

Hinckley Town

Sanitary Sewer

Impact Fee Facility Plan & Impact Fee Analysis

November 25, 2025

Hinckley Town

Since 1876

"Utah's Best Kept Secret"



Jones & DeMille
Engineering

EFG CONSULTING
2110 N DAPPLE DR, TOOELE, UT 84074
801.258.1926



IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

Jones & DeMille Engineers (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 Town staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the Town, 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 Town as well as outside sources.

Jones & DeMille Engineering

EFG Consulting

Contents

| | |
|---|---|
| Impact Fee Facility Plan (IFFP) Certification..... | 2 |
| Impact Fee Analysis (IFA) Certification..... | 2 |
| Section 1: Executive Summary..... | 4 |
| Service Area: | 4 |
| Demand Analysis:..... | 4 |
| Level of Service:..... | 4 |
| Excess Capacity: | 4 |
| Future Facilities:..... | 4 |
| Funding of Future Facilities: | 4 |
| Proposed Impact Fee..... | 5 |
| Section 2: Demand Analysis..... | 6 |
| Demand Units & Future Demand | 6 |
| Section 3: Level of Service..... | 6 |
| Section 4: Excess Capacity Analysis | 6 |
| Collection System:..... | 6 |
| Section 5: Capital Facility and Funding Analysis..... | 6 |
| Future Treatment Facilities..... | 6 |
| Funding | 7 |
| Section 6: Impact Fee Calculation..... | 8 |
| Non-Standard Impact Fees | 8 |
| Appendix A – Draft Impact Fee Enactment | 9 |

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 the Hinckley Town (Town) to update its sanitary sewer impact fee for the entire Town. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP and IFA will include the entire Town.

DEMAND ANALYSIS:

The demand unit utilized in this analysis was population. Future growth in the Town for the sewer system is estimated to increase from a population of 635 in 2023 to 680 ERCs in 2035 which is an increase of 45 people.

LEVEL OF SERVICE:

The level of service (LOS) for sewer is provided in the following table.

| Requirement | Value |
|---|-----------|
| Average Sewer Flow | 0.058 CFS |
| <i>Hinckley Sanitary Sewer Master Plan, June 2024</i> | |

EXCESS CAPACITY:

Based upon the current LOS, the sewer system has excess capacity in its collection system. The collection system lift station excess capacity is estimated to serve an additional 427 people.

FUTURE FACILITIES:

The Town is planning for a future lagoon upgrade treatment project. The cost of this project will be \$2.1 million and will serve a total population of 780 people. Thus, this project will serve both existing and future development.

FUNDING OF FUTURE FACILITIES:

Approximately \$1.1 million of the lagoon treatment project will be funded through grant money, leaving \$1.02 million impact fee eligible. The future lagoon treatment project will serve both growth and existing development, thus only the portion associated with growth will be funded through impact fees. Impact fee money collected will be used to reimburse the Town for the excess capacity in the collection system and to fund the lagoon treatment project.

PROPOSED IMPACT FEE

Based upon the inputs described above and in the body of this report, the maximum allowable impact fee for sewer is \$1,624/population. Assuming a household size of 3.2 people per household as outlined in the Census 2020, the impact fee per ERC is \$5,195. The following is a multiplier for larger meters.

| Sewer Impact Fee Schedule | | |
|----------------------------------|----------------|------------|
| Residential (per Unit) | ERC Multiplier | Impact Fee |
| Single-Family | 1 | \$5,195 |
| Multi-Family | 0.75 | \$3,897 |
| Meter Size | ERC Multiplier | Impact Fee |
| ¾ | 1 | \$5,195 |
| 1 | 2.5 | \$12,989 |
| 1 ½ | 5 | \$25,977 |
| 2 | 8 | \$41,564 |
| 3 | 15 | \$77,932 |
| 4 | 25 | \$129,887 |

SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

DEMAND UNITS & FUTURE DEMAND

Demand units are measured in population. The growth in population was estimated assuming an approximate growth rate of 0.69 percent.

| Demand Projections | | | |
|---|------|------|----------|
| | 2025 | 2045 | New ERCs |
| Population | 635 | 680 | 45 |
| <i>Hinckley Town Lagoon Rehabilitation Design Memo, Sept 2025</i> | | | |

SECTION 3: LEVEL OF SERVICE

The current level of service (LOS) for sewer is provided in the following table.

| Requirement | Value |
|---|-----------|
| Average Sewer Flow | 0.058 CFS |
| <i>Hinckley Sanitary Sewer Master Plan, June 2024</i> | |

SECTION 4: EXCESS CAPACITY ANALYSIS

Collection System:

Based upon the current LOS, the sewer system has excess capacity in its lift stations as shown below. Due to grant funding for these lift stations, only \$49,375 will be impact fee eligible. Current capacity of these lift stations is 1,062 people. Existing population is 635, leaving excess capacity of 427 available to serve future population growth.

| Lift Stations | Max Population | Station Cost | Grant Funding | Impact Fee Eligible Cost |
|------------------------------|----------------|------------------|------------------|--------------------------|
| Main Station | 1,062 | | | |
| South Collector Station | 1,062 | | | |
| North Collector Station | 1,062 | | | |
| Industrial Park Lift Station | 1,062 | | | |
| Total | 1,062 | \$305,375 | \$256,000 | \$49,375 |

SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

Future Treatment Facilities

The Town is planning for a future lagoon upgrade project. The cost of this project is outlined below. The total cost will be \$2.1 million and will serve a total population of 780 people. Thus, this project will serve both existing and future development.

| Treatment Project | Project Cost | Grant Funding | Eligible Cost | Population Served |
|-------------------|--------------|---------------|---------------|-------------------|
| Lagoon upgrade | \$2,124,500 | \$1,104,500 | \$1,020,000 | 780 |

HINCKLEY: SEWER IMPACT FEE

Funding

The Town has received grant funding for approximately \$1.1 million. This grant funding has been excluded from the impact fee analysis. The Town has also been authorized for a \$961,000 loan for this project from the Clean Water State Revolving Loan Fund. The debt service schedule is shown below. The interest cost of the loan has been included in the impact fee analysis.

| Series 2025 Clean Water State Revolving Loan Fund | | | | \$961,000 |
|---|-------------------|-------------|-------------------|------------------------|
| Year | Principal | Rate/Coupon | Interest | Total Debt Service |
| 2027 | 26,276 | 1.33% | 12,781 | \$ 39,058 |
| 2028 | 26,626 | 1.33% | 12,432 | \$ 39,058 |
| 2029 | 26,980 | 1.33% | 12,078 | \$ 39,058 |
| 2030 | 27,339 | 1.33% | 11,719 | \$ 39,058 |
| 2031 | 27,702 | 1.33% | 11,355 | \$ 39,058 |
| 2032 | 28,071 | 1.33% | 10,987 | \$ 39,058 |
| 2033 | 28,444 | 1.33% | 10,613 | \$ 39,058 |
| 2034 | 28,822 | 1.33% | 10,235 | \$ 39,058 |
| 2035 | 29,206 | 1.33% | 9,852 | \$ 39,058 |
| 2036 | 29,594 | 1.33% | 9,463 | \$ 39,058 |
| 2037 | 29,988 | 1.33% | 9,070 | \$ 39,058 |
| 2038 | 30,387 | 1.33% | 8,671 | \$ 39,058 |
| 2039 | 30,791 | 1.33% | 8,267 | \$ 39,058 |
| 2040 | 31,200 | 1.33% | 7,857 | \$ 39,058 |
| 2041 | 31,615 | 1.33% | 7,442 | \$ 39,058 |
| 2042 | 32,036 | 1.33% | 7,022 | \$ 39,058 |
| 2043 | 32,462 | 1.33% | 6,596 | \$ 39,058 |
| 2044 | 32,894 | 1.33% | 6,164 | \$ 39,058 |
| 2045 | 33,331 | 1.33% | 5,727 | \$ 39,058 |
| 2046 | 33,774 | 1.33% | 5,283 | \$ 39,058 |
| 2047 | 34,224 | 1.33% | 4,834 | \$ 39,058 |
| 2048 | 34,679 | 1.33% | 4,379 | \$ 39,058 |
| 2049 | 35,140 | 1.33% | 3,918 | \$ 39,058 |
| 2050 | 35,607 | 1.33% | 3,450 | \$ 39,058 |
| 2051 | 36,081 | 1.33% | 2,977 | \$ 39,058 |
| 2052 | 36,561 | 1.33% | 2,497 | \$ 39,058 |
| 2053 | 37,047 | 1.33% | 2,011 | \$ 39,058 |
| 2054 | 37,540 | 1.33% | 1,518 | \$ 39,058 |
| 2055 | 38,039 | 1.33% | 1,019 | \$ 39,058 |
| 2056 | 38,545 | 1.33% | 513 | \$ 39,058 |
| Total | \$ 961,000 | | \$ 210,728 | \$ 1,171,728.35 |

SECTION 6: IMPACT FEE CALCULATION

Based upon the inputs herein, the maximum allowable impact fee for sewer is \$1,624/population. The following describes the calculation.

| Excess Capacity | Purpose | Total Cost | Total Population Served | Cost/Pop |
|-----------------|------------|-----------------|-------------------------|-------------|
| Lift Stations | Collection | \$49,375 | 1,062 | \$46 |
| Total | | \$49,375 | | \$46 |

| Future Facilities | Purpose | Total Cost | Total Pop Served | Cost/Pop |
|----------------------------------|-----------|--------------------|------------------|----------------|
| Lagoon Project | Treatment | \$1,020,000 | 780 | \$1,307 |
| Debt Service Interest for Lagoon | Treatment | \$210,728 | 780 | \$270 |
| Total | | \$1,230,728 | | \$1,577 |

| | |
|--|----------------|
| Total Impact Fee Per Population | \$1,624 |
| Total Impact Fee per ERC* | \$5,195 |
| <i>*Assumed a total household size of 3.2 people per household (2020 Census)</i> | |

| Sewer Impact Fee Schedule | | |
|---------------------------|----------------|------------|
| Residential (per Unit) | ERC Multiplier | Impact Fee |
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| Meter Size | ERC Multiplier | Impact Fee |
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| 3 | 15 | \$77,932 |
| 4 | 25 | \$129,887 |

NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the Town reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$5,195 per ERC.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

HINCKLEY TOWN

ORDINANCE NO. 2025-

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

WHEREAS, On November 24, 2025, the Hinckley Town (the “Town”) posted notice as to its intention to prepare an impact fee facilities plan (“IFFP”) and impact fee analyses (“IFA”) for sanitary sewer impact fees and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501 and 11-36a-503;

WHEREAS, the Town is a municipality 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 December 4, 2025, the Town posted notice of a public hearing on Utah’s Public Notice Website, the Town’s Website, and at the Town’s administrative building to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analyses;

WHEREAS, the Town Council (the “Council”) met in regular session on December 18, 2025, to convene a public hearing and to consider adopting the IFFP and IFA, imposing 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 December 4, 2025, Jones & DeMille Engineering and EFG-Consulting LLC (collectively the “Consultants”) certified their work under UCA section 11-36a-306(1);

WHEREAS, on December 18, 2025, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Consultants, the Town adopted the findings, conclusions, and recommendations of the IFFP prepared by the Consultants, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, on December 4, 2025, the Consultants certified their work under UCA Section 11-36a-306(2);

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

WHEREAS, on December 4, 2025, a copy of the IFFP and IFA and the proposed Impact Fee Ordinance, 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 Town

Recorder’s Office, Library (if applicable), and on the Town Website; and

WHEREAS, on December 4, 2025, the Town posted notice of the date, time and place of the public hearing to consider the IFA in a public location and on the public notices website, and on the Town Website; and

WHEREAS, on December 18, 2025, the Council held a public hearing regarding the IFA and the Impact Fee Ordinance; and

WHEREAS, the Consultants in connection with the Town 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, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the Town to adopt the findings and recommendations of the IFFP and IFA to address the impacts of development upon the sanitary sewer system, to adopt the IFFP as proposed, to approve the IFA as proposed, to adopt the impact fees as proposed, 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 ORDAINED by the Council as follows:

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

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

1.2. Growth and development activities in the Town 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 Ordinance, the Council has taken into consideration, and may consider on a case-by-case basis in the future, the future capital facilities and needs of the Town, the capital financial needs of the Town that are the result of the Town’s future facilities’ needs, the distribution of the burden of costs to different properties within the Town based on the use of the sewer systems of the Town

by such properties, the financial contribution of those properties and other properties similarly situated in the Town at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the Town, and the impact on future facilities that will be required by growth and new development activities in the Town.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council 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 Ordinance.

2.2. “Service Area” shall mean that geographic area consisting of the entire Town.

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 Council 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 Ordinance shall have one or two components depending upon the fee; an equity buy-in and 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 City 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 Council 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 Council 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 Town shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the Town 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 Town to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

4.5. Refunds. The Town 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 Council 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 Council.

5.2. Within two (2) weeks of the receipt of the request for information the Town 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 Council 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 Council 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 Town shall schedule the appeal before the Council 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 Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the Town 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 Ordinance shall be effective as of March 18, 2026 (90 days after its adoption by the Council as outlined in the Impact Fee Act).

, Mayor

Attested By:

, Recorder

Exhibit A – IFFP & IFA

Exhibit B – Impact Fee Schedule

| Sanitary Sewer Impact Fee Schedule | | | | |
|------------------------------------|-----|----------------|------------|---------|
| Residential (per Unit) | | ERC Multiplier | Impact Fee | |
| Single Family | | 1 | \$ | 5,195 |
| Multi-Family | | 0.75 | \$ | 3,897 |
| Meter Size | | ERC Multiplier | Impact Fee | |
| | ¾ | 1 | \$ | 5,195 |
| | 1 | 2.5 | \$ | 12,989 |
| | 1 ½ | 5 | \$ | 25,977 |
| | 2 | 8 | \$ | 41,564 |
| | 3 | 15 | \$ | 77,932 |
| | 4 | 25 | \$ | 129,887 |