

SUMMARY STATEMENT

TO: General Public

FROM: Brandon K. Jones, P.E. – City Engineer
Jones & Associates

RE: **SOUTH WEBER CITY SANITARY SEWER CFP & IFFP**

Date: August 12, 2025

Sanitary Sewer Capital Facilities Plan (CFP) & Impact Fee Facilities Plan (IFFP)

Purpose of the Plans

South Weber City has studied its sanitary sewer collection system to:

- Ensure it meets state design standards (Utah Administrative Code R317-3-2).
- Identify current and future needs as the City grows.
- Comply with the Utah Impact Fees Act (Title 11, Chapter 36a), which requires an Impact Fee Facilities Plan before impact fees can be charged.

Key Findings

- **Current System Capacity:**

The sewer system is in good condition and has enough capacity to handle today's wastewater flows. No major improvements are needed right now.

- **Future Growth Capacity:**

At full build-out, the City is expected to grow from 2,822 ERUs today to 4,148 ERUs (Equivalent Residential Units). The system is expected to handle this growth without major upgrades, though certain "watch areas" should be monitored.

- **Watch Areas:**

Segments of sewer along South Weber Drive (between about 2110 E. and 1700 E.) are near capacity limits and should be inspected regularly. If growth upstream increases beyond the ERUs planned, these lines may need improvement.

- **Lift Station:**

The Cottonwood Drive lift station (non-gravity, pumped sewer flows) must remain in place. Evaluation was done to see if this could be eliminated, but converting to a gravity system was determined not to be feasible.

- **Old Fort Road Extension:**

There are parallel sewer mains in Old Fort Road; a 21" which carries all current flows, and a 15" stub that was built to serve all future development in the area and flowing to that area. A future 8" sewer line connected to the existing 15" sewer line extension is required to collect all future flows.

- **Public Works Facility:**

Currently being built. 30% of this facility is allocated to the Sewer System. Of that portion, 32% is impact fee eligible.

Population and Growth

- Current population (2025): about **9,033** people.
- Projected build-out population: about **12,429** people.
- Build-out for residential areas is expected around **2039**, and for non-residential areas around **2069**.

Impact Fee Facilities Plan Highlights

- The IFFP focuses on short-term growth needs (next 6–10 years) and identifies costs eligible to be funded by impact fees.
- No new capacity projects are needed in the short term for sewer service.
- One project is eligible for cost recovery through impact fees:
Public Works Facility — 30% of the facility's cost is attributed to the sewer system. Of that share, 32% is eligible for impact fee recovery (about \$1.31 million).

What This Means for Current Residents, Future Residents, and Planning

- **Current residents:** No immediate sewer construction projects are required; regular maintenance will continue. Ongoing maintenance costs are covered by utility fees collected. Utility fees do not subsidize future growth.
- **Developers / Future residents:** Pay sewer impact fees for cost recovery of eligible infrastructure that serves new growth, in accordance with Utah law.
- **City Planning:** The “Watch Areas” identified should be cleaned and maintained regularly. If development is proposed upstream of these areas that is more than the number of ERUs planned for, these areas need to be re-evaluated. The CFP and IFFP should be reviewed and updated about every 5 years to reflect changes in growth, development, or infrastructure condition.