



PREPARED FOR:

PREPARED BY:



MOUNTAIN  
REGIONAL  
WATER



BOWEN COLLINS  
& ASSOCIATES

MOUNTAIN REGIONAL WATER  
SPECIAL SERVICE DISTRICT

# WATER IMPACT FEES FACILITIES PLAN

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NOVEMBER 2023

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## INTRODUCTION

The Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins & Associates (BC&A) to prepare an Impact Fee Facilities Plan (IFFP). MRWSSD's impact fees are based on the system's existing capacity versus the service area's existing and future demand:

- If existing capacity exceeds demand (e.g. excess capacity) future users are charged an impact fee to buy into the system's excess capacity.
- If demand exceeds existing capacity (e.g. deficient capacity) existing and/or future users are charged an impact fee to pay for capacity upgrades.

MRWSSD's water system facilities can be divided into five categories: Water Rights, Sources, Storage, Distribution, and Operations Support. In this report, the District's assets in each of these categories were evaluated against the State of Utah's IFFP requirements. Requirements for preparation of an IFFP are outlined in Title 11, Chapter 36a of the Utah Code (the Impact Fees Act). Under these requirements, an IFFP shall accomplish the following for each facility:

1. Identify the existing Level of Service (LOS)
2. Establish a proposed Level of Service (LOS)
3. Identify excess capacity to accommodate future growth at the proposed LOS
4. Identify demands placed upon existing public facilities by new development
5. Identify the means by which demands from new development will be met
6. Consider the Additional Issues
  - a. Revenue sources to finance required system improvements
  - b. Necessity of improvements to maintain the proposed level of service
  - c. Need for facilities relative to planned locations of schools

The District's Water Master Plan contains additional information on demand projections, system evaluation, and planning for the future.

The following sections of this report have been organized to address each of these requirements.

### SERVICE AREA

MRWSSD is a water service provider for several communities in the Snyderville Basin. Of these communities, MRWSSD annexed the "Promontory Development Project" (Promontory) in 2000 while still under development. Several agreements were subsequently made between the District and the Promontory developer to pay for and provide water to existing and future Promontory residents. A Special Improvement District (SID) was created in 2002 and a Special Assessment Area (SAA) was created in 2014 in Promontory to fund infrastructure projects necessary to meet Promontory's culinary and secondary water demands. Promontory is thus designated as a separate impact fee service area from the remainder of the District's service area (hereafter referred to as the General Service Area or GSA).

After being annexed by the District, SIDs were also formed in the Community and Stagecoach developments. Both of these developments required significant upgrades to bring their facilities into compliance with MRWSSD's existing level of service standards. The SIDs were formed to pay for

upgrades to eliminate existing deficiencies. However, due to their location and integration with the rest of the District's water system the Community and Stagecoach areas are not treated as separate service areas. Therefore, improvements paid for by the Community and Stagecoach SID's to bring their systems into compliance with MRWSSD's level of service are not impact fee eligible.

Figure 1 shows a map of the GSA, Promontory, Community and Stagecoach developments.

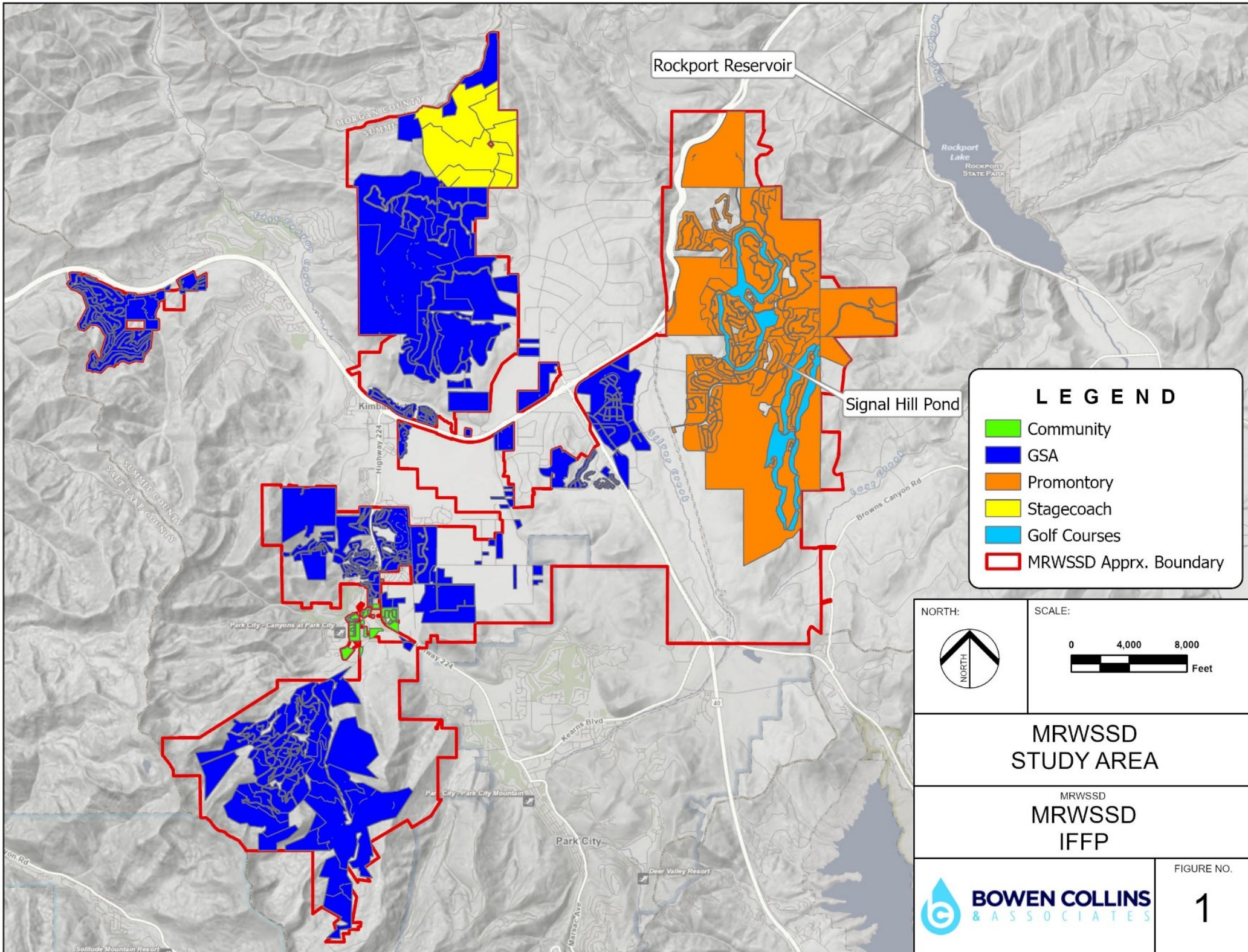
### **IMPACT FEE RECOVERABILITY**

Not all of the District's assets (including those in Promontory, Community and Stagecoach) are impact fee recoverable. Assets with deficient capacity, assets granted to the District free of charge, leased assets, and assets paid for by an SID or SAA are not impact fee recoverable. Future improvement projects and assets with excess capacity are impact fee recoverable.

The impact fee recoverability for each asset needs to be evaluated for both the GSA and Promontory. Some assets are impact fee recoverable in both service areas, in this case Promontory's use and participation in paying impact fees for the asset is based on arrangements made in the Promontory Agreements or on Promontory's proportional benefit of the shared asset. These parameters are used to divide use and participation of the asset between the GSA and Promontory. Additional information on the effect of the Promontory Agreements on impact fees can be found in a Technical Memorandum (TM) written by BC&A on August 4<sup>th</sup>, 2023 (Appendix A).

Tables B1-B5 in Appendix B summarize the impact fee recoverability of assets for the District's water rights, supply sources, storage facilities, and distribution system.





**LEGEND**

- Community
- GSA
- Promontory
- Stagecoach
- Golf Courses
- MRWSSD Apprx. Boundary

<p>NORTH:</p>	<p>SCALE:</p>
---------------	---------------

MRWSSD  
STUDY AREA

MRWSSD  
IFFP

<p style="margin: 0;"><b>BOWEN COLLINS</b> &amp; ASSOCIATES</p>	<p>FIGURE NO.</p> <p style="font-size: 2em; font-weight: bold;">1</p>
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## EXISTING LEVEL OF SERVICE (11-36A-302.1.A.I)

Level of service is defined in the Impact Fees Act as “the defined performance standard or unit of demand for each capital component of a public facility within a service area”. This section discusses the level of service currently provided to existing users.

## PERFORMANCE STANDARD

Performance standards are the standards used to design and evaluate the performance of facilities. While the Impact Fees Act includes “defined performance standard” as part of the level of service definition, this report will make a subtle distinction between performance standard, and level of service. The performance standard will be considered the desired minimum level of performance for each component, while the existing level of service will be the actual current performance of the component. Thus, if the existing level of service is less than the performance standard, it is a deficiency. If it is greater than the performance standard, it may indicate excess capacity. This section discusses the existing performance standards for the District. A subsequent section will consider existing level of service relative to these standards.

To improve the accuracy of the analysis, this impact fee facilities plan has divided the system into five different components (Water Rights, Sources, Storage, Distribution and Operations Support). Each of the system’s categories has its own set of performance standards:

### Water Rights

For water rights, the performance standard means the District maintains sufficient water rights to satisfy culinary and secondary water demands on an annual basis.

### Source Production

Water production must be adequate to satisfy demands on both an annual and peak day basis. Production of supplies must consider seasonal limitations in supply availability and reductions in yield because of dry year conditions. Production capacity must be capable of satisfying all sources of demand including secondary demands where applicable.

### Storage

Three major criteria are generally considered when sizing storage facilities for a water distribution system: operational or equalization storage, fire flow storage, and emergency or standby storage.

1. **Equalization Storage:** Equalization storage is the storage required to satisfy the difference between the maximum rate of supply and the rate of demand during peak conditions. Sources, major transmission pipelines, and pump stations are usually sized to convey peak day demands to optimize the capital costs of infrastructure. During peak hour demands, storage is needed to meet the difference in source/conveyance capacity and the increased peak instantaneous demands. Equalization storage was reviewed a few different ways for the District including reviewing the typical water use patterns of the District and comparing it to State of Utah minimum storage recommendations.
2. **Fire Flow Storage:** Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. This storage is calculated based on the fire flow rate for structures in each area of the system multiplied by a specified duration as required by the fire authority. Smaller residential homes have a fire flow requirement of 1,000 gpm for 2 hours while larger homes may have fire flow demands between of 1,500 gpm for a duration of 2 hours (180,000 gallons) or 2,000 gpm for 2 hours. Typical commercial facilities require a fire flow of at least



2,000 gpm for a duration of 2 hours (240,000 gallons). For some buildings in the District, the fire authority requires even greater fire flow. Park City Fire District provided feedback on required fire flows for various areas of the District.

3. **Emergency Storage:** Emergency or standby storage is the storage needed to meet demands in the event of an emergency such as a failure at a production well, booster pump, or treatment plant, or a line break or other unexpected event. The State of Utah recommended sizing standard includes some buffer for emergency storage.

Storage requirements are calculated for the system as a whole and for each individual zone.

### **Distribution**

Based on input from District staff, the following criteria were used as the performance standards for major conveyance facilities:

1. The system was evaluated for existing conditions and projected conditions at buildout. Each demand scenario included model runs at both peak day and peak hour demand.
2. The District requires pumps to deliver water from sources and lower pressure zones to higher pressure zones. Pumping stations must be sized to deliver flow to destination storage reservoirs such that the level in the reservoirs at the end of a peak day of demand is the same as the level in the reservoir at the beginning of the day. In addition, each pressure zone should have sufficient redundant capacity such that it can experience a failure of one of the pumps in the zone and still meet the peak day demands as described above. In essence, pump stations must be sized to reliably satisfy peak day demands in their respective service areas.
3. Under peak hour demand, the system must be capable of limiting the maximum rate of draining in all system tanks and reservoirs to two times the tank or reservoir's size (e.g., - a 1-million-gallon tank will drain at a rate of two mgd or less during the peak hour). This criterion limits the fluctuation of all tanks and reservoirs to 50 percent of their total volume during a peak day and ensures operational storage is adequate.
4. The system should be capable of maintaining 40 psi during peak day demand and 30 psi during peak hour demand.
5. If any major source fails or is off-line, the system must be capable of conveying water from the remaining sources to all points of demand at a demand rate equal to the production rate of the remaining sources.
6. If any major transmission line fails or is off-line, the system must be capable of delivering water from other delivery points sufficient to satisfy average day demand conditions.
7. Per requirements of the State of Utah, the system must be able to meet fire flow demands and still maintain greater than 20-psi residual pressure in the distribution system under peak day demand conditions. Fire flow demands were set at 1,500 gpm for residential areas, with higher custom fire flows for a few other large structures as established by the fire authority.

### **Operations Support**

The Operations Support category includes the District facilities that are used to support water system operations and maintenance. Included in this category are office and maintenance space and other miscellaneous facilities such as the proposed solar array on the Signal Hill Water Treatment Plant (SHWTP) pond. For these items the performance standard means the District maintains sufficient

building capacity, solar arrays and other assets to satisfy the operational needs of the District on a daily / annual basis.

**UNIT OF DEMAND**

In typical water systems, the unit of demand is often defined in terms of an equivalent residential unit (ERU). For MRWSSD, however, development size and type vary so significantly across the District that the concept of “equivalent residential unit” does not really apply.

To overcome this challenge and best capture these unique aspects of the District’s water use, MRWSSD has abandoned any attempt of defining a standardized and typical residential unit and has instead calculated its impact fee based on annual and peak day demands. Impact fees can then be customized for individual developments based on projected annual and peak day demands for the development type and size. Additional information on calculating individualized impact fees based on different development types and lots sizes will be provided as part of the impact fee analysis (a separate document).

**Existing Level of Service**

Existing level of service has been divided into the same five components as identified for the system performance standard (water rights, source production, storage, distribution, operation support). Existing level of service values are summarized in Table 1 below.

**Table 1  
Existing Level of Service for Various System Requirements**

	Existing Level of Service
<b>Water Rights</b>	
Acre -feet of water right availability / gpm of peak day demand	2.49
<b>Source Production</b>	
Gpm of source production / gpm of peak day demand	1.19
<b>Storage<sup>1</sup></b>	
Gallons of storage / gpm of peak day demand	2195.3
<b>Distribution (Transmission, Pumping and Distribution)</b>	
% of system meeting performance standard of 40 psi min. during peak day demands <sup>2</sup>	97.71%
% of system meeting performance standard of 20 psi min. during fire flows	94.64%
% of system meeting performance standard of 7 fps max. pipe velocity during peak day demands	99.56%
<b>Operations Support</b>	
Administrative and Service Buildings	Satisfactory

<sup>1</sup> Storage LOS does not include fire flow storage and is not localized to each pressure zone. Because water use varies across the District some zones may have a higher level of service.

<sup>2</sup> Because of sharp changes in elevation some connections cannot meet the minimum performance standard of 40 psi min. during peak hour demands. In this case they instead meet the State standard of 30 min. psi during peak hour demands.

## PROPOSED LEVEL OF SERVICE (11-36A-302.1.A.II)

The proposed level of service is the performance standard used to evaluate system needs in the future. The Impact Fee Act indicates that the proposed level of service may:

1. diminish or equal the existing level of service; or
2. exceed the existing level of service if, independent of the use of impact fees, the District implements and maintains the means to increase the level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In the case of this IFFP, no changes are proposed to the performance standard or level of service identified in the previous section. Table 2 summarizes the proposed level of service for various system components. Note that although some values change between Table 1 and 2 there is no change in the performance standard provided to each customer because the level of service meets the performance standard in either case. Future growth will be evaluated based on the same level of service as discussed previously.

**Table 2**  
**Proposed Level of Service for Various System Requirements**

	Proposed Level of Service
<b>Water Rights</b>	
Acre -feet of water right availability / gpm of peak day demand	1.37
<b>Source Production</b>	
Gpm of source production / gpm of peak day demand	1.00
<b>Storage<sup>1</sup></b>	
Gallons of storage / gpm of peak day demand	1,675.9
<b>Distribution (Transmission, Pumping and Distribution)</b>	
% of system meeting performance standard of 40 psi min. during peak day demands <sup>2</sup>	100%
% of system meeting performance standard of 20 psi min. during fire flows	100%
% of system meeting performance standard of 7 fps max. pipe velocity during peak day demands	100%
<b>Operations Support</b>	
Administrative and Service Buildings	Satisfactory

<sup>1</sup> Storage LOS does not include fire flow storage and is not localized to each pressure zone. Because water use varies across the District some zones may have a higher level of service.

<sup>2</sup> Because of sharp changes in elevation some connections cannot meet the minimum performance standard of 40 psi during peak hour demands. In this case, they instead meet the State standard of 30 psi during peak hour demands.

## EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH (11-36A-302.1A.III)

Projected future growth will be met through a combination of available excess capacity in existing facilities and construction of additional capacity in new facilities. Available excess capacity has been considered for each of the system's categories (Water Rights, Sources, Storage, Distribution and Operations Support).

### Water Rights

The District's water rights are comprised of 9,589 acre-ft of leased exchange water rights and 1,830 acre-ft of decreed water rights. Leased water rights are not impact fee recoverable, however all decreed water rights are. During annexation Promontory brought 2,400 acre-ft of leased water rights from the Weber Basin Water Conservancy District (WBWCD), which is sufficient to meet Promontory's existing and future projected demands. Demand in the GSA is initially met by leased exchange water. The District leases sufficient water rights to meet all existing demand and some future demand. Additional future demand is met by the District's decreed water rights. The calculated use of the District's decreed water rights by the GSA now and in the future are shown in Table 3.

**Table 3**  
**Excess Water Rights Capacity**

Planning Window	Annual Demand (acre-ft)	Use of Existing Facilities (Acre-ft)	
		Acre-feet	%
<i>GSA</i>	<i>Acre-feet</i>	<i>Acre-feet</i>	<i>%</i>
Existing (2023)	2,366	0	0.00%
End of 10-year Planning Window (2023)	3,300	1,788	54.19%
Buildout	3,569	1,635	45.81%
<b>Total</b>	<b>3,569</b>	<b>3,423</b>	<b>100%</b>

### Source Production

MRWSSD's water sources are made up of groundwater wells and surface water diversions. Calculated use of the District's sources by the GSA and Promontory now and in the future is summarized below and shown in Table 4.

A description of the excess source production by source type is as follows:

**Groundwater Wells.** The GSA and Promontory's peak day culinary and secondary demands are initially met by the District's 19 groundwater wells, of which only 9 are impact fee recoverable.

The GSA and Promontory both use and participate in paying impact fees on Wells 15B and 15C, while only the GSA uses and participates in the remaining 17 wells and the interconnections. MRWSSD built Wells 15B and 15C for both the GSA and Promontory such that the GSA and Promontory can use a share of the wells' capacity proportional to their current culinary demand. This means the GSA can use 83% of the capacity in Wells 15B and 15C (1,251 gpm) and Promontory can use 17% of the capacity in Wells 15B and 15C (249 gpm).

In total, the GSA has 3,386 gpm of well supply while Promontory has 249 gpm of well supply. 100% of the existing well and capacity is used to meet existing culinary and secondary water demands.

**Surface Water Diversions.** The MRWSSD sources raw water from the Weber River and Rockport Well Field through the Lost Canyon Booster Pump Station (LCBPS). Combined secondary and culinary water demands are initially met by groundwater wells and interconnections with neighboring water service providers. The remaining demand must be sourced through the LCBPS, from which it can either be treated to culinary standards by the SHWTP or used as secondary water for irrigating Promontory golf courses. Raw water capacity of the Lost Canyon booster station is limited by the downstream pipe to 6,500 gpm. Culinary water capacity of the SHWTP is 1,805 gpm.

The GSA and Promontory both participate in the LCBPS. Because Promontory financed a portion of the LCBPS project through an SID, Promontory has a right to a share of the LCBPS capacity. Promontory's share of the LCBPS is not impact fee recoverable. The GSA participates in 29% of the LCBPS capacity (1,872 gpm) while Promontory participates in 71% of the LCBPS capacity (4,628 gpm). More information on the share and participation of the LCBPS is included in the TM. Both the GSA and Promontory have sufficient capacity at the LCBPS to meet secondary and culinary water demands, less well supply.

Both the GSA and Promontory similarly participate in the SHWTP. Because Promontory financed a portion of the SHWTP project through an SID, Promontory has a right to a share of the SHWTP capacity. Promontory's share of the SHWTP is not impact fee recoverable. The GSA participates in 48% of the SHWTP capacity (875 gpm) while Promontory participates in 52% of the SHWTP capacity (930 gpm). More information on the share and participation of LCBPS is included in the TM. Peak day culinary water demands, less well supply, exceeds capacity of the SHWTP within the 10-year planning window for both the GSA and Promontory. This indicates future supply improvements are needed to bridge the supply shortfall.



**Table 4**  
**Excess Source Production Capacity**

Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
			gpm	%	gpm	%	gpm	%
<i>GSA</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
GSA Wells	100%	2,020	3,809	100.0%	4,636	0.0%	5,296	0.0%
Well 15B and 15C	83%	1,251		83.4%		0.0%		0.0%
SHWTP	48%	875		35.9%		12.6%		0.0%
LCBPS	36%	2,368	648	10.0%	1,475	12.7%	2,135	13.7%
Facility	Cost Participation	Capacity Share	2023 Supply Demand		2033 Supply Demand		Build Out Supply Demand	
<i>Promontory</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
Promontory Wells	100%	115	758	100.0%	1,470	0.0%	1,762	0.0%
Well 15B and 15C	17%	249		16.6%		0.0%		0.0%
SHWTP	52%	930		28.2%		23.3%*		0.0%
LCBPS	64%	4,132	1,871	41.4%	2,583	15.75%*	2,875	6.45%*

\*These portions of excess capacity have previously been paid for by Promontory's SID and are therefore not impact fee recoverable.

## Storage Facilities

The District's storage capacity is comprised of about 13 MG across 24 tanks. Of these tanks only 7 are impact fee recoverable. Promontory uses all the capacity in West Hills and Middle Valley tanks and shares capacity with the GSA in the Silver Creek tanks. The GSA uses all the capacity in the remaining 21 tanks.

The Silver Creek Tanks were built by MRWSSD to serve both the GSA and Promontory such that the GSA and Promontory share the tank's storage capacity. Storage in the tanks is sufficient to meet existing and projected demands. If the GSA and Promontory continue to pay impact fees on the Silver Creek Tanks, they would each use a share of the tanks proportional to their build out demand. This means the GSA would use 75.04% of the capacity in the Silver Creek tanks (1,500,813 gallons) and Promontory would use 24.96% of the capacity in the Silver Creek tanks (499,187 gallons).

Available storage in the GSA and Promontory is sufficient to meet existing and projected peak day storage requirements. Calculated use of the District's storage capacity by the GSA and Promontory now and in the future are shown in Table 5.

## Distribution System

MRWSSD's distribution system is comprised of 16 booster pump stations and a network of distribution and transmission pipes. 7 of the 16 pump stations are impact fee recoverable (built in part or wholly by MRWSSD). Promontory uses capacity in the 3 Mile (Signal Hill), Middle Valley and Spine Booster Pump Stations. Of these, only the Spine Booster Pump Station is impact fee recoverable. The GSA and Promontory both pay impact fees on 5 distribution and transmission pipe projects. Remaining transmission and distribution pipes in the GSA are impact fee recoverable within the GSA. Remaining transmission and distribution pipes in Promontory were financed by an SAA and are not impact fee recoverable.

**Booster Pump Stations.** Excess capacity in the District's pump stations is based on peak day demands within the pump stations service area. Calculated use of the District's booster pump stations by the GSA and Promontory now and in the future is shown in Table 6.

**Distribution and Transmission Pipes.** Excess capacity in the District's distribution and transmission pipes is based on peak day culinary demand. Calculated use of the District's distribution and transmission pipes by the GSA and Promontory now and in the future is shown in Table 7.

## Operations Support

The Operations Support category is comprised of the District's existing office space, solar array on the Signal Treatment Plant pond, and other assets required to operate the system that cannot be categorized under storage facilities, booster pumps stations, or distribution and transmission lines (i.e., land, metering equipment, SCADA equipment, etc.). The District's existing office space is satisfactory for the District's existing customer base and existing demands. However, the District needs to expand office space to meet the needs of future growth. The solar array project will benefit both existing and future users in the GSA and Promontory by reducing power costs. Excess capacity in the District's other operations and support assets is based on peak day culinary demand distributed amongst existing and future users. Of these assets existing GSA and Promontory customers are estimated to use 54% and 10.7% respectively, new GSA and Promontory customers within the 10-year window are estimated to use 11.7% and 10.1% respectively, and new GSA and Prom customers beyond the 10-year window are estimated to use 9.4% and 4.1% respectively.

**Table 5  
Excess Storage Capacity**

Facility	Share of Tank Capacity		2023 Storage Demand		2033 Storage Demand		Build Out Storage Demand	
	<i>GSA</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>
Blackhawk Tank	100%	350,000	108,917	99.83%	109,080	0.15%	109,105	0.02%
Mid-Mountain	100%	160,000	151,293	97.3%	154,889	2.3%	155,467	0.4%
Olympic	100%	1,000,000	67,373	51.92%	115,315	36.94%	129,768	11.14%
Silver Springs	100%	500,000	275,886	99.4%	277,384	0.5%	277,620	0.1%
Summit Park 1	100%	250,000	59,610	85.2%	68,388	12.5%	70,002	2.3%
Colony White Pine Tank	100%	500,000	113,729	96.2%	117,599	3.3%	118,228	0.5%
Silver Creek Reservoir	75%	1,500,813	807,239	40.5%	1,326,586	26.1%	1,494,047	8.4%
<i>Promontory</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Silver Creek Reservoir	25%	499,187	268,497	13.5%	441,237	8.7%	496,936	2.8%

**Table 6  
Excess Booster Pump Station (BPS) Capacity**

Facility	Share of Tank Capacity		2023 BPS Demand		2033 BPS Demand		Build Out BPS Demand	
	<i>GSA</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>
Crestview	100%	220	95	68.8%	130	25.2%	139	6.0%
Kilby Booster	100%	275	207	78.1%	254	17.9%	265	4.0%
Glenwild	100%	372	284	76.5%	392	23.5%	414	0.0%
Blackhawk	100%	790	561	75.1%	715	20.7%	747	4.2%
Old Ranch Road	100%	1,300	626	79.3%	749	15.6%	789	5.1%
Bear Hollow	100%	390	94	51.92%	160	36.94%	180	11.14%
Silver Springs	100%	1,200	304	76.66%	375	18.07%	396	5.27%
<i>Promontory</i>	<i>%</i>	<i>Gallons</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>	<i>Gallons</i>	<i>%</i>
Spine Booster	100%	885	899	47.1%	1,569	35.1%	1,909	17.8%

**Table 7**  
**Excess Distribution and Transmission Pipeline Capacity**

Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
			gpm	%	gpm	%	gpm	%
<i>GSA</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
Existing Pipes (GSA Only)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Silver Creek Pipeline Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Blackhawk (Stonehouse) Vault	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Pipeline (acquired from Timberline)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Ranch Road Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Trailside 20" Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Springs Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Gorgoza Transmission Line (I-80 Rasmussen)	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Summit Park - Interconnect Pipeline	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Willow Creek to Old Ranch Pipeline Connection	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Old Highway 40 Transmission Line	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory - spine Road Extension	100%	5,296	3,809	75.0%	4,636	15.0%	5,296	10.0%
Promontory to Park City 12" MRW Transmission Line	75%	4,247	3,809	56.3%	4,636	11.3%	5,296	7.5%
Equestrian Transmission Line	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
The EPA Pipeline Extension	75%	5,296	3,809	56.3%	4,636	11.3%	5,296	7.5%
Lost Canyon - Lost Canyon Raw Water Pipeline	36%	2,368	3,809	9.96%	4,636	12.72%	5,296	13.74%
Facility	Cost Participation	Capacity Share	2023 Distribution Demand		2033 Distribution Demand		Build Out Distribution Demand	
<i>Promontory</i>	<i>%</i>	<i>gpm</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>	<i>gpm</i>	<i>%</i>
Promontory to Park City 12" MRW Transmission Line	25%	4,288	3,633	10.7%	4,345	10.1%	4,637	4.1%
Equestrian Transmission Line	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
The EPA Pipeline Extension	25%	1,762	758	10.7%	1,470	10.1%	1,762	4.1%
Lost Canyon - Lost Canyon Raw Water Pipeline*	64%	4,132	1,871	41.36%	2,583	15.75%*	2,875	6.45%*

\*These portions of excess capacity have previously been paid for by Promontory's SID and are therefore not impact fee recoverable.

## DEMANDS PLACED ON FACILITIES BY NEW DEVELOPMENT (11-36A-302.1A.IV)

The GSA and Promontory's culinary and secondary water demands form the premise for MRWSSD's performance standard and impact fees. Existing and future demand projections are summarized in Table 8.

**Table 8  
Projected Peak Day Demand**

Year	Peak Day Demands (gpm)			Annual Demand (Ac-ft)		
	2023	2033	Build Out	2023	2033	Build Out
GSA Culinary Demand	3,809	4,636	5,296	2,366	3,300	3,569
Promontory Culinary Demand	758	1,470	1,762	594	1,066	1,219
Promontory Secondary Water Demand	1,477	1,477	1,477	707	707	707
<i>Total Culinary Demand in GSA and Promontory</i>	<i>4,566</i>	<i>6,106</i>	<i>7,058</i>	<i>2,959</i>	<i>4,366</i>	<i>4,788</i>
<i>Total Secondary and Culinary Promontory Demand</i>	<i>2,235</i>	<i>2,947</i>	<i>3,239</i>	<i>1,301</i>	<i>1,773</i>	<i>1,926</i>
<b>Total Secondary and Culinary Water Demand in GSA and Promontory</b>	<b>6,044</b>	<b>7,583</b>	<b>8,535</b>	<b>3,666</b>	<b>5,073</b>	<b>5,495</b>

Future demands are based on projected growth in the GSA and Promontory. Growth projections consider developable area, zoning, the nature of surrounding development, and other factors. Additional information on growth projections is included in the 2023 Water Master Plan.



## **INFRASTRUCTURE REQUIRED TO MEET DEMANDS FUTURE DEMAND (11-36A-302.1.A.V)**

To satisfy the requirements of state law, the effect of demand placed upon existing system facilities by future development was evaluated using the process outlined below. Each of the steps was completed as part of this plan's development. More description of the methodology used in the process outlined below can be found in the Water Master Plan.

1. **Existing Demand** – Demand from existing development was calculated using historic demand data.
2. **Existing Capacity** – Capacity of existing assets was determined using facility data and hydraulic computer modeling.
3. **Existing Deficiencies** – Existing deficiencies were identified by comparing an asset's level of service to existing capacity.
4. **Future Demand** – Demand from future development was calculated using SBWRD data, development projections, and input from MRWSSD personnel. More detail is available in the 2023 Water Master Plan.
5. **Future Deficiencies** – Future deficiencies were identified by comparing an asset's existing capacity to future demand.
6. **Recommended Improvements** – Improvement projects were recommended as needed to remedy existing deficiencies and meet future demand.

The steps listed above “identify demands placed upon existing public facilities by new development activity at the proposed level of service; and... the means by which the political subdivision or private entity will meet those growth demands” (Section 11-36a-302(1)(a) of the Utah Code).

### **10-YEAR IMPROVEMENT PLAN**

Future capital improvement projects were identified in the District's 2023 Water Master Plan. However only projects planned for within a 10-year window were used to calculate impact fees. Table 9 summarize impact fee eligible capital improvement projects within a 10-year window.

**Table 9  
Capital Improvement Projects**

Project	Construction Year	Total Cost (2023 Dollars)	Cost Participation (GSA/Prom) %	Percent to Existing (GSA/Prom)	Percent to 10 Year Growth (GSA/Prom)	Percent to Growth Beyond 10 Years (GSA/Prom)
New Well Development (Well No. 17)	2031	\$ 2,000,000	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion Phase 1 – Expansion <sup>1</sup>	2027	\$ 7,543,247	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion Phase 2 – Expansion <sup>1</sup>	2036	\$ 20,767,713	69%/31%	0%/0%	0%/0%	69.2%/30.8%
Future Interconnection	>2033	NA	75%/25%	0%/0%	0%/0%	75.04%/24.96%
Old Ranch Road Surge Tank	2030	\$ 1,076,400	100%/0%	79.3%/0%	15.6%/0%	5.1%/0%
Silver Gate Drive Transmission Line	2031	\$ 1,892,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Future Highway 40 Transmission Line	2032	\$ 2,087,000	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
South Point Distribution Line Size Upgrades	2029	\$ 430,010	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Solar Array on SHWTP	2025	\$ 1,800,000	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%
New Building	2024	\$ 20,503,872	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%

<sup>1</sup> Actual costs of Phases 1 and 2 are \$22.5 million and \$5.7 million respectively. However, capacity for phases will be shared by future growth proportionally between short-term and long-term growth. Costs are flow weighted based on total future capacity.

### PROJECT COST ATTRIBUTABLE TO FUTURE GROWTH

To satisfy the requirements of state law, Table 9 provides a breakdown of the capital facility projects and the percentage of the project costs attributed to existing and future users. As defined in Section

11-36-304, the impact fee facilities plan should only include “the proportionate share of the costs of public facilities [that] are reasonably related to the new development activity.” While many of the projects identified in the table are required solely to meet future growth, some projects also provide a benefit to existing users. Projects that benefit existing users include those projects addressing existing capacity needs and maintenance related projects.

## **PROJECT COST ATTRIBUTABLE TO 10-YEAR GROWTH**

Because many of the recommended capital improvement projects have sufficient capacity to meet build out demands, Table 9 includes a breakdown of capacity associated with growth within the 10-year window and at build out. Capacity associated with growth beyond the 10-year window was calculated using the same methods as described above.

Project costs have been divided proportionally between the GSA and Promontory and between existing and future users based on their individual capacity requirements of each facility. The cost breakdown for each project is summarized as follows:

### **Source Production Improvements Projects**

Peak day culinary demand in the GSA and Promontory will exceed source production capacity from wells and existing capacity at the SHWTP, starting in 2027. By expanding the SHWTP, installing a new well, and connecting to neighboring water suppliers the District can eliminate future supply shortfalls. If the District brings Phase 1 of the SHWTP expansion and a new well online by 2033, Phase 2 of the SHWTP Expansion Project and future interconnections to neighboring water suppliers will not be necessary until after the 10-year planning window.

### **Signal Hill Water Treatment Plant Phase 1 Expansion**

Phase 1 of the SHWTP expansion project would add 555 gpm of additional culinary water supply. Additional capacity from the SHWTP Phase 1 Expansion is split proportionally between the GSA and Promontory and can be used to bridge the 10-year capacity shortfall and meet demand beyond the 10-year window.

### **New Well Development (Well 17)**

A new well could add 300 gpm of additional culinary water supply. The additional well capacity is split proportionally between the GSA and Promontory and can be used to bridge the 10-year capacity shortfall and meet demand beyond the 10-year window.

### **Old Ranch Road Surge Tank**

The Old Ranch Booster Pump Station has a capacity of 1,300 gpm and supplies water from Atkinson (upstream) to the Silver Springs, Canyons and Colony Localities (downstream). When the pump station powers on upstream customers can experience a significant drop in local water pressures. Future growth will exacerbate the issue. To mitigate existing and future pressure deficiencies the District plans on installing a surge tank. Because capacity and use of the tank is directly tied to capacity and use of the Old Ranch Pump Station, the percent to existing and future growth will match the percent to existing and future growth of the Old Ranch Pump Station.

### **Silver Gate Drive Transmission Line**

With additional demand velocities in the existing 12” pipe along Silver Gate Drive between Well 15B, 15C, and the Silver Creek tanks exceed safe limits. To reduce velocities the District will need to replace the Silver Gate Drive transmission line with a larger 16” pipe. Increase capacity in the pipe

will be needed within the 10 year planning window but can accommodate peak day demands for all future users. Additional capacity from the Silver Gate Drive transmission line is split proportionally between the GSA and Promontory.

### **Future Highway 40 Transmission Line**

Velocities in the existing 12" pipe along Old Highway 40 and Silver Gate Drive exceed safe limits. To reduce velocities the District will need to replace the Old Highway 40 transmission line with a larger 16" pipe. Increased capacity in the pipe will be needed within the 10-year planning window but can accommodate peak day demands for all future users. Additional capacity from the Highway 40 transmission line is split proportionally between the GSA and Promontory.

### **South Point Distribution Line Size Upgrades**

Velocities in the existing South Point Distribution line exceed safe limits. To reduce velocities the District will need to replace the South Point Distribution line with a larger pipe. Increased capacity in the pipe will be needed within the 10-year planning window but can accommodate peak day demands for all future users. Additional capacity from the South Point distribution line upgrades is split proportionally between the GSA and Promontory.

### **Solar Array on SHWTP**

MRWSSD plans to install a new solar array on the SHWTP pond to reduce energy costs. The solar array benefits both existing and future customers in the GSA and Promontory. The solar array is split proportionally between the GSA and Promontory.

### **New Building**

MRWSSD plans to sell their existing office space and build a new larger office and maintenance shop. The new office building benefits both existing and future customers in the GSA and Promontory. The new building is split proportionally between the GSA and Promontory.

## **BASIS OF CONSTRUCTION ESTIMATES**

The construction cost of future projects was estimated using the final cost of similar projects from both inside and outside of the District. Additional details are provided in the Water Master Plan.

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## **ADDITIONAL CONSIDERATIONS**

### **MANNER OF FINANCING (11-36A-302.2)**

The District may fund the infrastructure identified in this IFFP through a combination of different revenue sources.

#### **Federal and State Grants and Donations**

Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the District has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and appropriate credit given. Any existing infrastructure funded through past grants will be removed from the system value during the impact fee analysis. The only project to note with regards to grants is the Solar Array project which will be funded in part by a grant from Rocky Mountain Power. Any grant cost will be removed from the value as part of the Impact Fee Analysis.

#### **Bonds**

None of the costs contained in this IFFP include the cost of bonding. The cost of bonding required to finance impact fee eligible improvements identified in the IFPP may be added to the calculation of the impact fee. This will be considered in the impact fee analysis.

#### **Interfund Loans**

Because improvement projects are often built ahead of growth, some projects require funding ahead of expected impact fee revenues. In some cases, this can be resolved with bonding. In other cases, funds from existing user rate revenue can be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Consideration of potential interfund loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

#### **Impact Fees**

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain the proposed level of service and prevent existing users from subsidizing the capital needs for new growth. Based on this IFFP, an impact fee analysis will be able to calculate a fair and legal fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

#### **Developer Dedications and Exactions**

Developer exactions are not the same as grants. Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a facility or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the District. If the value of the improvements dedicated is worth more than the development's impact fee liability, the District must reimburse the difference to the developer from impact fee revenues collected from other developments.



It should be emphasized that the concept of impact fee credits pertains to system level improvements only. For project level improvement (i.e. projects not identified in the impact fee facility plan), developers will be responsible for the construction of the improvements without credit against the impact fee.

### **NECESSITY OF IMPROVEMENT TO MAINTAIN LOS (11-36A-302.3)**

According to State statute, impact fees cannot be used to correct deficiencies in the District's system and must be necessary to maintain the proposed level of service established for all users. Only those facilities or portions of facilities that are required to maintain the proposed level of service for future growth have been included in this IFFP. Additionally, any portion of projects being used to cure existing deficiencies that will be paid for through future user rates will be accounted for through an impact fee credit to be calculated as part of the impact fee analysis. This will result in an equitable fee as future users will not be expected to fund any portion of the facilities that will benefit existing residents.

### **SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)**

The District is unaware of any planned schools or planned public facilities required to serve existing and planned schools.

### **NOTICING AND ADOPTION REQUIREMENTS (11-36A-502)**

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 10 days before the actual hearing. A copy of the proposed IFFP must be made available in each public library within the District during the 10-day noticing period for public review and inspection. Utah Code requires that the District must post a copy of the ordinance in at least three places. These places may include the District offices and the public libraries within the District's jurisdiction. Following the 10-day noticing period, a public hearing will be held, after which the District may adopt, amend and adopt, or reject the proposed IFFP.

## **IMPACT FEE CERTIFICATION**

This IFFP has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data provided by the District and its designees.

In accordance with Utah Code Annotated, 11-36a-306(1), Bowen Collins & Associates makes the following certification:

I 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; 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 relevant respect with the Impact Fees Act.

This certification is made with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by the District.
2. If all or a portion of the IFFP or impact fee analysis is modified or amended, this certification is no longer valid.
3. All information provided in the preparation of this IFFP is assumed correct, complete, and accurate. This includes information provided by the District and outside sources.

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Andrew T. McKinnon, P.E.

## **APPENDIX A**

### **Technical Memorandum – Promontory Agreements**

## **APPENDIX B**

### **Impact Fee Recoverability, Participation and Use Tables**

## **APPENDIX A**

### **Technical Memorandum – Promontory Agreements**



# TECHNICAL MEMORANDUM

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**TO:** Sam Grenlie, P.E.  
Mountain Regional Water Special Service District  
6421 North Business Park Loop Rd. Suite A  
Park City, Utah 84098

**COPIES:** File

**FROM:** Luise Winslow, E.I.T.  
Andrew McKinnon, P.E.  
154 East 14075 South  
Draper, Utah 84020

**DATE:** August 4, 2023

**SUBJECT:** MRWSSD IFFP – Promontory Agreements

**JOB NO.:** 714-23-01

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## INTRODUCTION

Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins and Associates (BC&A) to prepare a new Impact Fee Facility Plan (IFFP) based on the capital improvement projects and demand projections identified in their 2023 Water Master Plan. MRWSSD is a water service provider for several communities in the Snyderville Basin. Of these communities, MRWSSD annexed the “Promontory Development Project” (Promontory) in 2000 while still under development. Several agreements (hereafter referred to as the Promontory Agreements) were subsequently made between the District and the Promontory developer to pay for and provide water to existing and future Promontory residents. Additionally, a Special Improvement District (SID) was created in 2002 and a Special Assessment Area (SAA) was created in 2014 in Promontory to fund infrastructure projects necessary to meet Promontory’s culinary and secondary water demands.

To properly reflect the investment in infrastructure made by property owners in the Promontory area through participation in the SID and SAA, Promontory has historically been designated as a separate impact fee service area from the remainder of the District’s service area (hereafter referred to as the General Service Area or GSA). The purpose of this Technical Memorandum (TM) is to review the Promontory Agreements and identify:

- The portion of capacity Promontory has already paid for in assets used by Promontory
- Which additional assets used by Promontory are impact fee recoverable

## WATER DEMAND

In order to understand how Promontory is or will be using capacity in the system, it is useful to identify Promontory demands. An estimate of Promontory’s existing and future culinary and secondary water demands are summarized in Table 1.

**Table 1**  
**Promontory Water Demand**

Year	Annual Culinary Water Demand (Acre-Feet)	Annual Secondary Water Demand (Acre-Feet)	Peak Day Culinary Water Demand (gpm)	Peak Day Secondary Water Demand (gpm)	Combined Peak Day Demand (gpm)
2023	594	707	758	1,477	2,235
2033	1,066	707	1,470	1,477	2,947
2065	1,219	707	1,762	1,477	3,239

By way of comparison, peak day culinary demand for the GSA is 3,809 gpm in 2023 and is projected to increase to 5,296 gpm at buildout. Promontory’s culinary demand therefore makes up 16.5 percent of MRWSSD’s current culinary peak day demand but will increase to 24.9 percent of total culinary demand at 2065.

## PROMONTORY ASSETS AND INFRASTRUCTURE PROJECTS

The Promontory Agreements were reviewed for each asset and infrastructure project to determine Promontory’s historic infrastructure investment.

### Mountain Regional West Importation Project

The Mountain Regional West Importation Project (MRW Project) is used by both the GSA and Promontory. The project provides secondary and culinary water to Promontory golf courses and residents. Originally, the project was built with a safe raw water pumping capacity of 5,320 gpm from the Weber River and treated up to 1,208 gpm of water to drinking water standards at the Signal Hill Water Treatment Plant (SHWTP). The Promontory SID was formed and bonds were issued via the SID to fund 87% of the raw water importation project (\$15,825,362<sup>1</sup>) and 77% of the SHWTP (\$3,183,912<sup>1</sup>) (Agreement PROM 001C). In 2011, MRWSSD increased the raw water capacity to 6,500 gpm for \$5,408,663.90<sup>1,2</sup> and increased capacity at the SHWTP to 1,805 gpm for \$3,686,449<sup>1,2</sup>. Increased capacity from the improvement projects were enacted to benefit the GSA. Based on these investments, Promontory capacity in the facilities can be summarized as follows:

- The SID paid 87% of the initial raw water importation project costs providing 4,628 gpm of raw water supply to Promontory. In 2012, a portion of Promontory’s supply was sold to Park City, reducing Promontory’s raw water supply to 4,132 gpm (Agreements PRM 001g, LSTCYN 003d). This equates to 63.57% of the current total capacity of 6,500 gpm.
- The SID paid for 77% of the initial SHWTP capacity resulting in 930 gpm of SHWTP’s capacity to Promontory. This equates to 51.52% of the current total capacity of 1,805 gpm.

<sup>1</sup>To fairly compare investments at different times, all values have been adjusted to 2011 dollars using the ENR Construction Cost Index. The index in April 2003 was 6635 (time of original MRW Project), and the average index in 2011 was 9070 (time of MRW Project upgrades).

<sup>2</sup>Improvement costs were recorded and provided by BC&A, MRWSSD and in LSTCYN 003d and WBWS 003c.

**Promontory Water Rights**

Promontory was allocated 2,800 ac-ft of leased water per year through their participation in the MRW Project (Agreement PRM-001b). Of this, 400 acre-ft was later released to Park City (Agreement PRM 001g) leaving Promontory with agreed access to 2,400 acre-ft.

**Tanks, Boosters, & Distribution Pipelines**

The Middle Valley Tank, West Hills Tank, Middle Valley Booster Station, 3-Mile Booster Station and distribution pipelines throughout Promontory were constructed to serve Promontory residents. MRWSSD formed the Promontory SAA to fund each of these assets (Agreement PRM SAA 02a-e).

**3 Mile Well**

The 115 gpm 3 Mile Well was constructed by the Promontory developer to serve Promontory residents. The 3 Mile Well was funded by the developer and granted to MRWSSD at no cost, Thus, the full capacity of the well is available for the use of Promontory properties at no cost. Table 2 lists the assets discussed above and identifies what share of the asset Promontory has paid for.

**Table 2  
Promontory Allocated Infrastructure Capacity**

<b>Asset</b>	<b>Share of Asset’s Capacity Paid for by Promontory</b>	<b>Method of Payment</b>	<b>Capacity Allocated to Promontory</b>
Raw Water Importation Infrastructure	63.57%	SID	4,132 gpm
SHWTP (Existing)	51.52%	SID	930 gpm
Water Lease	100%	Per Agreement	2,400 AF
Middle Valley Tank	100%	SAA	1 MG
West Hills Tank	100%	SAA	0.86 MG
Middle Valley Booster	100%	SAA	1,175 gpm
3-Mile Booster	100%	SAA	875 gpm
Promontory Misc. Distribution Lines	100%	SAA and Developer Contributions	Varies
3 Mile Well	100%	Developer Contribution	115 gpm

For these assets, Promontory property owners will only be subject to impact fees for use of capacity that is excess of capacity allocated as documented in Table 2.

**OTHER PROMONTORY FACILITIES**

In addition to the facilities listed above, there are a handful of additional existing improvements that have been paid for by MRWSSD and do or will benefit Promontory property owners. Future use of



excess capacity in these facilities will be eligible for recovery through impact fees based on Promontory’s proportional use of the shared asset.

**Well 15B, Well 15C, & Silver Creek Tanks**

Wells 15B, 15C, and the Silver Creek tanks are used by both the GSA and Promontory and are impact fee recoverable (Agreement PRM LAND 01a). This was documented in and is consistent with methodology used in MRWSSD’s 2019 IFFP.

**EPA Pipeline, Equestrian Transmission Line, & Promontory to Park City 12” MRW Transmission Line**

Each of these pipeline projects provide benefit and can be used by both the GSA and Promontory. These pipelines were constructed and paid for by MRWSSD and are correspondingly impact fee recoverable (Agreement PRM SAA 02e). This was documented in and is consistent with methodology used in MRWSSD’s 2019 IFFP.

**Table 3  
Other Promontory Impact Fee Recoverable Assets**

Assets
Well 15B and 15C
Silver Creek Tanks
EPA Pipeline
Equestrian Transmission Line
Promontory to Park City 12” MRW Transmission Line

**REFERENCES**

LSTCYN 003d, 1<sup>st</sup> Amend: Implementation of Snyderville Basin (Lost Canyon Project). Mountain Regional Water; Park City Water District; Summit County. 12 August 2012.

PRM 001a, Culinary and Irrigation Water Service (superseded by PRM 001b). Mountain Regional Water; Pivotal Promontory. 1 May 2000.

PRM 001b, Amended Culinary and Irrigation Water Service (Replaces PRM 001a). Mountain Regional Water; Pivotal Promontory. 8 September 2002.

PRM SID 01a, Resolution 002-30 MRW – Create Promontory 2002 SID. Mountain Regional Water; Promontory; Summit County Commission. 19 December 2002.

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- PRM 001g, Promontory Water Allocation Reduction of 400 acre feet, Mountain Regional Water; Pivotal Promontory. 11 June 2012.
- PRM LAND 01a, Well 15C Easement Settlement of Impact Fee Protest. Mountain Regional Water; Promontory. 12 June 2014.
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- PRM SAA 02b, Assessment Ordinance 833 Regarding MRW 2017 Promontory SAA. Mountain Regional Water; Promontory; Summit County. 3 December 2014.
- PRM SAA 02c, Water Improvement Purchase Agreement Regarding PRM SAA 2014. Mountain Regional Water; Promontory. 3 December 2014.
- PRM SAA 02d, MOU – Notice to Promontory of 2014 SAA Assessment & Debt Schedule. Mountain Regional Water; Promontory. 13 December 2014.
- PRM SAA 02e, MOU – MRW Adds Change Orders to Promontory’s Contract for 2014 SAA Projects. Mountain Regional Water; Promontory. 13 December 2014.
- WBWS 003c, Amend: Water Sale Agmt – WebBasn Build Lost canyon Electrical Facilities. Mountain Regional Water; Weber Basin Water, Bureau of Reclamation. 18 May 2010.

**APPENDIX B**

**Impact Fee Recoverability, Participation and Use Tables**

**Table B-1****Impact Fee Recoverability, Participation and Use of Distribution System**

<b>Distribution</b>	<b>General Service Area</b>			<b>Promontory</b>		
<b><i>Pump Station or Transmission Line</i></b>	<b><i>IF Recoverable</i></b>	<b><i>Cost Participation (%)</i></b>	<b><i>Use (gpm)</i></b>	<b><i>IF Recoverable</i></b>	<b><i>Cost Participation (%)</i></b>	<b><i>Use (gpm)</i></b>
Innsbruck	No	100%	150	No	0%	0
Crestview	Yes	100%	220	No	0%	0
Kilby Booster	Yes	100%	275	No	0%	0
Preserve	No	100%	408	No	0%	0
Redhawk	No	100%	110	No	0%	0
Glenwild	Yes	100%	372	No	0%	0
Blackhawk	Yes	100%	790	No	0%	0
MacDonald	No	100%	420	No	0%	0
Dutchdraw	No	100%	580	No	0%	0
White Pine	No	100%	640	No	0%	0
Old Ranch Road	Yes	100%	1,300	No	0%	0
Bear Hollow	Yes	100%	390	No	0%	0
Silver Springs	Yes	100%	1,200	No	0%	0
3 Mile (Signal Hill)	No	0%	0	No	100%	875
Middle Valley	No	0%	0	No	100%	1,175
Spine Booster	No	0%	0	Yes	100%	885
Existing Pipes (GSA Only)	No	100%	5,296	No	0%	0
Old Ranch Road Transmission Line	Yes	100%	5,296	No	0%	0
Trailside 20" Transmission Line	Yes	100%	5,296	No	0%	0
Willow Springs Transmission Line	Yes	100%	5,296	No	0%	0
Gorgoza Pipeline (acquired from Timberline)	No	100%	5,296	No	0%	0

Gorgoza Transmission Line (I-80 Rasmussen)	Yes	100%	5,296	No	0%	0
Summit Park - Interconnect Pipelin	Yes	100%	5,296	No	0%	0
Promontory to Park City 12" MRW Transmission Line	Yes	75%	4,161	Yes	25%	4,374
Lost Canyon - Lost Canyon Raw Water Pipeline	Yes	29%	1,872	No	71%	4,628
Promontory - spine Road Extension	Yes	100%	5,296	No	0%	0
Equestrian Transmission Line	Yes	75%	5,296	Yes	25%	1,762
The EPA Pipeline Extension	Yes	75%	5,296	Yes	25%	1,762
Willow Creek to Old Ranch Pipeline Connection	Yes	100%	5,296	No	0%	0
Silver Creek Pipeline Extension	No	100%	5,296	No	0%	0
Blackhawk (Stonehouse) Vault	No	100%	5,296	No	0%	0
Old Highway 40 Transmission Line	Yes	100%	5,296	No	0%	0

**Table B-2**  
**Impact Fee Recoverability, Participation and Use of Storage Facilities**

<b>Storage Tank</b>	<b>General Service Area</b>			<b>Promontory</b>		
	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (gpm)</i>
Blackhawk Tank	Yes	100%	350,000	No	0%	0
Canyons/Community	No	100%	235,000	No	0%	0
Colony Phase 5	No	100%	300,000	No	0%	0
Dutchdraw	No	100%	250,000	No	0%	0
Glenwild	No	100%	600,000	No	0%	0
Macdonald	No	100%	250,000	No	0%	0
Mid-Mountain	Yes	100%	160,000	No	0%	0
Middle Valley	No	0%	0	No	100%	1,000,000
Olympic	Yes	100%	1,000,000	No	0%	0
Pine Meadows	No	100%	500,000	No	0%	0
Preserve	No	100%	350,000	No	0%	0
Redhawk	No	100%	400,000	No	0%	0
Signal Hill	No	59%	474,560	No	41%	325,440
Silver Springs	Yes	100%	500,000	No	0%	0
Snowslide	No	100%	1,000,000	No	0%	0
Stagecoach	No	100%	180,000	No	0%	0
Summit Park 1	Yes	100%	250,000	No	0%	0
Summit Park 2	No	100%	100,000	No	0%	0
Summit Park 3	No	100%	700,000	No	0%	0
Timberline	No	100%	120,000	No	0%	0
West Hills	No	0%	0	No	100%	700,000
Colony White Pine Tank	Yes	100%	500,000	No	0%	0
Atkinson Tank #2*	No	100%	700,000	No	0%	0
Silver Creek 2MG Reservoir Project Total	Yes	75%	1,500,813	Yes	25%	499,187

**Table B-3**  
**Impact Fee Recoverability, Participation and Use of Water Supply Sources**

<b>Water Sources</b>	<b>General Service Area</b>			<b>Promontory</b>		
<b>Source</b>	<b>IF Recoverable</b>	<b>Cost Participation (%)</b>	<b>Use (gpm)</b>	<b>IF Recoverable</b>	<b>Cost Participation (%)</b>	<b>Use (gpm)</b>
Raw Water Supply to MRWSSD through LCCBPS	Yes	29%	1,872	No	71%	4,628
Existing SHWTP Capacity	Yes	48%	875	No	52%	930
Atkinson Well #2	Yes	100%	300	No	0%	0
Jailhouse Well #3	No	100%	115	No	0%	0
Silver Creek Well #10	No	100%	300	No	0%	0
Tank Well #16	No	100%	55	No	0%	0
Spring Creek - Gorgoza Well #6	Yes	100%	190	No	0%	0
Nugget Well	Yes	100%	225	No	0%	0
Lake Well #1	Yes	100%	200	No	0%	0
Sun Peak Well #2	Yes	100%	50	No	0%	0
Sun Peak Well #3	Yes	100%	125	No	0%	0
Summit Park Well #2	No	100%	40	No	0%	0
Summit Park Well #5	No	100%	0	No	0%	0
Summit Park Well #7	No	100%	120	No	0%	0
Spring Creek Well #2R (Blackhawk)	No	100%	110	No	0%	0
Gulch Well	No	100%	65	No	0%	0
Wagon Trail Well #2	No	100%	15	No	0%	0
Stagecoach Well 1	No	100%	0	No	0%	0
Spring Creek Spring	No	0%	0	No	0%	0
Three Mile Well	No	0%	0	No	100%	115
Well 15B & 15C	Yes	83%	1,251	Yes	17%	249
Regionalization Interconnections	Yes	100%	110	Yes	0%	0

**Table B-4**  
**Impact Fee Recoverability, Participation and Use of Water Rights**

<b>Water Rights</b>			<b>General Service Area</b>		<b>Promontory</b>	
<i>Water Right</i>	<i>IF Recoverable</i>	<i>Cost Participation (%)</i>	<i>Use (%)</i>	<i>Use (gpm)</i>	<i>Use (%)</i>	<i>Use (gpm)</i>
Exchange Water Rights	5,207	No	100%	5,207	46%	2,400
35-13132, 35-5685, 35-10983(a41747)	355	Yes	100%	355	0%	0
35-10075, 35-10613, 35-10990(a45501)	218	Yes	100%	218	0%	0
35-5778(a10975)	180	Yes	100%	180	0%	0
35-884(a18551)	66	Yes	100%	66	0%	0
35-9040(a18558)	145	Yes	100%	145	0%	0
35-9950(a18547)	40	Yes	100%	40	0%	0
35-5552(a18552)	274	Yes	100%	274	0%	0
35-9875(a20003)	31	Yes	100%	31	0%	0
35-10063(a20005)	25	Yes	100%	25	0%	0
35-3510(a22157)	12	Yes	100%	12	0%	0
35-10942(a40511)	67	Yes	100%	67	0%	0
35-12946(a40512)	4	Yes	100%	4	0%	0
35-12833(a41750)	29	Yes	100%	29	0%	0
35-12969(a41750)	1	Yes	100%	1	0%	0
35-10980 35-10981(a41749)	47	Yes	100%	47	0%	0
35-8427(a41748)	325	Yes	100%	325	0%	0
35-12711(a41826)	11	Yes	100%	11	0%	0
<b>Total</b>	<b>11,419</b>			<b>7,037</b>		<b>2,400</b>



**DRAPER, UTAH OFFICE**

154 E 14075 S  
DRAPER, UTAH 84020  
PHONE: 801.495.2224

**BOISE, IDAHO OFFICE**

776 E RIVERSIDE DRIVE  
SUITE 250  
EAGLE, IDAHO 83616  
PHONE: 208.939.9561

**ST. GEORGE, UTAH OFFICE**

20 NORTH MAIN  
SUITE 107  
ST.GEORGE, UTAH 84770  
PHONE: 435.656.3299

**OGDEN, UTAH OFFICE**

2036 LINCOLN AVENUE  
SUITE 104  
OGDEN, UTAH 84401  
PHONE: 801.495.2224



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