

SERVICE DESCRIPTION	PANEL RATING	EST. AVERAGE DIVERSIFIED KVA*	ESTIMATED DIVERSIFIED KW	COST PER KW	PROPOSED IMPACT FEE	2014 IMPACT FEE	% CHANGE	\$ CHANGE
	1,200	219.49	197.54	\$916.00	\$180,944	\$169,469	7%	\$11,475
	2,000	365.81	329.23	\$916.00	\$301,573	\$282,449	7%	\$19,124

*Diversified kVA is defined as the summed individual peak demand or coincidental peak, which is the average peak demand of a sample of customers.

NON-STANDARD IMPACT FEES

The proposed fees are based upon growth in kW's. The City 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.¹⁵ A developer may submit studies and data for a particular development and request an adjustment. This adjustment could result in a higher or lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

Estimated kW Diversified Usage * \$916

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 5 for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent or encumbered on those projects outlined in the IFFP as growth related costs to maintain the LOS or to reimburse existing development for excess capacity used.

PROPOSED CREDITS OWED TO DEVELOPERS

Credits may be applied to developers who have constructed and dedicated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).

¹⁵ UC 11-36a-402(1)(c)