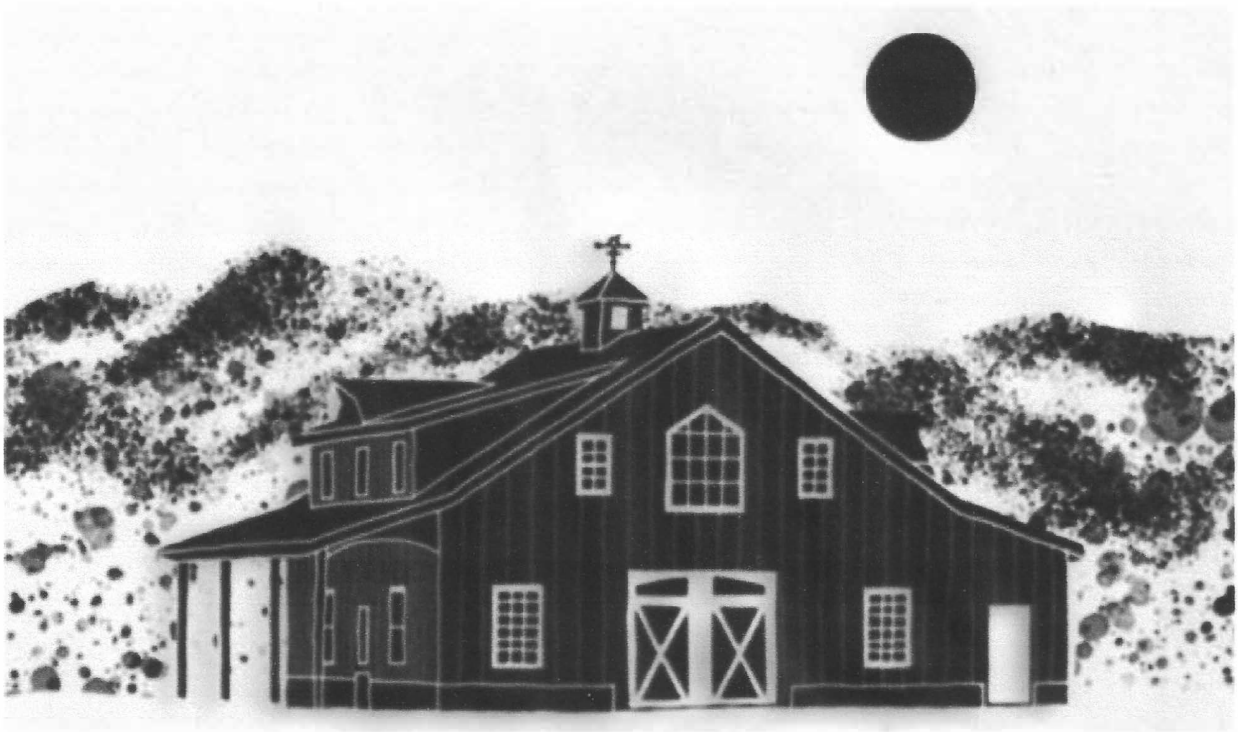


The Barn at Terakee Farms PRUD Subdivision

12-14-2019 10:00:00 AM

Pressurized Secondary Water Impact Analysis



Summary

This impact fee analysis uses the information provided in Great Basin Engineering's completed Pressurized Secondary Water Model to calculate the proportionate share for secondary water that Terakee Farms Incorporated will charge for new construction. The Pressurized Secondary Water Model can be found at terakeefarm.com.

Service Area

The Barn at Terakee Farm PRUD Subdivision consists of 79 residential units, a senior assisted living center, open space and agricultural parcels.

Service Levels

Service levels have been measured and calculated by Great Basin Engineering included in their Pressurized Secondary Water Model. The full Water Model completed by Great Basin Engineering can be found at terakeefarm.com

Water Sources/Supply

Terakee Farms Incorporated owns sufficient pressurized, treated water in the area. All lot owners are required to connect to Terakee's secondary water system.

Water Rights

There are no existing deficiencies in water rights. Terakee Farms Incorporated retains ownership of all secondary water rights. Annual usage, maintenance and management fees will be charged to residential lot Owners.

Water Storage

There are no water storage requirements for The Barn at Terakee Farms PRUD Subdivision.

Water Distribution System

The secondary water distribution systems will be owned, maintained and managed by Terakee Farms Incorporated exclusively.

New Construction

In order to meet the demand of new development, the following projects are necessitated by new development within the next five years:

Table 1: Weber Basin Meter Vault Box & Main Water Line Extension¹

Project Description	Construction Amount
Weber Basin Meter Vault Box	\$42,901.51
Weber Basin Meter Vault Box Parts	\$40,236.79
Weber Basin Meter Electrical Components	\$30,000.00
12 th & 4700 W Main Line Extension Pipe/Parts	\$74,091.57
Weber Basin Vault Box & Main Line Installation	\$206,365.72
TOTAL	\$393,595.59

Costs include the design and construction of a meter vault box to Weber Basin Water Conservancy District standards. The meter vault box will be located near the intersection of 12th Street and 4700 West in Western Weber County. The meter vault box will tie into Weber Basin's existing pressurized water line. The main water line extension will extend from the meter vault box to The Barn at Terakee Farm PRUD Subdivision.

Table 2: The Barn at Terakee Farm Pressurized Secondary Water Lines¹

Project Description	Construction Amount
Phase One Secondary Water Line Installation	\$233,162.25
Phase Two Secondary Water Line Installation	\$306,349.29
TOTAL	\$539,511.54

Phase one of The Barn at Terakee Farm PRUD consists of 36 residential units, a senior assisted living center, open space parcels and private right of ways. Phase two consists of 43 residential units, open space parcels, and private right of ways.

Table 3: Proportionate Share Analysis²

Project Description	Construction Amount
Weber Basin Meter Box & Main Water Line	\$393,595.59
The Barn at Terakee Farm PRUD Subdivision	\$539,511.54
TOTAL	\$933,107.13

PER UNIT Secondary Water Impact Fee

\$11,663.84²

Onsite Sub-Total

\$6,743.89³

Offsite Sub-Total

\$4,919.95³

¹Includes professional services, finance and administrative costs.

²The PER UNIT Secondary Water Impact Fee is calculated by dividing the TOTAL by 80 units. Terakee Farms, Inc. reserves the right to amend the PER UNIT Secondary Water Impact Fee.

³Proportionate share based on onsite secondary water services versus offsite secondary water costs.

Residential lot Owners will be charged separately by Terakee Water Company for monthly water usage, maintenance and administrative services. Notice has been provided on plat of the maximum annual amount of pressurized secondary water available to each residential lot.

Table 4: Water Acquisition Usage Summary⁴

Project Description	Usage ⁵	Annual Cost ⁶	Monthly Cost ⁷
The Barn at Terakee Farms	100.00	\$652.18	\$54.35

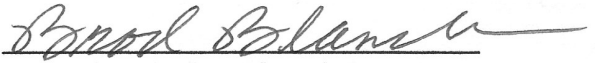
⁴Current water costs are set at \$600.00 per acre-foot and may be adjusted.

⁵Annual acre-foot usage expectations based off Great Basin Engineering Secondary Water Models.

⁶Annual Cost = Usage multiplied by per acre-foot cost divided by number of residential units.

⁷Monthly Cost = Annual Cost divided by 12. Actual rates will vary per residential lot.

Adopted: 2/16/2022


Brad Blanch, President | CEO
Terakee Farms Incorporated