STORM DRAIN

CAPITAL FACILITIES PLAN (CFP)
IMPACT FEE FACILITIES PLAN (IFFP)
Jones & Associates (August 2021)

IMPACT FEE ANALYSIS (IFA)
Zions Public Finance Inc. (September 2021)

--- SUMMARY EXPLANATION ---
September 16, 2021

STORM DRAIN CAPITAL FACILITIES PLAN (CFP)

A Capital Facilities Plan (CFP) is a planning document which summarizes the findings of analyzing the storm drain system and provides recommendations for ways to solve current problem and ways to address the needs that the system will have when development occurs in the future. It identifies concept-level projects to solve current problems as well as concept-level projects that will provide capacity for future needs. It provides cost estimates for these projects and breaks out the costs of each project into 4 categories: Existing Deficiency, Maintenance, Impact Fee Eligible, and Developer. The Existing Deficiency and Maintenance costs must be paid for by the current residents, typically through utility fees (although other funding sources may sometimes be used). Impact Fee Eligible costs are paid by future residents. Developer costs are paid by developers as subdivisions are built.

The planning window for this analysis is through the Built-Out condition. Built-Out is when all the undeveloped ground in the city is developed. Based on the project population growth, Built-Out is estimated to occur by 2038. The city's adopted General Plan (dated 11-10-2020) was used as the basis for how the undeveloped ground will develop (residential, commercial, etc.).

To evaluate various types of land use, a basic unit of measure is needed. This is simplified to what is called an Equivalent Residential Unit (ERU). As stormwater runoff is mainly generated by hard surfacing, the ERU is calculated based on how much directly connected hard surfacing a typical single-family residential home contains. This was calculated to be 3,365 sf. The city currently has 2,829 (2,379 residential and 450 non-residential) ERUs. There are 1,446 (836 residential and 610 non-residential) future ERUs projected.

The results of the analysis for South Weber City's current storm drain system were overall very good. Only a couple of areas need projects to solve existing problems. These areas were located on Deer Run Drive. The computer model did not indicate a likelihood of major flooding in these

areas, but upsized piping is needed to eliminate the chance of ponding in the road. A total of 26 projects were identified to address current and future needs. Of these projects, 2 address current problems, 8 address future needs, 1 addresses both current problems and future needs, and the remaining 15 projects address maintenance needs for the system. The project costs are as follows:

Existing Deficiencies	Maintenance	System Improvements (Impact Fee Eligible)	Developer Costs
$613,620	$5,405,090	$1,851,110	$2,888,780

A needs assessment was performed of each project based on Criticality, Condition, and when the project is anticipated to be needed. Each project was scored and then re-ordered according to their evaluation score with the highest scoring projects at the top of the table, thus showing the prioritization and order in which projects should be accomplished.

STORM DRAIN IMPACT FEE FACILITIES PLAN (IFFP)

Utah state law requires that an Impact Fee Facilities Plan (IFFP) be prepared before an impact fee for future residents can be implemented. The IFFP uses the CFP as a base and identifies the projects and associated costs that will be needed in the next 6-10 year planning window. By 2030 it is estimated that 944 ERUs will be added to the storm drain system. The impact fee eligible costs for this same period total $1,203,220.

The IFFP identifies the impact fee eligible costs but does not calculate the impact fee. This is done in a separate report, which is called the Impact Fee Analysis (IFA). The city contracted with Zions Public Finance Inc. (ZPFI) to perform this analysis.

STORM DRAIN IMPACT FEE ANALYSIS (IFA)

Based on the 944 ERUs projected in the IFFP and the total impact fee eligible costs of $1,203,220, an impact fee of $1,251.90 per ERU was calculated. This impact fee is made up of $1,274.60 for new construction based on the projects identified in the IFFP, $28.60 for consultant fees to calculate the impact fee, and a credit of ($51.30) for costs related to existing deficiencies.

The impact fee will be assessed as 1 ERU per lot/unit for single family homes, duplexes, townhomes, and condos; and 0.75 ERUs per unit for apartments. For all non-residential uses, the ERU will be assessed based on the amount of hard surfacing, with 1 ERU being 3,365 sf of hard surfacing.