TECHNICAL MEMORANDUM

AMENDMENT TO IMPACT FEE FACILITIES PLAN 2026

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FROM:	Andrew McKinnon, P.E. Keith Larson, P.E. Matt Dwiggins, E.I.T. Bowen, Collins & Associates 154 East 14000 South Draper, Utah 84020
DATE:	October 15, 2026
SUBJECT:	MRWSSD IFFP – 2026 Amendment
JOB NO.:	714-26-02

INTRODUCTION

Mountain Regional Water Special Service District (MRWSSD or District) retained Bowen Collins & Associates (BC&A) to prepare a new Impact Fee Facilities Plan (IFFP) in 2023. The plan was completed in October 2023 and adopted by the District.

Since then, the District has received bid prices and updated cost estimates for projects within the planning window that are slightly different from initial expectations and projections. Additionally, the planned construction schedule and the scope of work included in the total project costs for several projects in the 2023 IFFP have been adjusted to reflect more up-to-date development planning information. To reflect these updates and changes, the District amended the IFFP in 2025 *(Amendment to Impact Fee Facilities Plan 2025, BC&A, October 14, 2025).* Subsequent to that amendment, information has continued to be refined on project costs, timing and other details. The purpose of this memorandum is to replace the 2025 amendment with an updated amendment that reflects the most current information and analysis needed to provide an accurate IFFP.

PLAN CHANGES

Three types of changes have occurred subsequent to the 2023 Impact Fee Facilities Plan and subsequent 2025 Amendment to Impact Fee Facilities Plan:

1. **Projects in Design, Construction, or Completed –** The District gathered final project costs, bid tabulations, and revised engineering estimates for several projects that are completed, under construction, or in the design phase. These projects include:

a. **Signal Hill Expansion** – Since the 2023 IFFP, Phase 1 and Phase 2 of this project were combined, leading to changes in the estimated construction year and an updated cost estimate from the design engineer. These updates affected the construction year, project cost, cost-sharing between the general service area (GSA) and Promontory (PROM), and allocation between 10-year growth and growth beyond 10 years. The District also received a $2 million grant for the project which was subtracted out of the plant's total cost. All of these changes and cost updates were initially captured in the District's 2025 Amendment. However, since 2025, the design engineer for the project, Carollo Engineers, has updated the cost estimate again to reflect the most current information regarding expected costs for this project.

b. **South Point Distribution Line Size Upgrades** – This project was completed in 2025. Final costs for this project have been updated as part of this amendment.

c. **Solar Array on SHWTP** – The District completed this project in 2024. As part of the project, they received two grants totaling $948,322. The final costs of the project, minus the grants, have been updated in this amendment.

d. **New Building** – This project was completed in 2025. Final costs for this project, including applicable land acquisition costs, have been updated as part of this amendment.

e. **Future Interconnection** – MRWSSD partnered with Summit Water and Park City to build the Highway 224 Interconnect Project. This project enhances the regional water supply and supports growth beyond the 10-year planning window within the MRWSSD service area. This project was completed in 2025. This project and its final costs have been added as part of this amendment.

2. **Inflation –** Projects still in the planning phase and not yet in design or construction were updated to account for inflation between 2023 and 2026 using the ENR Construction Cost Index. These projects include:

    a. **Old Ranch Well**

    b. **Silver Gate Drive Transmission Line**

    c. **Highway 40 Transmission Line**

3. **Construction Year –** Since 2023, the District revised the planned construction year for a few of the planned projects. However, there were no changes to which projects benefit customers within the 10-year planning window and which projects will support growth beyond the 10-year planning window.

Aside from the changes mentioned above, all other elements of the 2023 IFFP remain unchanged:

- The planning window remains the same, with 2023 still representing "existing conditions" for this amendment.
- Long-term growth projections were not revised, so projections for existing, 10-year, and buildout conditions remain unchanged.
- Since growth projections were not updated, demand projections also remain the same.

AMENDMENT TO PLAN

This amendment replaces the previous 2025 amendment to the 2023 Impact Fee Facilities Plan. This updated 2026 amendment includes two changes to the 2023 Plan: editing the section titled

"School Related Infrastructure" and replacing Table 9 with the revised table below. All other components of the plan remain unchanged.

Amendments:

1. Delete Table 9 from the report and replace with the table at the end of this document.
2. Delete the section titled "School Related Infrastructure" and replace with the following:

SCHOOL RELATED INFRASTRUCTURE (11-36A-302.2)

As of the writing of this plan, the District was not aware of any planned school locations. However, the District's plan to meet future capacity requirements accounts for potential future demands from school facilities. When specific school needs are identified, their impact on the water system should be calculated in terms of equivalent residential units. Capacity requirements and impact fees can then be calculated using the standard procedure, unless the school location requires additional public facilities. In such cases, the school district or charter school must request an amendment to the impact fee facilities plan to include the necessary facilities.

IMPACT FEE CERTIFICATION - Utah Code Annotated 11-36a-306(1)

This IFFP Amendment has been prepared in accordance with Utah Code Annotated 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 Amendment 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 amendment:

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.

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Andrew McKinnon, P.E.

Capital Improvement Projects

Project	Construction Year	Total Cost (2025 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)
Old Ranch Well	2026-2027	$1,300,000	77%/23%	0%/0%	70.1%/20.6%	7.2%/2.1%
Signal Hill Expansion*	2027-2028	$56,898,874	71%/29%	0%/0%	17.6%/5.2%	53.7%/23.5%
Future Interconnection	2025	$2,426,093	75%/25%	0%/0%	0%/0%	75.04%/24.96%
Old Ranch Road Surge Tank	2025	$522,820	100%/0%	79.3%/0%	15.6%/0%	5.1%/0%
Silver Gate Drive Transmission Line	2031	$2,015,197	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Highway 40 Transmission Line	2032	$2,222,894	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
South Point Distribution Line Size Upgrades	2025	$254,473	75%/25%	0%/0%	41.7%/17.7%	33.3%/7.3%
Solar Array on SHWTP**	2024	$879,417	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%
New Building	2025	$21,269,100	75%/25%	54%/10.7%	11.7%/10.1%	9.4%/4.1%

*Based on a total treatment plant cost of $58,898,874 minus the $2,000,000 dollars of grant funding
**Based on a total construction cost of $1,827,739 minus the $948,322 dollars of grant funding