

Tremonton City Storm Drain System Impact Fee Facilities Plan Summary

Introduction

The storm drain system's impact fee will be enacted as a means for new development to pay for their impact on the existing storm drain system. Utah state law requires that an Impact Fee Facilities Plan (IFFP) be prepared before an Impact Fee can be implemented. The IFFP for the storm drain system is contained in the Tremonton City Storm Drain System Capital Facilities Plan and Impact Fee Facilities Plan. This is a summary of that IFFP as required in Title 11-36a of the Utah State Code.

Title 11-36a, Section 300, of the Utah State Code outlines the requirements of the Impact Fee Analysis which is also required to be prepared before an Impact Fee can be implemented. The Impact Fee Analysis (IFA) will be prepared by Zions Bank Public Finance and will be contained in a separate document.

Utah State law requires that the IFFP only contains the costs for short term (6-10 year) growth, and it must also not raise the existing level of service.

Growth Projections

The ten year growth projections for the City are outlined in the table below. Project planning for the storm drain system is based on projected growth. An ERU, as shown on the table, represents a unit that is equal to a single-family detached residential unit or an equivalent residential unit (ERU). All development is equated to an ERU for planning purposes.

Table 5.2.1 – Population and ERU Projections (IFFP)

	Population	ERU's
2010 (census)	7647	2,180
2011	7785	2353
2012	7925	2395
2013	8068	2438
2014	8213	2482
2015	8361	2527
2016	8512	2572
2017	8665	2619
2018	8821	2666
2019	8980	2714
2020	9142	2763
2021	9361	2829
2022	9584	2897

	Population	ERU's
2023	9813	2966

Level of Service

Utah State law requires that Impact Fee monies not be used to raise the existing level of service. Tremonton City's Storm Drain policy states that the piping system shall control the 10 year storm, and the streets and detention basins shall control the 100 year storm. The detention basins are allowed to release storm water into the storm drain system (where possible) at a rate of 0.1 cfs per acre for the Malad River drainage and 0.05 cfs per acre for the Salt Creek and Mill Ditch drainage. If any part of the City's existing storm drain system does not operate at these levels, it is considered to be operating below the minimum level of service set by City policy. Any part of the cost of a project that is meant to bring the system up to the minimum level of service cannot be used in the calculation or expenditure of an impact fee.

5.4 Future Development Needs

The table below shows the projects most likely to be constructed in the next 10 years. The column labeled The "Developer Participation" column represents the parts of capital improvement projects that will paid for by developers to facilitate their development and are the parts of the improvements that will serve only their development (i.e. Project Improvements as defined UCA 11-36a-102). The column labeled "Impact Fee Improvements" are the portions of the projects that should be paid for thorough Impact Fees (i.e. System Improvements as defined in UCA 11-36a-102). Not all of these projects will be built over the next 10 years. These are simply the most likely projects to be built.

Most Likely Capital Improvement Projects

Proj.	Project Description	New ERU's Served	Current Deficiency	Developer Participation	Impact Fee Improvements	% Impact Fee Qual.	Total
4	1100 N. 3150 W.: Piping and Detention at Country View Development	268	\$0.00	\$682,344.00	\$0.00	0%	\$682,344.00
6	1200 N. 2660 W: Piping and Development Detention Basin	222	\$0.00	\$315,900.00	\$0.00	0%	\$315,900.00
12	350 N. 2650 W: Piping and River Valley Detention Basin	202	\$0.00	\$281,840.00	\$401,914.50	59%	\$683,754.50
20	300 S. 1600 W: Regional Detention Basin and Piping	168	\$0.00	\$117,130.00	\$365,716.00	76%	\$482,846.00
36	Main Street 700 E: Regional Detention Basin and Piping	218	\$0.00	\$213,135.00	\$545,285.00	72%	\$758,420.00
	Totals		\$0.00	\$1,610,349.00	\$1,312,915.50	45%	\$2,923,264.50