade	1520	LF	\$ 250.00	\$ 380,000.00
10	Manhole Upgrade	3	EA	\$ 6,000.00	\$ 18,000.00
11					
12	Subtotal				\$ 1,265,000.00
13					
14	Contingency (15%)				\$ 189,750.00
15	Engineering, Legal and Administrative (15%)				\$ 189,750.00
16					
17	Estimate Total				\$ 1,640,000.00

Engineers Concept Level Opinion of Construction Cost



Date: 12/21/2012

Project: Freeway Crossing Project

Prepared by: JO

Owner: Sandy Suburban Improvement District

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	\$ 200,000.00	\$ 200,000.00
2	30" Sewer Line with 48" Casing, by Trenchless Methods	900	LF	\$ 1,500.00	\$ 1,350,000.00
3	Bypass pumping	1	LS	\$ 30,000.00	\$ 30,000.00
4					
5	Subtotal				\$ 1,580,000.00
6					
7	Contingency (15%)				\$ 237,000.00
8	Engineering, Legal and Administrative (15%)				\$ 237,000.00
9					
10	Estimate Total				\$ 2,050,000.00

NOTICE

Sandy Suburban Improvement District

Notice of Intent to Prepare or Amend Impact Fee Facilities Plan and/or Impact Fee Analysis

Pursuant to Utah Code Ann. 11-36a-501 and 11-36a-503, notice is hereby given that Sandy Suburban Improvement District (SSID) intends to have its engineer (Bowen Collins and Associates) prepare or amend an Impact Fee Facilities Plan and/or an Impact Fee Analysis. The impact fees to be considered will be charged to new development and will be used to offset the costs of capital facilities to serve new developments.

The public is invited to provide information to be considered in amending or adopting the Impact Fee Facilities Plan and/or the Impact Fee Analysis. For more information about the impact fee analysis and/or impact fee facilities plan or to provide information to be considered please contact Jared Oldroyd 154 East 14000 South Draper, Utah 84020; 801-495-2224; Joldroyd@bowencollins.com. Any information provided for consideration should be provided in writing or via e-mail, using the contact information above.

Sandy Suburban Improvement District covers a portion of Sandy City, a portion of unincorporated Salt Lake County and a small area of Midvale. A map of the District boundaries is available on the District website at <http://sandysid.com/map.html>.

Dated 15 August 2012.