



SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS

AUGUST 29, 2018

DRAFT



IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

Jones & DeMille Engineering (JDE) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

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; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IMPACT FEE ANALYSIS (IFA) CERTIFICATION

JDE and EFG certify that the attached impact fee analysis:

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;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

JDE and EFG Consulting make this certification with the following caveats:

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 If all or a substantial portion of the IFFP or IFA are modified or amended by the District, this certification is no longer valid.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

Jones & DeMille Engineering

EFG Consulting

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SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable Spanish Valley Water and Sewer Improvement District (District) to enact an impact fee for culinary water and sanitary sewer for the District. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP will include the entire District.

DEMAND ANALYSIS:

The demand unit utilized in this analysis was equivalent residential connections (ERCs). The District anticipates growing at approximately 2% growth or 5 new ERCs per year over the next 10 years. If growth exceeds this projection, additional analysis and updates to this study may be required.

LEVEL OF SERVICE:

The Level of Service (LOS) for the three components of the culinary water system are as follows:

Flow Per ERC	Peak Day Demand	Peak Instantaneous Demand	Fire Flow Required
Flow (gpm)	0.56	1.52	1500
Pressure Requirement (psi)*	40	30	20

The LOS for sanitary sewer is 100 gallons per person per day. With the assumption of 2.51 persons per connection, this equates to 251 gallons per ERC or .17 gallons per minute of flow per ERC.

EXCESS CAPACITY:

The District has no current assets and thus no excess capacity. All systems will be developed for use in the next 12-18 months.

CAPITAL FACILITIES ANALYSIS:

For the culinary system, the District will develop source, storage and distribution to provide the following total capacity in the system. The full detail of each component is available in the body of the report.

- Source (well) – 320 GPM which serves 576 ERCs
- Storage – 500,000 gallons which serves 800 ERCs
- Distribution – 2,250 GPM which serves 2,024 ERCs
- The District also owns 500 acre feet of water rights which will be offered for purchase at market rates but won't be included in the impact fee.

For the sanitary sewer system, the District will develop outfall lines that will provide 747 ERCs of collection capacity. Additional impact fees from Grand Water and Sewer Service Agency (GWSSA) and Moab City will be charged separately from this impact fee by these respective agencies.

FUNDING OF FACILITIES:

The District has received commitments from the Drinking Water Board (DWB) and the Community Impact Board (CIB) for grants and loans to pay for the culinary water system.

- \$1,785,000 – DWB Loan at 0% interest rate with a 30-year maturity
- \$ 765,000 – DWB Grant
- \$ 638,000 – CIB Loan at 2.5% interest rate with a 30-year maturity
- \$1,912,000 – CIB Grant

The grant funded portions of the project have been excluded from the impact fee calculation. The interest expense from the CIB Loan has been included in the impact fee.

The District has received commitments from the Water Quality Board (WQB) and the CIB for grants and loans to pay for the sanitary sewer system.

- \$ 968,000 –WQB Loan at 0% interest rate with a 30-year maturity
- \$1,547,000 – DWB Grant
- \$ 750,000 – CIB Loan at 0% interest rate with a 30-year maturity
- \$1,750,000 – CIB Grant

The grant funded portions of the project have been excluded from the impact fee calculation.

The 10” line was included in the overall funding for the project and represents 15% of the project costs. Because this is excluded from the impact fee, a proportionate share of each grant and loan have also been excluded from the impact fee calculation. The applicable grant amounts excluded or credited to the impact fee are as follows.

- \$1,314,950 – DWB Grant
- \$1,487,500 – CIB Grant

PROPOSED IMPACT FEE

Based upon the inputs above, the maximum allowable impact fee for the culinary system is \$2,264 per ERC. The maximum allowable impact fee for sanitary sewer is \$1,938 per ERC.

Culinary Water Impact Fee		Capacity	
Construction Cost & Funding Allocation	Cost	(ERC)	Cost/ERC
Storage	\$ 689,306	800	\$ 862
Distribution	3,486,049	2,024	1,722
Well	1,003,085	576	1,741
Total Project Cost	\$ 5,178,440	1,197	\$ 4,325
Interest Carry Cost	\$ 287,535	1,197	240
Total Eligible Costs	\$ 5,465,975	1,197	\$ 4,566

Credits			
Drinking Water Grant	\$ 765,000		-
PCIB Grant	1,912,000		-
County In Kind Contribution (Grant)	\$ 78,440		\$ -
Total Credits	\$ 2,755,440	\$ -	\$ -

Total After Credits	\$ 2,710,535	\$ 1,197	\$ 2,264
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A full summary of the impact fee calculation can be found in the body of the document and the appendix. The following schedule will be used by the District to calculate impact fees based upon ERCs.

Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier	Impact Fee	
Single Family	1.00	\$	2,264
Multi-Family	0.75	\$	1,698
Commercial (Meter Size)		\$	-
	3/4	1	\$ 2,264
	1	2.5	\$ 5,660
	1 1/2	5	\$ 11,320
	2	8	\$ 18,112
	3	15	\$ 33,961
	4	25	\$ 56,601

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

Sanitary Sewer Impact Fee Construction Cost & Funding Allocation	Cost	Capacity (ERC)	Cost/ERC
10" Line			Excluded
8" Area 1	2,125,000	747	2,845
8" Area 2	2,125,000	747	2,845
Total Project Cost	\$ 4,250,000	747	\$ 5,689
Interest Carry Cost	\$ -	747	-
Total Eligible Costs	\$ 4,250,000	747	\$ 5,689

Credits			
Water Quality Grant	\$ 1,314,950		-
PCIB Grant	1,487,500		-
Total Credits	\$ 2,802,450	\$ -	\$ -

Total After Credits	\$ 1,447,550	747	\$ 1,938
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A full summary of the impact fee calculation can be found in the body of the document and the appendix. The following schedule will be used by the District to calculate impact fees based upon ERCs.

Impact Fee Schedule				
Residential (per Unit)	ERC		Impact Fee	
		Multiplier		
Single Family	1.00		\$	1,938
Multi-Family	0.75		\$	1,453
Commercial (Meter Size)				
	3/4	1	\$	1,938
	1	2.5	\$	4,845

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

SECTION 2: DEMAND ANALYSIS

The purpose of this section is to establish the LOS in the Service Area.

DEMAND UNITS & FUTURE DEMAND

Demand units are measured in ERCs. The District anticipates adding 230 ERCs from current property owners in the Service Area as soon as the improvements are completed. Growth in the District is estimated at 2% per year or approximately 5 new ERCs per year on average. This will add approximately 50 ERCs in the next 10 years. Should demand increase beyond this rate, an updated impact fee analysis will likely be completed.

LEVEL OF SERVICE

The Level of Service (LOS) for the three components of the culinary water system are as follows:

Flow Per ERC	Peak Day Demand	Peak Instantaneous Demand	Fire Flow Required
Flow (gpm)	0.56	1.52	1500
Pressure Requirement (psi)*	40	30	20

The LOS for sanitary sewer is 100 gallons per person per day. With the assumption of 2.51 persons per connection, this equates to 251 gallons per ERC or .17 gallons per minute of flow per ERC.

SECTION 3: CAPITAL FACILITY AND FUNDING ANALYSIS

CULINARY WATER

SOURCE

The District is developing a well facility that will produce 380 gallons per minute. The well is located on the east bench of the District. The total cost of the well is estimated at \$1,003,085 and will provide sufficient capacity for 576 ERCs. The well is considered a system improvement as defined in the Impact Fee Act.

DISTRIBUTION

The distribution system that will be constructed will consist of 8, 10 and 12 inch lines all of which are system improvements as defined in the Impact Fee Act. A map of the District along with key infrastructure locations can be found in Appendix B. The total cost of the Distribution infrastructure is estimated at \$3,486,049. The distribution system will create a total capacity of 2,024 ERCs.

STORAGE

The District will construct a 500,000 gallon storage tank near the well facility. The estimated cost of the tank is \$689,306 and will provide a total capacity of 800 ERCs.

FUNDING

The District has received commitments from the DWB and the CIB for grants and loans to pay for the culinary water system.

- \$1,785,000 – DWB Loan at 0% interest rate with a 30-year maturity
- \$ 765,000 – DWB Grant
- \$ 638,000 – CIB Loan at 2.5% interest rate with a 30-year maturity
- \$1,912,000 – CIB Grant

The grant funded portions of the project have been excluded from the impact fee calculation. The interest expense from the CIB Loan has been included in the impact fee.

SUMMARY

Construction Cost & Funding Allocation	Cost
Storage	\$ 689,306
Distribution	3,486,049
Well	1,003,085
Total Project Cost	\$ 5,178,440
Interest Carry Cost	\$ 287,535
Total Eligible Costs	\$ 5,465,975

Credits	
Drinking Water Grant	\$ 765,000
PCIB Grant	1,912,000
County In Kind Contribution (Grant)	\$ 78,440
Total Credits	\$ 2,755,440

Total After Credits	\$ 2,710,535
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SANITARY SEWER

The sanitary sewer system will consist of two 8” interceptor and outfall lines that flow into a 10” line. The 10” line will be funded by the project but will be owned and operated by GWSSA and is therefore excluded from this impact fee analysis. The total cost of the two 8” lines is \$4,250,000 and creates 747 ERCs of capacity.

FUNDING

The District has received commitments from the Water Quality Board (WQB) and the CIB for grants and loans to pay for the sanitary sewer system.

- \$ 968,000 –WQB Loan at 0% interest rate with a 30-year maturity
- \$1,547,000 – DWB Grant
- \$ 750,000 – CIB Loan at 0% interest rate with a 30-year maturity
- \$1,750,000 – CIB Grant

The grant funded portions of the project have been excluded from the impact fee calculation.

The 10” line was included in the overall funding for the project and represents 15% of the project costs. Because this is excluded from the impact fee, a proportionate share of each grant and loan have also been excluded from the impact fee calculation. The applicable grant amounts excluded or credited to the impact fee are as follows.

- \$1,314,950 – DWB Grant
- \$1,487,500 – CIB Grant

SUMMARY

Construction Cost & Funding Allocation	Cost
10" Line	Excluded
8" Area 1	2,125,000
8" Area 2	2,125,000
Total Project Cost	\$ 4,250,000
Interest Carry Cost	\$ -
Total Eligible Costs	\$ 4,250,000

Credits	
Water Quality Grant	\$ 1,314,950
PCIB Grant	1,487,500
County In Kind Contribution (Grant)	\$ -
Total Credits	\$ 2,802,450

Total After Credits	\$ 1,447,550
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SECTION 4: IMPACT FEE CALCULATION

Based upon the inputs above, the maximum allowable impact fee for the culinary system is \$2,264 per ERC. The maximum allowable impact fee for sanitary sewer is \$1,938 per ERC.

CULINARY WATER

Culinary Water Impact Fee Construction Cost & Funding Allocation	Cost	Capacity (ERC)	Cost/ERC
Storage	\$ 689,306	800	\$ 862
Distribution	3,486,049	2,024	1,722
Well	1,003,085	576	1,741
Total Project Cost	\$ 5,178,440	1,197	\$ 4,325
Interest Carry Cost	\$ 287,535	1,197	240
Total Eligible Costs	\$ 5,465,975	1,197	\$ 4,566

Credits			
Drinking Water Grant	\$ 765,000		-
PCIB Grant	1,912,000		-
County In Kind Contribution (Grant)	\$ 78,440		\$ -
Total Credits	\$ 2,755,440	\$ -	\$ -

Total After Credits	\$ 2,710,535	\$ 1,197	\$ 2,264
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A full summary of the impact fee calculation can be found in the body of the document and the appendix. The following schedule will be used by the District to calculate impact fees based upon ERCs.

Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier	Impact Fee	
Single Family	1.00	\$	2,264
Multi-Family	0.75	\$	1,698
Commercial (Meter Size)		\$	-
	3/4	1	\$ 2,264
	1	2.5	\$ 5,660
	1 1/2	5	\$ 11,320
	2	8	\$ 18,112
	3	15	\$ 33,961
	4	25	\$ 56,601

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

SANITARY SEWER

Sanitary Sewer Impact Fee Construction Cost & Funding Allocation	Cost	Capacity (ERC)	Cost/ERC
10" Line			Excluded
8" Area 1	2,125,000	747	2,845
8" Area 2	2,125,000	747	2,845
Total Project Cost	\$ 4,250,000	747	\$ 5,689
Interest Carry Cost	\$ -	747	-
Total Eligible Costs	\$ 4,250,000	747	\$ 5,689

Credits			
Water Quality Grant	\$ 1,314,950		-
PCIB Grant	1,487,500		-
Total Credits	\$ 2,802,450	\$ -	\$ -

Total After Credits	\$ 1,447,550	747	\$ 1,938
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The following schedule will be used by the District to calculate impact fees based upon ERCs.

Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier		Impact Fee
Single Family	1.00	\$	1,938
Multi-Family	0.75	\$	1,453
Commercial (Meter Size)			
	3/4	1	\$ 1,938
	1	2.5	\$ 4,845

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

Impact Fee Resolution

Spanish Valley Water and Sewer Special Service District, Utah

Resolution Number:

RESOLUTION ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS AND IMPOSING CERTAIN IMPACT FEES FOR CULINARY WATER AND SANITARY SEWER; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

WHEREAS, On August 15, 2018 Spanish Valley Water and Sewer Special Service District, Utah (the “District”) posted notice as to its intention to prepare an impact fee facilities plan (“IFFP”) and impact fee analyses (“IFA”) for culinary water and sanitary sewer impact fees and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501;

WHEREAS, the District is a special service district in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

WHEREAS, on August 29, 2018, the District posted notice of a public hearing on Utah’s Public Notice Website, the San Juan Record, and at the San Juan County administrative building and two other locations in the jurisdiction in accordance with 17B-1-111 to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analyses;

WHEREAS, on August 29, 2018, Jones and DeMille Engineering, Inc. and EFG-Consulting LLC (the “Consultants”) certified their work under UCA section 11-36a-306(1) and (2);

WHEREAS, on August 29, 2018, a copy of the IFFP and IFA and the proposed Impact Fee Resolution, along with a summary of the analyses that was designated to be understood by a lay person, were made available to the public and deposited at the San Juan County administrative office, Grand Water and Sewer Service Agency, on the Utah public notice website, and on the County Website; and

WHEREAS, on [September 10, 2018], the District posted notice of the date, time and place of the public hearing to consider the IFA in three public places and on the public notices website, and on the District Website; and

WHEREAS, the District Board (the “Board”) met in regular session on [September 12, 2018], to convene a public hearing and to consider adopting the IFFP and IFA, imposing culinary water and sanitary sewer impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

WHEREAS, on September 12, 2018, the Board held a public hearing regarding the IFA and the Impact Fee Resolution; and

WHEREAS, on September 12, 2018, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Consultants, the District adopted the findings, conclusions, and recommendations of the culinary water and sanitary sewer IFFP prepared by the Consultants, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the Consultants in connection with the District prepared a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement. A copy of such Schedule of Fees is attached hereto as Exhibit “B” and incorporated herein by reference; and

WHEREAS, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultants; and

WHEREAS, after careful consideration and review of the comments at the public hearing, the Board has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the District to adopt the findings and recommendations of the IFFP and IFA to address the impacts of development upon the culinary water system and the sanitary sewer system, to adopt the IFFP as proposed, to approve the IFA as proposed, to adopt culinary water and sanitary sewer impact fees, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. Findings. The Board finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as requested by the Impact Fees Act with respect to the IFFP, the IFA, and this Impact Fee Resolution (this “Resolution”).

1.2. Growth and development activities in the District will create additional demands on its infrastructure. The facility improvement requirements that are analyzed in the IFFP and the IFA are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the IFA including the impact fees recommended and this Resolution, the District has taken into consideration, and may consider on a case-by-case

basis in the future, the future capital facilities and needs of the District, the capital financial needs of the District that are the result of the District's future facilities' needs, the distribution of the burden of costs to different properties within the District based on the use of culinary water and sanitary sewer services of the District by such properties, the financial contribution of those properties and other properties similarly situated in the District at the time of computation of the required fee and prior to the enactment of this Resolution, all revenue sources available to the District, and the impact on future facilities that will be required by growth and new development activities in the District.

1.5. The provisions of this Resolution shall be liberally construed in order to carry out the purpose and intent of the Board in establishing the impact fee program.

Section 2. Definitions.

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Resolution.

2.2. "Service Area" shall mean that the entire geographic area of the District's boundaries as exhibited in the appendix of the IFFP and IFA.

2.3. "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. "Utah State Impact Fees Act" shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

Section 3. Adoption.

The Board hereby approves and adopts the IFA including the recommended impact fees attached and the analyses reflected therein. The IFFP and the IFA are incorporated herein by reference and adopted as though fully set forth herein.

Section 4. Impact Fee Calculations.

4.1. *Impact Fees.* The impact fees imposed by this Resolution shall have one component; a future facilities impact fee. The Impact Fee shall be calculated as set forth below.

4.2. *Developer Credits/Developer Reimbursements.* A developer, including a school district or charter school, may be allowed to receive a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the District and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future

improvement.

4.3. Adjustment of Fees. The Board may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Board may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The District shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Resolution. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the District shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee fund by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor’s Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the District to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

4.5. Refunds. The District shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Board for a refund within one (1) year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six (6) years of the payment date; and

(c) no impact has resulted.

Section 5. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the Board.

5.2. Within two (2) weeks of the receipt of the request for information the Board shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this

article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Board within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Board shall be filed and shall contain the following information:

- (a) the person's name, mailing address, and daytime telephone number;
- (b) a copy of the written request for information and a brief summary of the grounds for appeal; and
- (c) the relief sought.

5.5 The District shall schedule the appeal before the Board no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Board shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the Board and shall, when necessary, be forwarded to the appropriate officials for action.

Section 6. Recitals. The recitals set forth above are adopted and incorporated herein.

This Resolution shall be effective as of [December 12, 2018] (90 days after its adoption by the District as outlined in the Impact Fee Act).

District Chair

Attested By:

Exhibit A – IFFP & IFA

Exhibit B – Impact Fee Schedule

Culinary Water

Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier	Impact Fee	
Single Family	1.00	\$	2,264
Multi-Family	0.75	\$	1,698
Commercial (Meter Size)		\$	-
	3/4	1	\$ 2,264
	1	2.5	\$ 5,660
	1 1/2	5	\$ 11,320
	2	8	\$ 18,112
	3	15	\$ 33,961
	4	25	\$ 56,601

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

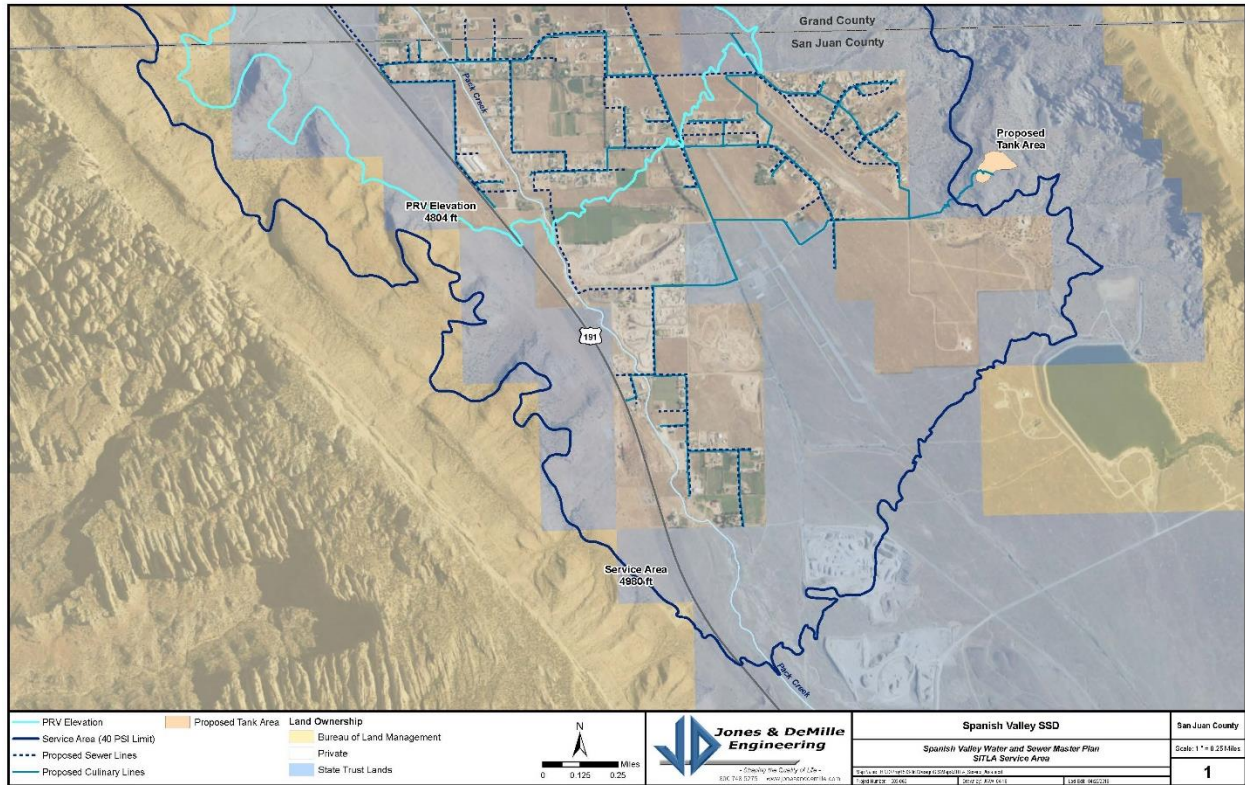
Sanitary Sewer

Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier	Impact Fee	
Single Family	1.00	\$	1,938
Multi-Family	0.75	\$	1,453
Commercial (Meter Size)		\$	-
	3/4	1	\$ 1,938
	1	2.5	\$ 4,845

The District 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 public facilities. This adjustment could result in a lower impact fee if the District determines that a particular user may create a different impact than what is standard for its land use.

APPENDIX B – MAP AND DESCRIPTION OF SERVICE AREAS

The impact fee covers the entire boundaries of the District as depicted in the following map. From a practical matter, most development is anticipated near infrastructure. Future development outside of the pressure zoned outlined in this map (dark blue line) will require additional infrastructure which will require either an update to this impact fee or develop contributions.



APPENDIX C – IMPACT FEE CALCULATION

Payment Date	Debt Service	Reserve Fund	Total Payment
1	51,593	7,648	59,241
2	51,593	7,648	59,241
3	51,593	7,648	59,241
4	51,593	7,648	59,241
5	51,593	7,648	59,241
6	51,593	7,648	59,241
7	55,903	3,338	59,241
8	55,903	3,338	59,241
9	55,903	3,338	59,241
10	55,903	3,338	59,241
11	59,241	-	59,241
12	59,241	-	59,241
13	59,241	-	59,241
14	59,241	-	59,241
15	59,241	-	59,241
16	59,241	-	59,241
17	59,241	-	59,241
18	59,241	-	59,241
19	59,241	-	59,241
20	59,241	-	59,241
21	59,241	-	59,241
22	59,241	-	59,241
23	59,241	-	59,241
24	59,241	-	59,241
25	59,241	-	59,241
26	59,241	-	59,241
27	59,241	-	59,241
28	59,241	-	59,241
29	59,241	-	59,241
30	59,241	(59,241)	
Total			