

MINUTES OF THE
PUBLIC HEARING REGARDING THE IMPACT FEE
FACILITY PLAN AND IMPACT FEE ENACTMENTS
OF THE BOARD OF TRUSTEES OF
MAGNA WATER DISTRICT

A regular meeting of the Board of Trustees of the Magna Water District was held Thursday, February 19, 2026, at 6:00 pm at the Magna Water District General Office, Kim Bailey Board Room, located at 8885 West 3500 South, Magna, UT.

Call to Order: Mick Sudbury called the meeting to order at 6:00 pm.

Trustees Present:

Mick Sudbury, Chairman
Jeff White
Dan Stewart

Staff Present:

Clint Dilley, General Manager
LeIsle Fitzgerald, Controller
Steve Clark, Water Operations Manager
Trevor Andra, District Engineer
Dallas Henline, Water Operations Manager
Andrew Sumsion, HR Manager

Also Present:

Rachel Valek, Bowen Collins Associates
Andrew McKinnon, Bowen Collins Associates
Doyle Jenkins, Magna Resident

Pledge of Allegiance: Chairman led those in attendance in the Pledge of Allegiance.

Welcome the Public and Guests: Chairman welcomed those in attendance.

Motion to adopt the updated 2025 Master plan as presented December 11, 2025: A motion was made by Jeff White, seconded by Dan Stewart, to approve the updated 2025 Master Plan as presented December 11, 2025. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to public hearing recording beginning at position 1:08 to 2:29.

Presentation of the water and sewer impact fee facility plan and impact fee enactments:

Rachel and Andrew presented a short slide show to show the impact fee facility plan and the impact fee enactments. The slide show presented that IFFP's primarily identifies project needed to accommodate growth and allocates cost of projects between existing and future users based on who the projects benefit, the Impact Fee Analysis calculates the appropriate impact fee based on information from the IFFP. The proposed impact fee for the District for water is increasing from currently being \$7,743.32 to \$8,296.68 per residential equivalent, this increase is about a 2% increase. The proposed impact fee for the District for water is increasing from currently being

\$4,181.80 to \$4,756.23, this increase is about a 7.5%. No action was taken, for full discussion please go to public hearing recording beginning at position 2:30 to 9:18.

Discussion of updates to Addendum N of the District's Administrative Rules and Regulations related to impact fees: Trevor presented to the Board the proposed changes to Addendum N of the District's Administrative Rules and Regulations that is related to impact fees and how the District administers the impact fees. Proposed changes to Addendum N include how the impact fee is administered to different lot sizes, indoor and outdoor usage, and different types of landscaping. The annual water average daily demand of 582 gpd will be used for residential equivalent from 513 gpd currently. The annual sewer average daily demand of 231.6 gpd will be used for residential equivalent from 246.7 gpd currently. No action was taken, for full discussion please go to public hearing recording beginning at position 9:19 to 20:40.

Doyle Jenkins asked if the District had a different rate structure for residential vs commercial connections.

Clint replied, the rate structure is the same however the difference is in the number of residential equivalents the commercial connections are billed for.

For full discussion please go to public hearing recording beginning at position 20:41 to 24:37.

Verification that legal notification requirements have been met regarding the Impact Fee Facility Plan and Impact Fee Enactment: Jeff White read the following to confirm the District complied with notification requirements:

Notice of this public hearing was placed on the Public Meeting Notice Website on 02/09/2026, on the District's website on 02/05/2026. The public meeting notice, the Resolution 2026-01, the water and sewer impact fee facility plans and the water and sewer impact fee enactments have been available for public inspection at the Magna Library, District Office, and an electronic copy on the District's website since 02/05/2026. All requirements for notice of this public hearing were duly given according to Utah law.

AMENDED IMPACT FEE FACILITIES PLAN

Open Public comment period regarding the impact fee facility plan: A motion was made by Jeff White, seconded by Dan Stewart, to open the public comment period regarding the impact fee facility plans. The motion was approved as follows: Jeff White, yea, Dan Stewart, yea, and Mick Sudbury, yea, at 6:26 pm.

Doyle Jenkins asked if the impact fee was per unit.

Clint Dilley answered yes, it is per unit.

Close public comment period regarding the impact fee facility plan: A motion was made by Jeff White, seconded by Dan Stewart, to close the public comment period regarding the impact fee facility plans. The motion was approved as follows: Jeff White, yea, Dan Stewart, yea, and Mick Sudbury, yea, at 6:27 pm.

AMENDED IMPACT FEE ENACTMENT

Open Public comment period regarding the impact fee facility plan: A motion was made by Jeff White, seconded by Dan Stewart, to open the public comment period regarding the impact fee enactment. The motion was approved as follows: Jeff White, yea, Dan Stewart, yea, and Mick Sudbury, yea, at 6:29 pm

Doyle Jenkins asked if Magna Water District’s impact fee was the cheapest.

Jeff answered, regardless if it’s the cheapest or not, the law specifically states that each entity go through the master plan and IFFP process to calculate it’s own impact fee. The impact fee is based on entity specific projects that will accommodate growth, so it is hard to compare.

Close public comment period regarding the impact fee facility plan: A motion was made by Jeff White, seconded by Dan Stewart, to close the public comment period regarding the impact fee enactment. The motion was approved as follows: Jeff White, yea, Dan Stewart, yea, and Mick Sudbury, yea, at 6:30 pm.

Board Discussion if needed: There was no further discussion needed.

Motion to approve Resolution 2026-01 2026 Impact Fee Resolution to adopt the IFFP & IFA for water and sewer impact fees and the portion of Addendum N regarding impact fee administration: A motion was made by Jeff White, seconded by Dan Stewart, to approve Resolution 2026-01 – 2026 Impact Fee Resolution to adopt the IFFP & IFA for water and sewer impact fees and the portion of Addendum N regarding impact fee administration. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea.

The new impact fee will be imposed 90 days after this adoption.

Adjourn: Having no further business to discuss, a motion was made by Jeff White, seconded by Dan Stewart, to adjourn the meeting at 6:31 am. The motion was approved as follows: Dan Stewart, yea, Jeff White, yea, and Mick Sudbury, yea.

Lee-Isle Fitzgerald

Attest

Mick Sudbury

Chairperson