



# Sanitary Sewer Impact Fee Facilities Plan



**SANTAQUIN**

March 2026

**HANSEN  
ALLEN  
& LUCE<sub>inc</sub>**  
ENGINEERS

# **Santaquin**

**Sanitary Sewer**

**IMPACT FEE FACILITY PLAN**

**(HAL Project No.: 415.10.300)**

**March 2026**

**HANSEN  
ALLEN  
& LUCE<sup>inc</sup>**  
E N G I N E E R S

# ACKNOWLEDGMENTS

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Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

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# ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

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## ABBREVIATIONS

City                      Santaquin City

## ACRONYMS

CIP	Capital Improvement Plan
ERC	Equivalent Residential Connection
GIS	Geographic Information System
HAL	Hansen, Allen and Luce, Inc.
IF	Impact Fee
LOS	Level of Service
MAG	Mountainland Association of Governments
MPO	Metropolitan Planning Organization
SS	Sanitary Sewer
SSMP	Sanitary Sewer Master Plan
WRF	Water Reclamation Facility

## UNITS

ac-ft	Acre Foot
cf	Cubic Foot
ft	Foot
in	Inch
ln-ft	Linear Foot
sq-ft	Square Foot

## DEFINITIONS

Base LOS Data Year. The first data year LOS calculations were made.

Base LOS Fiscal Year. The first fiscal year LOS calculations were implemented.

Base Year LOS. The Base Year LOS reflects the originally calculated LOS provided to the residents. It is tracked so impact fees are not used to raise the LOS to existing residents.

Data Year. The Data Year is the previous full calendar year for which annual data is used for updating the IFFP and IFA.

Collection LOS Parameter. The Collection LOS Parameter was set by standard practice in the WWMP.

Collection Pipe. Collection Pipe includes main lines that collect sanitary sewer and are owned by the City.

Effective Date. The date, no less than 90 days after the Enactment Date, when the impact fees become effective for impact fees that are increasing.

Enactment Date. The Enactment Date is the date the City Council approves the IFFP, IFA, and Impact Fee Enactment Ordinance.

Equivalent Residential Connection (ERC). An ERC is defined by the average sanitary sewer usage of an average single-family house.

Established LOS. The Established LOS is set by the City Council by the adoption of the IFFP, the IFA, and the Impact Fee Enactment Ordinance.

Existing LOS. The Existing LOS is the LOS currently provided to the existing City residents for the Data Year.

Local Collection System. Local Collection System is defined as collection system constructed with Minimum Size Collection Pipe or pipe smaller in diameter.

Master Plan LOS. The Master Plan LOS is the LOS for the entire City at the Master Planned Year. It indicates what the Existing LOS will be raised to with non-impact fee funds.

Minimum Size Collection Pipe. The Minimum Size Collection Pipe is defined as the minimum or local collection pipe diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the sanitary sewer system.

Project Improvements. Project Improvements are improvements required by development that the City determines not to define as System Improvements.

Proposed LOS. The Proposed LOS is the LOS recommended to the City Council by the IFFP and IFA to set as the Established LOS.

Proposed LOS for Existing. The LOS existing customers will have as a result of the Proposed LOS.

Regional Collection System. Regional Collection System is defined as the volume of collection system pipe above that of a local or minimum pipe size.

Treatment LOS Parameter. The Treatment LOS Parameter was set by standard practice in the SSMP. Treatment facilities must be designed to meet state permits.

System Improvements. System Improvements are regional improvements determined by the City to be impact fee reimbursable. Cities are not required to define all regional facilities as System Improvements, but all System Improvements must be regional.

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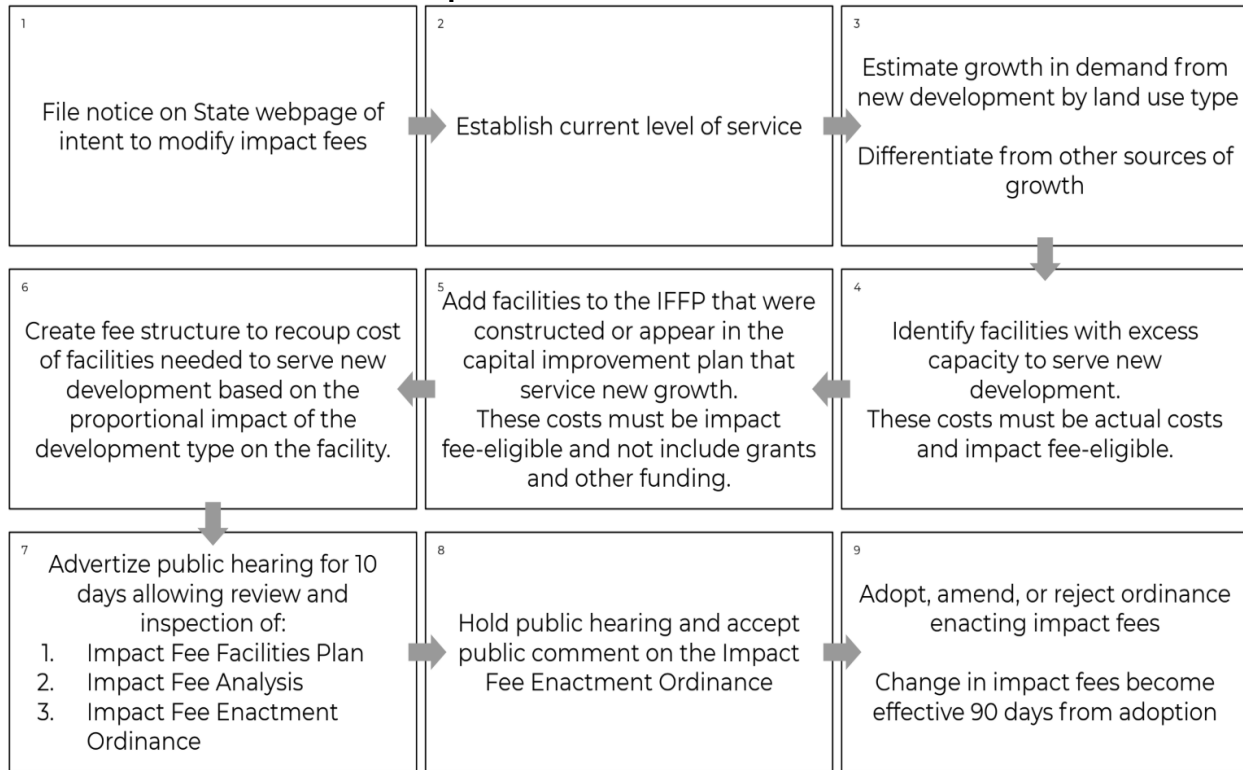
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# CHAPTER 1 – INTRODUCTION

## IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.

**Figure 1-1  
Impact Fee Enactment Process**



## NOTICES

In accordance with Utah Code section 11-36a-501 Notice of Intent to Prepare an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Prepare an Impact Fee Assessment, Santaquin City posted a notice of intent to prepare or amend an Impact Fee Analysis for the area within the City’s policy declaration boundary. It was posted on the Utah Public Notice Website and the local City website. See [Appendix A](#).

In accordance with Utah Code section 11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-504 Notice of Intent to Adopt an Impact Fee Enactment, Santaquin City posted a notice of intent to prepare or amend an Impact Fee Facilities Plan and prepare an Impact Fee Analysis for the area within the City’s policy boundary. It was posted on the Utah Public Notice Website and the local City website. See Appendix B.

## **EXECUTIVE SUMMARY**

J-U-B completed a sanitary sewer system model and the SSMP for the City. This IFFP is based on that model and SSMP and any update studies conducted since. Recommendations for Treatment and Collection System Improvements are based on the model requirements to meet the SSMP Treatment and Collection LOS Parameters.

The City has adopted impact fees based on the cost of capital facilities needed to meet the demand of new development according to the LOS Parameters set by the City in the SSMP and this IFFP. Impact fees are not used to increase the LOS for existing residents.

### **Service Area**

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040. Master Planned Year refers to when, at growth rates projected by the MPO, the state and the City, all vacant land in the SSMP boundaries would be developed. It assumes no future changes to the SSMP boundaries but will be updated with each future IFFP according to the current City SSMP.

### **Impact Fee Facilities Plan**

Table 1-1 identifies projects and planning studies with impact fee-eligible costs. All costs are based on actual costs or use present day cost estimates. There are 4 components to a sanitary sewer impact fee: treatment, miscellaneous facilities, planning, and collection. The fees charged for collection and treatment are based on LOS. The fees charged for miscellaneous facilities and planning are based on ERCs served. The IF % removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

**Table 1-1  
Sanitary Sewer Impact Fee Facilities Plan**

<b>Treatment</b>	<b>Begin</b>	<b>Total Cost</b>	<b>IF %</b>	<b>IF &amp; Interest Cost</b>	<b>Add Capacity</b>	<b>Capacity</b>	<b>Excess Cap</b>	<b>Cost/gpd</b>
Phase 1 WRF Reclaimed Water Trunklines 2011 Bonds	FY2013	\$1,838,069	44.34%	\$1,057,424	0.96 mgd	2.16 mgd	1.14 mgd	\$1.11
Phase 1 WRF Site Work, Yard Piping, Utilities 2011 Bonds	FY2013	\$1,102,841	50.57%	\$723,627	0.75 mgd	1.48 mgd	0.73 mgd	\$0.96
Phase 1 WRF Headworks Building (screens, building, and electrical) 2011 Bonds	FY2013	\$1,286,648	58.89%	\$982,972	1.05 mgd	1.78 mgd	0.73 mgd	\$0.94
Phase 1 WRF Treatment Building 2011 Bonds	FY2013	\$5,881,820	50.57%	\$3,859,346	0.75 mgd	1.48 mgd	0.73 mgd	\$5.14
Phase 1 WRF Dewatering Building 2011 Bonds	FY2013	\$551,421	63.00%	\$450,737	1.25 mgd	1.98 mgd	0.73 mgd	\$0.36
Phase 1 WRF Reclaimed Water Pump Station Building 2011 Bonds	FY2013	\$367,614	50.57%	\$241,209	0.75 mgd	1.48 mgd	0.73 mgd	\$0.32
Phase 1 Offsite Piping 2011 Bonds	FY2013	\$1,838,069	39.09%	\$932,187	0.47 mgd	1.20 mgd	0.73 mgd	\$1.98
Phase 1 WRF Offsite Piping (influent and reclaimed water piping) 2011 Bonds	FY2013	\$318,047	39.39%	\$162,545	0.48 mgd	1.21 mgd	0.73 mgd	\$0.34
Phase 2 WRF Upgrades - Screw Press Expansion	FY2019	\$733,430	52.39%	\$384,258	1.04 mgd	1.98 mgd	0.94 mgd	\$0.37
Phase 2 WRF Upgrades - Membrane Expansion	FY2019	\$3,872,160	11.82%	\$494,862	0.13 mgd	1.07 mgd	0.94 mgd	\$3.91
Phase 3 WRF S-01 Winter Storage Pond #3 - Convert Lagoons 2025 Bond	FY2024	\$377,369	100.00%	\$529,688	0.24 mgd	1.55 mgd	1.30 mgd	\$2.19
Phase 3 WRF T-01 Upgrade Permeate Pumps 2025 Bond	FY2024	\$384,806	52.94%	\$285,930	1.12 mgd	2.12 mgd	1.00 mgd	\$0.25
Phase 3 WRF T-02 Process Train #3 and New Biosolids Holding Tank 2025 Bond	FY2024	\$4,182,205	66.67%	\$3,913,530	1.86 mgd	2.79 mgd	0.93 mgd	\$2.11
Phase 3 WRF T-03 Reclaimed Water System Add 4th Pump 2025 Bond	FY2024	\$325,909	52.30%	\$239,256	1.15 mgd	2.20 mgd	1.05 mgd	\$0.21
Phase 3 WRF T-04 Outfit Membrane Tank 5 and Flow Channel 2025 Bond	FY2024	\$1,027,540	57.14%	\$824,167	1.36 mgd	2.37 mgd	1.02 mgd	\$0.61
Phase 3 WRF T-05 Center St Lift Station & FM 2025 Bond	FY2024	\$1,888,215	63.65%	\$1,686,985	1.84 mgd	2.89 mgd	1.05 mgd	\$0.92
Phase 3 WRF T-06 Add Conveyors and Loadout Facility 2025 Bond	FY2024	\$1,383,228	100.00%	\$1,941,548	2.74 mgd	2.74 mgd	0.00 mgd	\$0.71
Phase 3 WRF T-07 Convert Backpulse Tank 2025 Bond	FY2024	\$219,395	55.56%	\$171,084	1.47 mgd	2.64 mgd	1.17 mgd	\$0.12
Phase 3 WRF T-09 UV System Upgrades 2025 Bond	FY2024	\$436,375	66.67%	\$408,342	1.87 mgd	2.80 mgd	0.93 mgd	\$0.22
WRF Integration and SCADA	FY2025	\$139,375	100.00%	\$139,375	0.12 mgd	1.48 mgd	1.37 mgd	\$1.20
<b>TOTAL</b>								<b>\$23.96</b>

Misc Facilities	Begin	Total Cost	IF %	IF & Interest Cost	Add ERCs	Begin ERCs	End ERCs	Cost/ERC
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
<b>TOTAL</b>								<b>\$84.46</b>
Planning	Begin	10-Year Cost	IF %	IF & Interest Cost	ERCs	Begin ERCs	End ERCs	Cost/ERC
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
<b>TOTAL</b>								<b>\$65.80</b>
Collection	Begin	Total Cost	IF %	IF & Interest Cost	Reg Capacity	LOS per ERC	ERCs	Cost/cf
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
<b>WEIGHTED AVERAGE</b>								<b>\$94.68</b>

Note: Project and study costs based on actual costs or present-day cost estimates

### Level of Service

Tables 1-2 and 1-3 set the LOS Parameters and LOS calculations for the City sanitary sewer treatment and collection systems. All systems have LOS categories defined in the Definitions.

**Table 1-2  
Sanitary Sewer LOS Parameters**

Category	Parameter	Source
Maximum Peak Hour Flow Depth in Areas with Basements (%)	78%	2023 SS Master Plan Level of Service page 9
Maximum Peak Hour Flow Depth in Areas without Basements (%)	95%	2023 SS Master Plan Level of Service page 9
Lift Station Pump Peak Hour Capacity Excluding Standby Pump (%)	100%	2023 SS Master Plan Level of Service page 10
WRF Treatment Flow Capacity % of Peak Day or Avg Flow as Applicable	100%	2023 SS Master Plan Level of Service page 10
Effluent Storage % of Total Non-Irrigation Season Demand	100%	2023 SS Master Plan Level of Service page 11
WRF Average Day Load Capacity - COD (ppd)	5,213 ppd	Design Flow Loading Summary
WRF Average Day BOD5 Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TSS Load Capacity (ppd)	2,085 ppd	Design Flow Loading Summary
WRF Average Day TKN Load Capacity (ppd)	459 ppd	Design Flow Loading Summary
WRF Average Day Phosphorus Load Capacity (ppd)	67 ppd	Design Flow Loading Summary

**Table 1-3  
Sanitary Sewer Level of Service per ERC**

<b>Category</b>	<b>Base Year LOS with Excess Capacity</b>	<b>Existing LOS with Excess Capacity</b>	<b>Proposed Required LOS</b>	<b>Excess Capacity per ERC</b>	<b>% Impact Fee Reimbursable</b>
Treatment	326.37 gpd	325.35 gpd	200.00 gpd	125.35 gpd	100.00%
Collection	5.14 cf	5.14 cf	4.67 cf	0.47 cf	100.00%

If the Proposed LOS is higher than the Existing LOS, then the % Impact Fee Reimbursable amount in Table 1-3 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds, otherwise 100% of the regional costs are reimbursable. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

## **CERTIFICATION**

Utah Impact Fee Act requires certification for the IFFP. Hansen, Allen & Luce provides this certification with the understanding that the recommendations in the IFFP are followed by City Staff and elected officials. If all or a portion of the IFFP is modified or amended, or if assumptions presented in this analysis change substantially, this certification is no longer valid. All information provided to Hansen, Allen & Luce, Inc. is assumed to be correct, complete, and accurate.

### **IFFP Certification**

Hansen, Allen & Luce, Inc. certifies that this Impact Fee Facilities Plan (IFFP):

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

**HANSEN, ALLEN & LUCE, INC.**

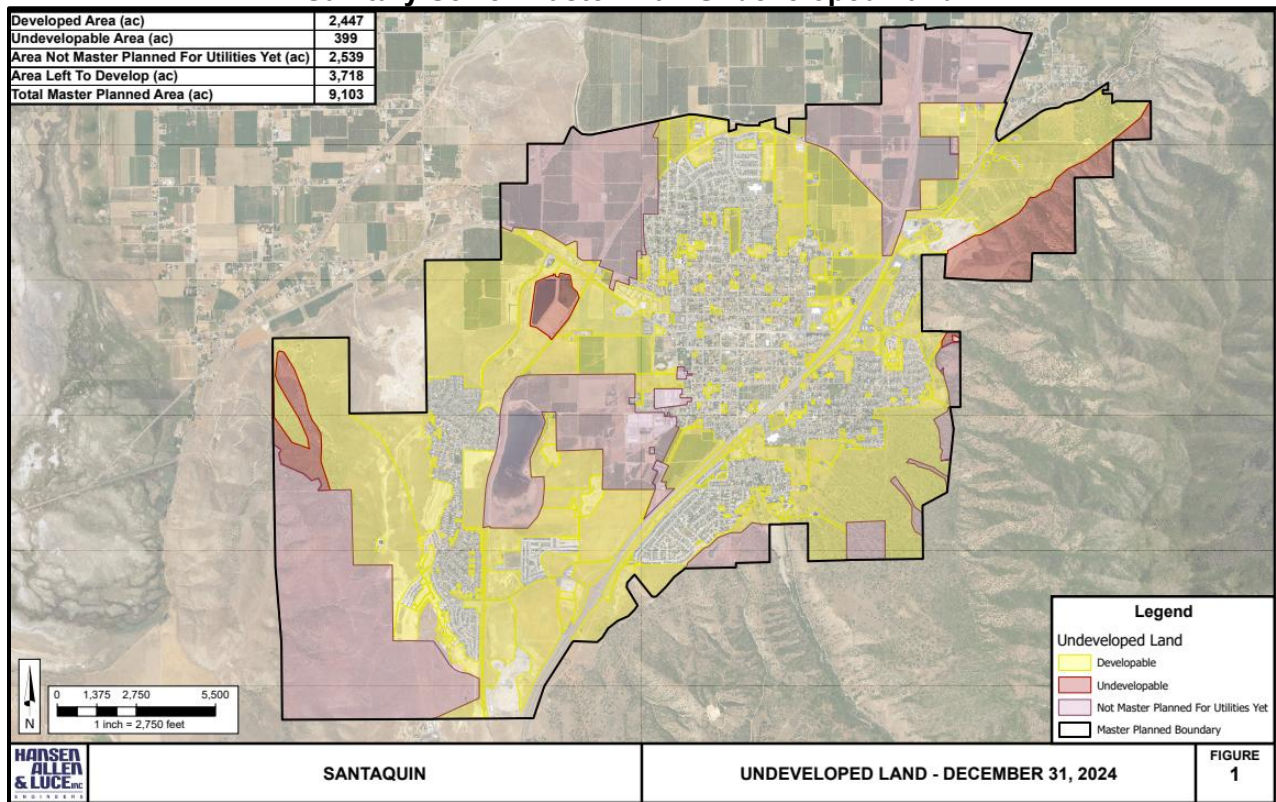
# CHAPTER 2 – DEMOGRAPHICS AND GROWTH

## UNDEVELOPED LAND

Santaquin City was first settled in late 1851 and is located about 70 miles south of Salt Lake City in Utah County. Although its history lies mostly in agriculture, its population today also has a substantial number of commuters who work in Provo, Orem, and other nearby cities. Utah County has experienced rapid growth in recent decades, and this growth has extended to Santaquin as population centers have expanded and property values have increased.

The City GIS was used to find developed, undeveloped, undevelopable, and not planned to be developed land within the SSMP boundary. Developed land includes parks and existing roads. Undevelopable land includes, but is not limited to, land that cannot be developed because of wetlands and steep terrains. Not expected to be developed land includes but is not limited to land that is not planned to be developed or has development restrictions. All these areas are shown in Figure 2-1.

**Figure 2-1  
Sanitary Sewer Master Plan Undeveloped Land**



## POPULATION

In Table 2-1 growth projections from the City and the Mountainland Association of Governments (MAG) Metropolitan Planning Organization (MPO) were used to estimate growth by Census. These projections were used to estimate annual growth for this study.

**Table 2-1  
Census Population Projections**

<b>Population Criteria</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>	<b>2060</b>
Santaquin	2,386	2,834	9,128	13,725	20,303	25,478	34,211	42,944
10-Year Growth Rate	0.00%	1.74%	12.41%	4.16%	3.99%	2.30%	2.99%	2.30%
Utah County	263,590	368,536	518,872	679,188	861,852	1,080,082	1,297,515	1,504,433
Growth Rate	0.00%	3.41%	3.48%	2.73%	2.41%	2.28%	1.85%	1.49%
Santaquin as % of Utah County	0.91%	0.77%	1.76%	2.02%	2.36%	2.36%	2.64%	2.85%
Santaquin Yearly Growth Rate	1.88%	22.21%	5.04%	4.79%	4.32%	3.04%	2.33%	1.89%

## DATA YEAR AND MASTER PLANNED

Table 2-2 summarizes development information for the land area master planned in the SSMP for the IFFP Data Year. The Master Planned Year is estimated by applying the MPO growth rates to the developed area until the area left to develop is gone.

**Table 2-2  
Projected Master Planned Development**

<b>Land Use</b>	<b>% Total</b>
Developed Area	2,447 acres 26.88%
Undevelopable Area	399 acres 4.38%
Area Not Master Planned for Utilities Yet	2,539 acres 27.89%
Area Left to Develop	3,718 acres 40.84%
Total Master Planned Area	9,103 acres 100.00%
Data Year	2024
Master Planned Households	11,700
<b>Master Planned Year</b>	<b>2050</b>

Source: City GIS and SSMP

MPO, state, and City growth projections were used to estimate the end of Data Year and Master Planned Year population in Table 2-3 and Table 2-4. Statistics were calculated using data from the City GIS, Census and the MPO MAG.

**Table 2-3  
End of Data Year Developed Land and Population Summary**

Data Year	2024
Population	17,853
Households	5,433
Single-Family Home Persons per Household	3.75
Multi-Family Household Persons per Household	3.47
Average Household Size	3.64
Developed Area	2,447 acres
Undevelopable Area	399 acres
Area Not Master Planned for Drinking Water Yet	2,539 acres
Area Left to Develop	3,718 acres
Total Master Plan Land Area	9,103 acres

Sources: City GIS, Census, and MAG MPO

**Table 2-4  
Population - End of Data Year and Master Planned**

	<b>2024</b>	<b>2050</b>
Santaquin	17,853	43,642
Growth Rate	6.14%	2.33%
Utah County	752,254	1,297,515
Growth Rate	2.49%	1.70%
Santaquin as % of Utah County	2.37%	3.36%

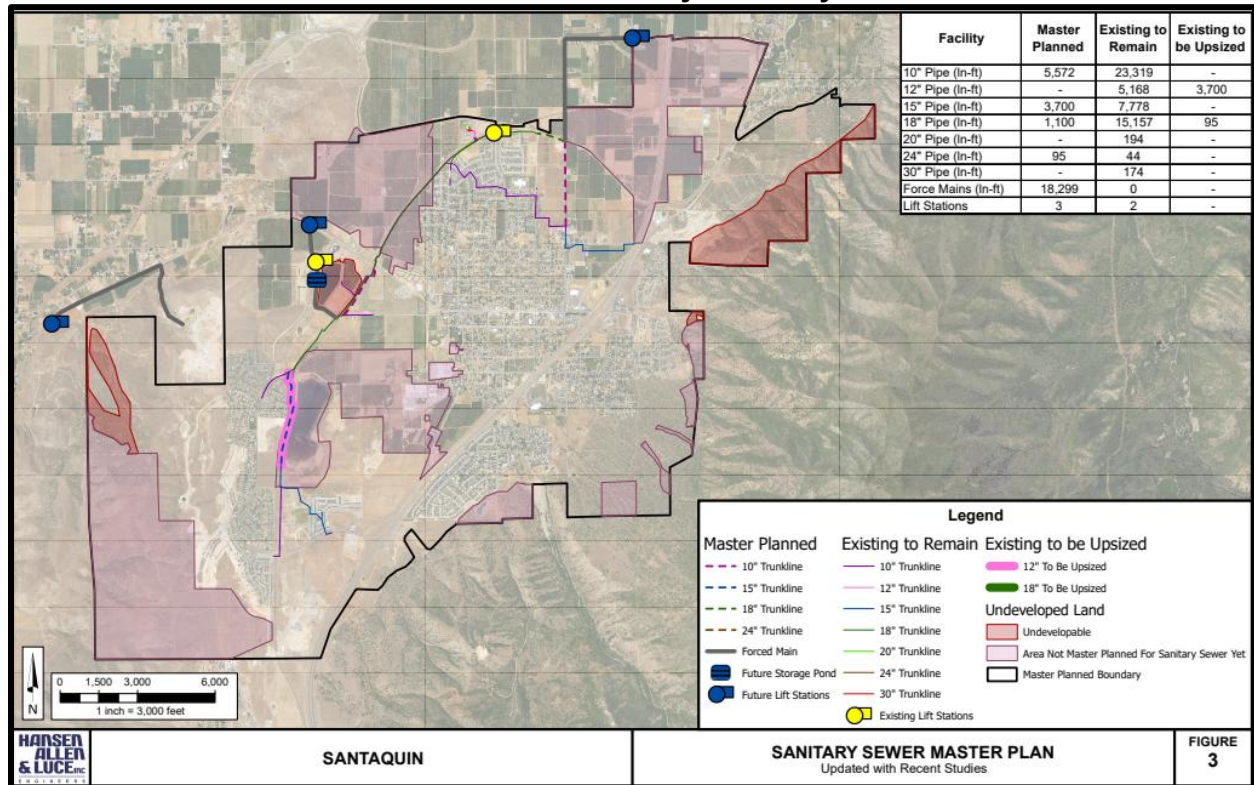
Sources: City GIS, Census, MAG MPO

# CHAPTER 3 – IMPACT FEE FACILITIES PLAN

## OVERVIEW

J-U-B completed a system model and SSMP for the City. Master planned future system improvements are based on the model requirements to meet the LOS Parameters established in the SSMP according to industry standards. See Table 1-2. These improvements and existing regional improvements are shown in Figure 3-1. Figure 3-1 also includes any updates from more recent studies.

**Figure 3-1  
Master Planned Sanitary Sewer System**



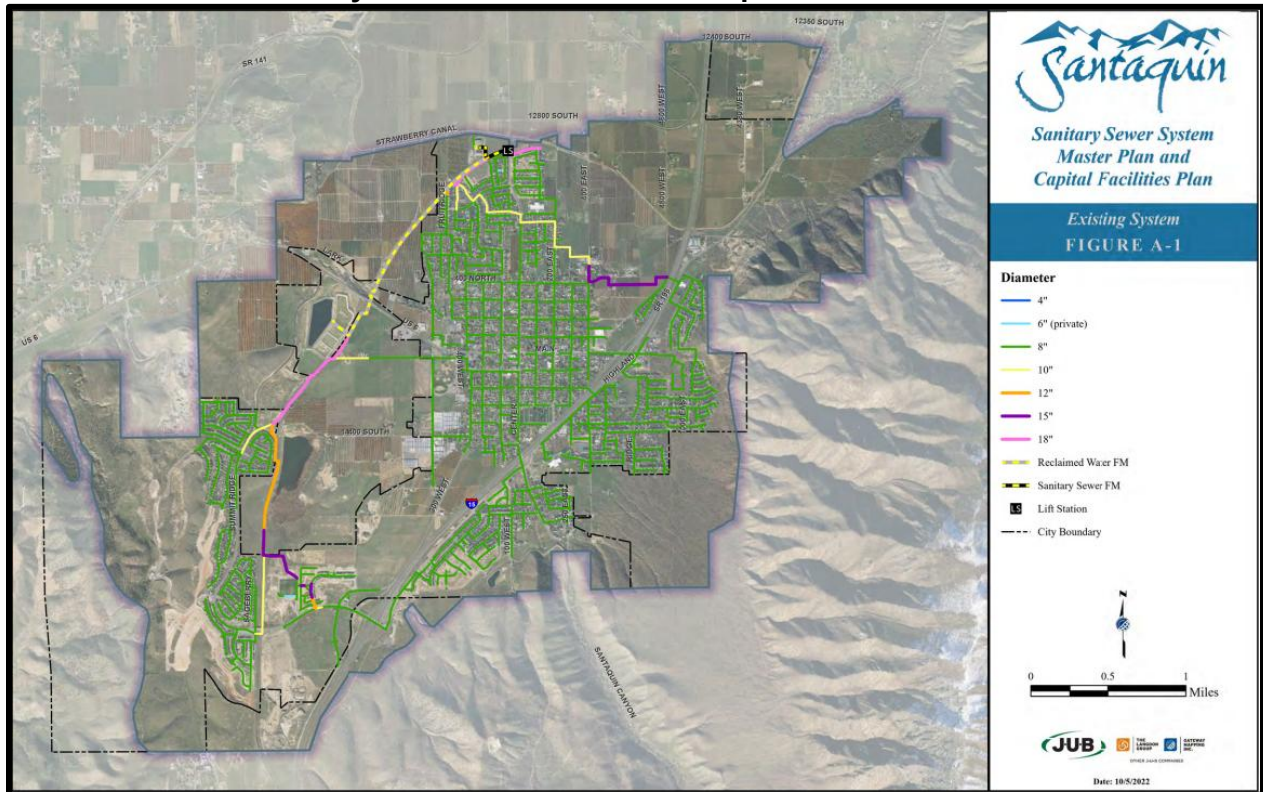
The following projects found in Tables 3-1 and 3-2 are identified in the SSMP to be needed for future growth. They are also shown graphically on Figures 3-1 and 3-2. For more detail on each project, see the SSMP.

**Table 3-1  
Treatment CIP Projects**

SSMP Project Number	Project	Cost
T-08	Reclaimed Water System	\$2,581,000
T-10	Grit Removal System	\$2,025,000
T-11	New 1.5 MGD AADF WRF	\$37,500,000
T-12	Upsize Headworks Drum Screens	\$2,570,000
T-13	Expand Biosolids Building	\$3,526,000
T-14	UV System Upgrades	\$1,220,000
<b>Total</b>		<b>\$49,422,000</b>

Source: 2023 SSMP

**Figure 3-2  
Sanitary Sewer Master Plan and Capital Facilities Plan**



Source: 2023 SSMP

**Table 3-2  
Collection CIP Projects**

<b>SSMP Project Number</b>	<b>Location</b>	<b>Diameter</b>	<b>Cost</b>
C-01	Strawberry Canal Road: 400 E to 100 E	18 in	\$634,200
C-02	400 E: 530 N to Strawberry Canal Road	15 in	\$843,900
C-03	14400 S: West to Summit Ridge Pkwy	8 in	\$1,720,500
C-04	Center Street: 100 S to 70 S	8 in	\$50,000
C-05	Railroad Tracks: 14000 S to Highway 6	10 in	\$586,500
C-06	Strawberry Canal Road: 4800 E to 400 E	8 in	\$813,800
C-07	350 W: 680 N to 700 N	8 in	\$50,000
C-08	Railroad Tracks: Vista Ridge Dr to Topaz Dr	15 in	\$464,400
C-09	Lift Station at 4800 W 12400 S	4 in	\$1,819,500
C-10	SR-198: 4400 W to 4800 W	8 in	\$2,127,800
C-11	Center Street to Lift Station	24 in	\$47,100
C-12	4800 W: 12800 S to 12400 S	8 in	\$697,500
C-13	Strawberry Canal Road: 6250 W to Center Street	8 in	\$1,288,100
C-14	100 W: 100 S to 70 S	8 in	\$48,900
C-15	Sewer Lift Station near Highway 6	4 in	\$1,257,200
C-16	Storage Ponds to Lift Station near Highway 6	8 in	\$819,600
C-17	400 E: 200 S to 140 S	8 in	\$72,100
C-18	New Development northeast of 400 N 400 E	8 in	\$1,371,800
C-19	Lift Station south of Genola	4 in	\$2,005,000
C-20	Center Street: 550 S to 520 S	8 in	\$279,000
<b>Total</b>			<b>\$16,996,900</b>

Source: 2023 SSMP

The following sections give detail on the impact fee calculations for each of the four components of a sanitary sewer impact fee:

1. Treatment
2. Misc Facilities
3. Planning
4. Collection

All IFFP projects and costs are summarized into these components.

### **TREATMENT**

Santaquin City treats 100% of its sanitary sewer at the Water Reclamation Facility (WRF). The WRF was constructed in 2012 and 2013 and treats the collected sanitary sewer. Each of the components of the WRF have their own capacity.

Table 3-3 contains the existing WRF capacity.

**Table 3-3  
Existing WRF Capacity**

Type	Flow	COD Load	BOD5 Load	TSS Load	TKN Load	Phosphorus Load
WRF Limiting Component Avg Day	1.39 mgd	7,245 ppd	2,898 ppd	2,898 ppd	638 ppd	93 ppd
WRF Limiting Component Max Month	1.54 mgd	8,118 ppd	3,246 ppd	3,246 ppd	754 ppd	93 ppd
WRF Limiting Component Peak Day	1.81 mgd					
WRF Limiting Component Peak Hour	3.16 mgd					
Overall WRF IF Components Avg Day Capacity	2.32 mgd					
<b>WRF Phase</b>						<b>3</b>

The difference between the capacity of the component and the demand on the component is the component's remaining capacity. The existing excess capacity is shown in Table 3-4.

**Table 3-4  
Treatment Existing Excess Capacity**

Item	FY2026
Overall WRF Flow Capacity	2.329 mgd
Proposed LOS - Average Day Flow	1.432 mgd
Available Capacity - Average Day	0.897 mgd
ERCs Available - Average Day	4,487 ERCs

Table 3-5 contains the calculation parameters and calculations for the treatment Proposed LOS per ERC.

**Table 3-5  
Treatment ERC LOS**

Limiting Facility WRF Capacity	1.390 mgd
Overall Existing WRF Capacity	2.329 mgd
Existing Sanitary Sewer ERCs	7,159 ERCs
Master Planned Sanitary Sewer ERCs	15,192 ERCs
<b>Additional ERCs Master Planned</b>	<b>8,033 ERCs</b>
Base LOS with Excess Capacity per ERC (gpd)	326.37 gpd
Base LOS Fiscal Year	FY2026
Existing LOS with Excess Capacity per ERC (gpd)	325.35 gpd
<b>Proposed Required LOS per ERC (gpd)</b>	<b>200.00 gpd</b>
<b>% IF Reimbursable</b>	<b>100.00%</b>

## MISC FACILITIES

Misc facilities include sanitary sewer related projects that do not tie directly to treatment or collection LOS. They may include but are not limited to buildings, storage yards, pump stations, or public works buildings. The growth related portion of these miscellaneous facilities attributed to the sanitary sewer system can be paid for or reimbursed by impact fees. Individual analysis of

cost per ERC is conducted for each facility project. Present day facility cost estimates are used to estimate future facility costs.

**PLANNING**

Master plan, IFFP, and IFA consultant planning work can be paid for or reimbursed with impact fees. These planning costs from 4 years previous to 6 years in the future are divided by the ERC increase over the 10-year period to calculate the planning component of the impact fee per ERC. Present day planning costs are used to estimate future planning expenses.

**COLLECTION**

The collection portion of the sanitary sewer system includes main line pipes. The pipe sizes vary from 6 inches to 18 inches in diameter. The design flows can be found in the City SSMP. The local or minimum collection pipe size is defined in Table 3-6. Only the upsize cost from this may be paid for with impact fee funds. Upsize cost calculations are found in Table 3-7. Table 3-6 calculates the Proposed LOS per ERC.

**Table 3-6  
Regional Collection System ERC LOS**

Item	Collection System
Local/Minimum Collection Pipe Size	8 in
Existing Regional Volume	36,769 cf
Master Planned Regional Volume	4,079 cf
Existing ERCs	7,159 ERCs
Master Planned ERCs	15,192 ERCs
Existing Regional Volume LOS with Excess Capacity per ERC (cf)	5.14 cf
Base Regional Volume LOS with Excess Capacity per ERC (cf)	5.14 cf
<b>Proposed Regional Volume with Excess Capacity per ERC (cf)</b>	<b>4.67 cf</b>
<b>% Impact Fee Reimbursable</b>	<b>100.00%</b>

Table 3-7 contains the upsize percentages for System Improvement collection projects. They are calculated according to current day estimates for collection projects, dividing the cost difference of a regional collection pipe with appurtenances and local one by the cost of the regional. Since the costs are relative, it fairly applies to all project costs whether or not they are the same as the basis costs for the percentage calculations. The IF Percentage is calculated by applying the % Impact Fee Reimbursable in Table 3-6 to the Upsize Percentage.

**Table 3-7  
Sanitary Sewer Pipe Upsize Percentage**

<b>Pipe Size</b>	<b>Upsize Percentage</b>	<b>IF Percentage</b>
10 in Sewer Pipe	4.04%	4.04%
12 in Sewer Pipe	8.40%	8.40%
15 in Sewer Pipe	16.32%	16.32%
18 in Sewer Pipe	27.65%	27.65%
20 in Sewer Pipe	31.33%	31.33%
21 in Sewer Pipe	34.66%	34.66%
24 in Sewer Pipe	40.67%	40.67%
30 in Sewer Pipe	52.16%	52.16%
36 in Sewer Pipe	61.26%	61.26%
42 in Sewer Pipe	67.76%	67.76%
48 in Sewer Pipe	73.04%	73.04%

**SERVICE AREA**

The service area includes the existing City boundary and future areas as they are annexed into the City, see Santaquin City Code 8.04.040.

Master Planned Year refers to when, at growth rates projected by the MPO, all vacant land in the SSMP boundaries will be developed. It assumes no future changes to the SSMP boundaries but will be updated with each IFFP according to the current City SSMP.

**IMPACT FEE FACILITIES PLAN**

Figures 3-1 and 3-2 show the sanitary sewer facilities needed to maintain the Proposed LOS and LOS Parameters as development occurs in the City. These facilities are determined from the CIPs in the SSMP and specific localized studies completed as development progresses or is proposed. Many of these projects will be constructed in phases as development occurs.

Using the sanitary sewer CIPs and recent development needs, specific capital projects which have impact fee-eligible costs are identified in Table 3-8. These are projects that have been completed or are planned for construction in the next 6 years. All costs are actual or based on present day estimates.

If development requires any System Improvement projects before existing budgets can construct them, then developers may, if approved by the City, front the cost of the project and be reimbursed through impact fees or receive an impact fee credit. If development occurs in areas that trigger projects beyond the planning horizon of this IFFP then the City may add these projects once they are confident the projects will progress.

Table 3-8 lists the IFFP projects. It includes the percentage of each project required to remove the cost to solve existing system deficiencies and increased utilization if appropriate. These percentages are applied to the total cost of the project to determine the cost reimbursable by impact fees. If IFFP projects are bonded then the growth related interest of the bond are included in the IF & Interest Cost. The cost/ERC is determined by the product of the cost per capacity times the Proposed LOS required capacity. The total capacity and total cost are used to determine the cost per capacity unit.

**Table 3-8  
Sanitary Sewer Impact Fee Facilities Plan**

<b>Treatment</b>	<b>Begin</b>	<b>Total Cost</b>	<b>IF %</b>	<b>IF &amp; Interest Cost</b>	<b>Add Capacity</b>	<b>Capacity</b>	<b>Excess Cap</b>	<b>Cost/gpd</b>
Phase 1 WRF Reclaimed Water Trunklines 2011 Bonds	FY2013	\$1,838,069	44.34%	\$1,057,424	0.96 mgd	2.16 mgd	1.14 mgd	\$1.11
Phase 1 WRF Site Work, Yard Piping, Utilities 2011 Bonds	FY2013	\$1,102,841	50.57%	\$723,627	0.75 mgd	1.48 mgd	0.73 mgd	\$0.96
Phase 1 WRF Headworks Building (screens, building, and electrical) 2011 Bonds	FY2013	\$1,286,648	58.89%	\$982,972	1.05 mgd	1.78 mgd	0.73 mgd	\$0.94
Phase 1 WRF Treatment Building 2011 Bonds	FY2013	\$5,881,820	50.57%	\$3,859,346	0.75 mgd	1.48 mgd	0.73 mgd	\$5.14
Phase 1 WRF Dewatering Building 2011 Bonds	FY2013	\$551,421	63.00%	\$450,737	1.25 mgd	1.98 mgd	0.73 mgd	\$0.36
Phase 1 WRF Reclaimed Water Pump Station Building 2011 Bonds	FY2013	\$367,614	50.57%	\$241,209	0.75 mgd	1.48 mgd	0.73 mgd	\$0.32
Phase 1 Offsite Piping 2011 Bonds	FY2013	\$1,838,069	39.09%	\$932,187	0.47 mgd	1.20 mgd	0.73 mgd	\$1.98
Phase 1 WRF Offsite Piping (influent and reclaimed water piping) 2011 Bonds	FY2013	\$318,047	39.39%	\$162,545	0.48 mgd	1.21 mgd	0.73 mgd	\$0.34
Phase 2 WRF Upgrades - Screw Press Expansion	FY2019	\$733,430	52.39%	\$384,258	1.04 mgd	1.98 mgd	0.94 mgd	\$0.37
Phase 2 WRF Upgrades - Membrane Expansion	FY2019	\$3,872,160	11.82%	\$494,862	0.13 mgd	1.07 mgd	0.94 mgd	\$3.91
Phase 3 WRF S-01 Winter Storage Pond #3 - Convert Lagoons 2025 Bond	FY2024	\$377,369	100.00%	\$529,688	0.24 mgd	1.55 mgd	1.30 mgd	\$2.19
Phase 3 WRF T-01 Upgrade Permeate Pumps 2025 Bond	FY2024	\$384,806	52.94%	\$285,930	1.12 mgd	2.12 mgd	1.00 mgd	\$0.25
Phase 3 WRF T-02 Process Train #3 and New Biosolids Holding Tank 2025 Bond	FY2024	\$4,182,205	66.67%	\$3,913,530	1.86 mgd	2.79 mgd	0.93 mgd	\$2.11
Phase 3 WRF T-03 Reclaimed Water System Add 4th Pump 2025 Bond	FY2024	\$325,909	52.30%	\$239,256	1.15 mgd	2.20 mgd	1.05 mgd	\$0.21
Phase 3 WRF T-04 Outfit Membrane Tank 5 and Flow Channel 2025 Bond	FY2024	\$1,027,540	57.14%	\$824,167	1.36 mgd	2.37 mgd	1.02 mgd	\$0.61
Phase 3 WRF T-05 Center St Lift Station & FM 2025 Bond	FY2024	\$1,888,215	63.65%	\$1,686,985	1.84 mgd	2.89 mgd	1.05 mgd	\$0.92
Phase 3 WRF T-06 Add Conveyors and Loadout Facility 2025 Bond	FY2024	\$1,383,228	100.00%	\$1,941,548	2.74 mgd	2.74 mgd	0.00 mgd	\$0.71
Phase 3 WRF T-07 Convert Backpulse Tank 2025 Bond	FY2024	\$219,395	55.56%	\$171,084	1.47 mgd	2.64 mgd	1.17 mgd	\$0.12
Phase 3 WRF T-09 UV System Upgrades 2025 Bond	FY2024	\$436,375	66.67%	\$408,342	1.87 mgd	2.80 mgd	0.93 mgd	\$0.22
WRF Integration and SCADA	FY2025	\$139,375	100.00%	\$139,375	0.12 mgd	1.48 mgd	1.37 mgd	\$1.20
<b>TOTAL</b>								<b>\$23.96</b>

<b>Misc Facilities</b>	<b>Begin</b>	<b>Total Cost</b>	<b>IF %</b>	<b>IF &amp; Interest Cost</b>	<b>Add ERCs</b>	<b>Begin ERCs</b>	<b>End ERCs</b>	<b>Cost/ERC</b>
Operations Facility 1215 N Center St 2015 Bond (25% DW, PI, SS, General Fund)	FY2016	\$632,500	99.01%	\$936,064	11,083 ERCs	4,109 ERCs	15,192 ERCs	\$84.46
<b>TOTAL</b>								<b>\$84.46</b>
<b>Planning</b>	<b>Begin</b>	<b>10-Year Cost</b>	<b>IF %</b>	<b>IF &amp; Interest Cost</b>	<b>ERCs</b>	<b>Begin ERCs</b>	<b>End ERCs</b>	<b>Cost/ERC</b>
Impact Fee Studies	FY2022	\$81,500	100.00%	\$81,500	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$24.93
Master Plan Studies	FY2022	\$133,650	100.00%	\$133,650	3,270 ERCs	5,864 ERCs	9,133 ERCs	\$40.88
<b>TOTAL</b>								<b>\$65.80</b>
<b>Collection</b>	<b>Begin</b>	<b>Total Cost</b>	<b>IF %</b>	<b>IF &amp; Interest Cost</b>	<b>Reg Capacity</b>	<b>LOS per ERC</b>	<b>ERCs</b>	<b>Cost/cf</b>
Straten Acres 580' 18" Trunkline	FY2026	\$281,674	27.65%	\$77,873	822 ERCs	4.67 cf	176 ERCs	\$94.68
<b>WEIGHTED AVERAGE</b>								<b>\$94.68</b>

Note: Project and study costs based on actual costs or present day cost estimates

# APPENDICES

## APPENDIX A - NOTICE OF INTENT TO AMEND THE DW, PI, & SS IFFP AND IFA

The screenshot shows the Santaquin City website with the following content:

- Header:** Santaquin logo, search bar, and navigation menu (Government, Departments, Community, Business, How Do).
- Left Sidebar:**
  - CITY COUNCIL**
    - Agendas & Minutes
    - Mayor's Newsletters
    - State of Santaquin Report
    - + Transparency
  - Social media icons for Facebook, Instagram, and YouTube.
  - CONTACT INFORMATION**
    - 110 S. Center Street, Santaquin, UT 84655
    - Phone: (801) 754-3211
    - Fax: (801) 754-3526
    - Office Hours: Monday-Thursday, 9:00 a.m. to 5:00 p.m.
- Main Content:**
  - PUBLIC NOTICE of Intent to Create an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer**
  - PUBLIC NOTICE**
  - Santaquin City**
  - Notice of Intent to Create an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer**
  - Notice is hereby given that Santaquin City**, a local municipality located in Utah County, Utah, intends to commence the preparation of an independent and comprehensive **Impact Fee Facilities Plan and Impact Fee Analysis for Drinking Water, Pressurized Irrigation, and Sanitary Sewer**. Therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided of the intent of Santaquin City to create an Impact Fee Facilities Plan and an Impact Fee Analysis for the City. The geographic location where the proposed impact fee facilities will be located is the entire area within the Santaquin City municipal boundary.
  - The public is hereby invited** to provide written comments or information to be considered in adopting the impact fee facilities plan or impact fee analysis. For information about the impact fee project or to submit your comments, please contact:
  - Jon Lundell, P.E.**
  - City Engineer**
  - Santaquin City
  - 110 S. Center St.
  - Santaquin, UT 84655
  - (801) 754-3211



Santaquin / [City Council](#) / Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

## Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

SUBSCRIBE TO PUBLIC BODY

### General Information

Government Type:

Municipality

Entity:

Santaquin

Public Body:

[City Council](#)

### Notice Information

[Add Notice to Calendar](#)

Notice Title:

Notice of Intent to Create an Impact Fee Facilities Plan and Impact Fee Analysis Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice Type(s):

Notice

Event Start Date & Time:

November 24, 2025 05:00 PM

Description/Agenda:

Santaquin City

Notice of Intent to Create an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) Related to Drinking Water, Pressurized Irrigation, and Sanitary Sewer

Notice is hereby given that Santaquin City, a local municipality located in Utah County, Utah, intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Impact Fee Analysis for Drinking Water, Pressurized Irrigation, and Sanitary Sewer. Therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided of the intent of Santaquin City to create an Impact Fee Facilities Plan and an Impact Fee Analysis for the City. The geographic location where the proposed impact fee facilities will be located is the entire area within the Santaquin City municipal boundary.

The public is hereby invited to provide written comments or information to be considered in adopting the impact fee facilities plan or impact fee analysis. For information about the impact fee project or to submit your comments, please contact:

Jon Lundell, P.E.  
City Engineer  
Santaquin City  
110 S. Center St.

Santaquin, UT 84655  
(801) 754-3211

---

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate shall notify the City and we will seek to provide assistance.

Notice of Special Accommodations (ADA):

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

Notice of Electronic or Telephone Participation:

Electronic participation upon request. Did you know that both historical and current agendas & minutes are also posted on Santaquin's website? The link can be found below! [http://santaquin.org/government/agendas\\_minutes](http://santaquin.org/government/agendas_minutes)

Other Information:

Agendas & Minutes are posted on Santaquin's site here: [http://santaquin.org/government/agendas\\_minutes](http://santaquin.org/government/agendas_minutes)

### Meeting Information

Meeting Location:

110 S. Center Street  
Santaquin, UT 84655

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Stephanie Chistensen

Contact Email:

[schristensen@santaquin.gov](mailto:schristensen@santaquin.gov)

### Notice Posting Details

Notice Posted On:

September 23, 2025 08:57 AM

Notice Last Edited On:

September 23, 2025 04:17 PM

### Download Attachments

File Name	Category	Date Added
<a href="#">Notice of Intent - IFFP DW PI WW - Santaquin 2025.docx</a>	Public Information Handout	2025/09/23 04:16 PM

SHOW NOTICE REVISION HISTORY

### Board/Committee Contacts

Member	Email	Phone
Lynn Mecham	<a href="mailto:lmecham@santaquin.org">lmecham@santaquin.org</a>	(801)754-3211
Art Adcock	<a href="mailto:aadcock@santaquin.org">aadcock@santaquin.org</a>	801-754-3211
Jeff Siddoway	<a href="mailto:jsiddoway@santaquin.org">jsiddoway@santaquin.org</a>	801-754-3211
Travis Keel	<a href="mailto:tkeel@santaquin.org">tkeel@santaquin.org</a>	801-754-3211
Brian Del Rosario	<a href="mailto:bdelrosario@santaquin.org">bdelrosario@santaquin.org</a>	801-754-3211

# APPENDIX B - NOTICE OF PUBLIC HEARING TO ADOPT OR AMEND AN IFFP AND IF ENACTMENT

11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Adopt an Impact Fee Enactment

The screenshot shows a web browser window with the URL [santaquin.gov/citycouncil/page/notice-public-hearing-adopt-new-drinking-water-pi-ssif-iffp-ifa](http://santaquin.gov/citycouncil/page/notice-public-hearing-adopt-new-drinking-water-pi-ssif-iffp-ifa). The page features the Santaquin logo and a navigation menu with links for Government, Departments, Community, Business, and How Do. The main content area is titled "CITY COUNCIL" and includes a sidebar with links for Agendas & Minutes, Mayor's Newsletters, State of the City Reports, and Transparency. The central text reads: "NOTICE OF PUBLIC HEARING - Adopt New Drinking Water, PI, SSIF, IFFP, IFA". Below this, it states: "NOTICE OF PUBLIC HEARING" and "Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)". The notice further explains that the Santaquin City Council will hold a public hearing on March 17, 2026, at 7:00 p.m. at the City Hall, 110 South Center Street, Santaquin, Utah. It invites the public to attend and provides contact information for Jon Lundell, P.E., City Engineer, at 110 S. Center St., Santaquin, UT 84655, with a phone number of (801) 754-3211.



[Santaquin](#) / [City Council](#) / [Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans \(IFFP\) and Impact Fee Analyses \(IFA\)](#)

# Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

[SUBSCRIBE TO PUBLIC BODY](#)

## General Information

Government Type:

Municipality

Entity:

Santaquin

Public Body:

[City Council](#)

## Notice Information

[Add Notice to Calendar](#)

Notice Title:

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice Type(s):

Notice, Hearing

Event Start Date & Time:

March 17, 2026 07:00 PM

## Santaquin City

Notice of Public Hearing to Adopt New Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans (IFFP) and Impact Fee Analyses (IFA)

Notice is hereby given that the Santaquin City Council, a local municipality council located in Utah County, Utah, will hold a public hearing prior to adopting new Drinking Water, Pressurized Irrigation, and Sanitary Sewer Impact Fee Enactment Ordinances, Impact Fee Facilities Plans and Impact Fee Analyses. The public hearing will take place at 7:00 p.m. on March 17, 2026 at the City Hall, 110 South Center Street, Santaquin, Utah.

The public is hereby invited to attend the hearing. For information about the impact fee facilities plans or impact fee analyses or to ask any questions, please contact:

Jon Lundell, P.E.  
City Engineer  
Santaquin City  
110 S. Center St.  
Santaquin, UT 84655  
(801) 754-3211

---

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate shall notify the City and we will seek to provide assistance.

### Notice of Special Accommodations (ADA):

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### Other Information:

Agendas & Minutes are posted on Santaquin's site here: [http://santaquin.org/government/agendas\\_minutes](http://santaquin.org/government/agendas_minutes)

## Meeting Information

### Meeting Location:

110 S CENTER STREET  
Santaquin/Utah County, UT 84655

[Show in Apple Maps](#)

[Show in Google Maps](#)

### Contact Name:

Stephanie Chistensen

### Contact Email:

[schristensen@santaquin.gov](mailto:schristensen@santaquin.gov)

## Notice Posting Details

Notice Posted On:

March 06, 2026 12:16 PM

Notice Last Edited On:

March 06, 2026 12:16 PM

## Download Attachments

File Name	Category	Date Added
<a href="#">FINAL Notice of Public Hearing - IFFP IFA DW PI SS - Santaquin 2026.docx</a>	Public Information Handout	2026/03/06 12:16 PM

*Download Attachments*

## Board/Committee Contacts

Member	Email	Phone
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Travis Keel	<a href="mailto:tkeel@santaquin.org">tkeel@santaquin.org</a>	801-754-3211
Brian Del Rosario	<a href="mailto:bdelrosario@santaquin.org">bdelrosario@santaquin.org</a>	801-754-3211

*Board/Committee Contacts*