

IMPACT FEE AMENDMENT MEMORANDUM

INTRODUCTION

Weber County, Utah (the County) commissioned Zions Public Finance, Inc. (ZPFI) to calculate the County's sewer impact fees in accordance with Utah State Law, which resulted in an Impact Fee Analysis (IFA) that was finalized in October 2018. An impact fee is a one-time charge to new development to reimburse the County for the cost of developing new sewer system capacity that will allow development to occur. In conjunction with this project, CRS Engineers (CRS) prepared an Unincorporated Weber County Sewer Master Plan.

Since that time, The County reached out to ZPFI and CRS regarding the reimbursement service area fee included in the impact fee analysis. CRS has provided a memorandum dated May 2021 (attached) updating the lift station cost estimate for the reimbursement service area fee. In response to CRS' memo, the County has commissioned Zions to amend the reimbursement fee included in the original October 2018 IFA, which is the purpose of this memo.

IFA AMENDMENTS

Based on the memo provided to the County and ZPFI by CRS, this memorandum hereby amends the October 2018 Sewer Impact Fee Analysis (IFA) as follows:

1. Bottom paragraph of page 3 is amended to read: *"The four reimbursement areas will encompass all connections within the County's lift station #1, #2, #3 and #4 areas. The reimbursement areas have four future capital projects which are the lift stations being constructed by developers. The lift stations are each projected to cost \$800,000 in today's costs and each ERU within the reimbursement service areas will pay a reimbursement fee to the County. The reimbursement fees collected will be passed on to the respective developer in order to reimburse the developer for constructing the excess system capacity in the corresponding lift station."*
2. The paragraph on the middle of page 4 is amended to read: *"Figure ES.3 shows the reimbursement fees which will be assessed in addition to the impact fee. The reimbursement fees will be assessed to four separate reimbursement areas located within the lift station #1, #2, #3, and #4 areas. The purpose of the reimbursement fees is to reimburse the developers who will fund the lift stations which benefit each respective reimbursement area. The County will remit the reimbursement fees to the developers at the cost per ERU shown in the figure below."*
3. Replace Figure ES.3 with the figure of the same name that is appended to this memo.
4. Replace Figure ES.4 with the figure of the same name that is appended to this memo.
5. The paragraph at the top of page 7 is amended to read: *Located within the service area are sub-service areas for lift station areas #1, #2, #3 and #4. These sub-service areas are referred to as the reimbursement areas. Reimbursement fees have been calculated for the reimbursement areas 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), orange (lift station #2), dark green (lift station #3), and dark blue (lift station #4).*
6. The paragraph at the top of page 10 is amended to read: *"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 annual ERU projections through 2025 and the estimated buildout ERUs for the reimbursement service areas are shown in Figure 2.1.”

7. Replace Figure 2.1 with the figure of the same name that is appended to this memo.
8. Replace Figure 2.3 with the figure of the same name that is appended to this memo.
9. The paragraph in the middle of page 13 under the heading Reimbursement Fee is amended to read: *“In addition to the impact fee found in Figure 3.1 the reimbursement areas located within lift station areas #1, #2, #3 and #4 will also be assessed a reimbursement fee. The purpose of the reimbursement fees 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 fees per ERU are shown in Figure 3.2.”*
10. Replace Figure 3.2 with the figure of the same name that is appended to this memo.
11. Replace Figure 3.3 with the figure of the same name that is appended to this memo.

This amendment does not propose any changes to level of service, the planning period, overall system growth projections, or general analysis methodology. As a result, all other components of the IFA are unchanged.

CERTIFICATION

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

I certify 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; or
 - 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;
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.

Dated: May 27, 2021

ZIONS PUBLIC FINANCE, INC.

APPENDIX

Figure ES.3: Reimbursement Service Area Fee (Lift Station #1, #2, #3, #4 Areas Only)

Reimbursement Service Areas	ERUs	Cost	Reimbursement Fee per Unit
Lift Station #1	861	\$ 800,000	\$ 929.15
Lift Station #2	891	\$ 800,000	\$ 897.87
Lift Station #3	984	\$ 800,000	\$ 813.01
Lift Station #4	1,383	\$ 800,000	\$ 578.45

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)

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

ERUs Added Per Year		Total Estimated ERUs by Reimbursement Area	
2015	166	Lift Station #1	861
2016	271	Lift Station #2	891
2017	377	Lift Station #3	984
2018	482	Lift Station #4	1,383
2019	587		
2020	693		
2021	798		
2022	903		
2023	1,008		
2024	1,114		
2025	1,219		
Buildout	16,136		
ERUs Added 10 Year	1,053		

Figure 2.3: Capital Projects

Pipe #	Project Name	Year	Current Cost	Construction Cost	10 Year Impact Fee Qualifying Cost	Beyond 10 Year Cost	Developer Funded	Deficiency
County-wide Improvements								
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	-
	County-wide Total		\$5,457,492	\$6,034,396	\$ 605,254	\$2,723,017	\$2,679,094	\$27,030
Reimbursement Areas Improvements								
	Lift Station #1	2021+	\$800,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -
	Lift Station #2	2021+	\$800,000	\$ 800,000				
	Lift Station #3	2021+	\$800,000	\$ 800,000				
	Lift Station #4	2021+	\$800,000	\$ 800,000				
	Reimbursement Areas Total		\$3,200,000	\$3,200,000	\$ -	\$ -	\$ -	\$ -

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

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

Reimbursement Service Areas	ERUs	Cost	Reimbursement Fee per Unit
Lift Station #1	861	\$ 800,000	\$ 929.15
Lift Station #2	891	\$ 800,000	\$ 897.87
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DRAFT



CRS ENGINEERS
Answers to Infrastructure®

PO Box 280, 160 S Main, Suite 200, Farmington, UT 84025
o. 801.939.5565. f. 801.359.4272. crsengineers.com

Megan Weber Anderson
Financial Analyst
Zoins Public Finance, Inc
800 W. Main St. Suite 700 Boise, Idaho 83702

May 10, 2021

Dear Megan,

Based on information from Weber County, CRS Engineers has recalculated the estimated cost per ERU for lift station #1 of the Impact Fee Analysis dated October 2018, due to changes in cost and projected development density. The cost adjustments for this reimbursement are as outlined below:

Area =	574.56 ac.
1.5 Units/Acre =	826 Units
Cost of lift station =	\$800,000
Cost per unit =	\$928

Sincerely,
CRS Engineers

Andy Thompson, P.E.
Project Manager

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Project Manager

c. 801.390.6523
Andy.Thompson@crsengineers.com