

# AMENDMENT TO THE 2021 STORM WATER IMPACT FEE ANALYSIS (IFA)

WEST POINT CITY, UT

JULY 2023



## CERTIFICATION

---

### IFA AMENDMENT CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that this amendment to the Impact Fee Analysis (“IFA”) prepared for storm water services:

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

**Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:**

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 If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.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

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

## AMENDED STORM WATER IMPACT FEE

### SUMMARY

The West Point City storm water impact fee analysis (IFA), last updated August 2021, is being amended to account for changes to the estimate future facility costs as identified in the City's amended storm impact fee facilities plan (Amended Storm IFFP). This amendment updates the calculation of the impact fee to account for the following:

- ☞ Changes to the future capital facilities analysis in Section 5 of the 2021 IFA.

### EXPLANATION

The City recently updated cost assumptions found in the 2021 Storm Water IFFP as a result of inflationary increases. As a result, the 2021 Storm Water IFA will be amended to reflect these changes.

TABLE A.1: ILLUSTRATION OF REVISED CAPITAL IMPROVEMENTS RELATED TO GROWTH

#	PROJECT	% IFF ELIGIBLE	COST OF IMPACT FEE ELIGIBLE PROJECTS	INFLATION	CONSTRUCTION YEARS COSTS	IFA CONSTRUCTION YEAR COSTS
1	1300 N (4150 West to 4300 W)	50%	\$34,113	2023	\$68,225.01	\$34,113
2	1300 N (West of Canal to Existing 48" pipe)	80%	\$85,414	2023	\$106,767.61	\$85,414
4	4500 West (1000 S to 1100 S)	100%	\$209,592	2027	\$235,897.86	\$235,898
5	1300 North (3625 West to Layton Canal)	80%	\$354,113	2024	\$455,919.94	\$364,736
5	4200 West (300 N to 200 S)	100%	\$496,195	2032	\$647,422.02	\$647,422
7	4000 West (1800 North to Outfall)	60%	\$343,648	2032	\$747,304.34	\$448,383
8	4000 West	70%	\$86,775	2032	\$161,745.05	\$113,222
<b>Total</b>			<b>\$1,609,849</b>			<b>\$1,929,187</b>

Source: CFP & IFP 2021

### REVISED IMPACT FEE SCHEDULE

#### STORM WATER IMPACT FEE CALCULATION

The storm water impact fee is amended based on the above information and will be assessed within the entire Service Area. This amendment does not include adjustments to the other assumptions of the 2021 Analysis. The tables below illustrate the appropriate impact fee to maintain the existing LOS, based on the assumptions within this document. The fee below represents the maximum allowable impact fee assignable to new development. The professional expense includes the cost to update the IFFP and IFA and the Impact Interest Earnings Credit is based on an estimate of future interest earnings within the impact fee fund, based on an interest rate of 1.75 percent.<sup>1</sup>

TABLE A.2: ESTIMATED INTEREST EARNINGS FROM IMPACT FEE COLLECTIONS

	DEVELOPED ACRES	NET DEVELOPED ACRES	IMPACT FEE REVENUE	IFA CAPITAL PROJECTS	NET REVENUES	INTEREST EARNINGS
2022	2,062					
2023	2,103	41	\$194,943	(\$119,527)	\$75,417	\$1,471
2024	2,145	42	\$198,842	(\$364,736)	(\$90,477)	(\$1,764)
2025	2,188	43	\$202,819	\$0	\$112,342	\$2,191
2026	2,232	44	\$206,875	\$0	\$319,217	\$6,225
2027	2,277	45	\$211,013	(\$235,898)	\$294,332	\$5,739
2028	2,322	46	\$215,233	\$0	\$509,565	\$9,937
2029	2,369	46	\$219,538	\$0	\$729,103	\$14,218
2030	2,416	47	\$223,928	\$0	\$953,031	\$18,584
2031	2,464	48	\$228,407	\$0	\$1,181,438	\$23,038
2032	2,514	49	\$232,975	(\$1,209,026)	\$205,387	\$4,005
<b>Total</b>		<b>452</b>	<b>\$2,134,574</b>			<b>\$83,642</b>

<sup>1</sup> Based on average Utah Public Treasurer's Investment Fund historic rates from 2016 to 2023.

TABLE A.3 shows the maximum allowable impact fee per acre.

TABLE A.3: REVISED CALCULATION OF IMPACT FEE PER ACRE

STORM DRAIN PROPORTIONATE SHARE ANALYSIS	GROWTH RELATED COSTS	FUTURE DEVELOPED ACRES	COST PER ACRE
Buy-In to Component	\$272,187	452	\$603
Future Storm Drain Projects	\$1,929,187	452	\$4,272
Professional Expense	\$18,200	452	\$40
Impact Interest Earnings Credit	-\$85,000	452	-\$188
<b>Total</b>	<b>\$2,134,574</b>		<b>\$4,727</b>

### NON-STANDARD STORM WATER IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon storm water facilities.<sup>2</sup> This adjustment could result in a higher fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD STORM WATER IMPACT FEES:

**Number of Acres x \$4,727 = Impact Fee**

<sup>2</sup> UC 11-36a-402(1)(c)