
Heber Light & Power
Public Hearing on Impact Fees
Wednesday, November 19, 2025 • 6:20 p.m.
31 S 100 W, Heber City, Utah



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Heber Light & Power 5-Year Capital Plan



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Heber Light & Power - Five Year Forecast and Capital Improvement Plan

Upcoming Projects	Projected Cost (\$1,000)												Impact Fee Related %	Impact Fee Related \$	Capacity Additions
	Prior	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total			
Buildings															
New Office Building - Phase 1 (Building)	7,063	11,188	-	-	-	-	-	-	-	-	-	18,251	43%	7,848	0
Plant Analysis Fallouts	-	140	-	-	-	-	-	-	-	-	-	140	0%	-	0
Generator Fire Suppression System	1,526	-	1,150	-	-	-	-	-	-	-	-	2,676	0%	-	0
College Substation Perimeter Xeroscaping	-	10	-	750	-	-	-	-	-	-	-	760	0%	-	0
New Office Building - Phase 2 (Current Campus Modifications)	-	-	1,050	-	-	-	-	-	-	-	-	1,050	0%	-	0
New Communications Building	-	100	100	-	-	-	-	-	-	-	-	200	0%	-	0
Southfield Substation Landscaping CUP Adherence	-	-	-	-	-	-	1,200	-	-	-	-	1,200	0%	-	0
Plant 2/3 Wiring Upgrade	-	25	450	-	-	-	-	-	-	-	-	475	0%	-	0
Tool Room Relocation	-	35	-	-	-	-	-	-	-	-	-	35	0%	-	0
Plant Equipment Relocation Electrical Upgrades	-	-	8	-	-	-	-	-	-	-	-	8	0%	-	0
Plant Air Line Upgrades	-	-	10	-	-	-	-	-	-	-	-	10	0%	-	0
Lake Creek Access Road	-	-	10	-	-	-	-	-	-	-	-	10	0%	-	0
Plant 2 Roof	-	-	30	-	-	-	-	-	-	-	-	30	0%	-	0
Fleet Maintenance Configuration	-	-	150	150	-	-	-	-	-	-	-	300	0%	-	0
New Office Building - Phase 3 (Site)	-	-	-	1,200	-	-	-	-	-	-	-	1,200	43%	516	0
	8,589	11,498	2,958	2,100	-	-	1,200	-	-	-	-	26,345		8,364	0
Generation															
Annual Generation Capital Improvements	-	50	50	50	50	50	50	50	50	50	50	500	0%	-	0
Lower Snake Creek Plant Upgrade	-	5	5	5	5	5	5	5	5	5	5	50	0%	-	0
Upper Snake Creek Capital Improvements	-	25	5	5	5	5	5	5	5	5	5	70	0%	-	0
Lake Creek Capital Improvements	-	5	25	5	5	5	5	5	5	5	5	70	0%	-	0
Lower Snake Creek Penstock	-	250	-	-	-	-	-	-	-	-	-	250	100%	250	0
Lake Creek Bearing Replacement	-	-	-	20	-	-	-	-	-	-	-	20	100%	20	0
Hydro Plant Battery Replacement	-	20	5	15	-	-	-	-	-	-	-	40	100%	40	0
Power Plant Cooling and Plumbing Upgrades	-	-	160	-	-	-	-	-	-	-	-	160	100%	160	0
Unit Overhauls	-	250	425	250	250	500	-	-	-	-	-	1,675	0%	-	0
Plant 2 Switchgear Upgrade	-	-	1,300	-	-	-	-	-	-	-	-	1,300	0%	-	0
New Generation (Battery, Engine)	-	-	4,400	-	-	-	-	-	-	-	-	4,400	100%	4,400	8,000
Plant Hydraulic System Upgrade	-	50	50	-	-	-	-	-	-	-	-	100	0%	-	0
Hap Guard Sensor Replacements	-	-	30	-	-	-	-	-	-	-	-	30	0%	-	0
Unit 1 Turbo Replacement	-	-	85	-	-	-	-	-	-	-	-	85	0%	-	0
Plant 3 Stack and Beam Painting	-	-	-	-	-	25	-	45	-	-	-	70	0%	-	0
Plant 2 Hillyard Installs	-	-	65	-	-	-	-	-	-	-	-	65	0%	-	0
Plant 2 Space Heater Installations	-	-	10	-	-	-	-	-	-	-	-	10	0%	-	0
Plant 1 Replacement	-	1,000	17,000	13,000	2,500	2,500	2,500	-	-	-	-	38,500	100%	38,500	15,000
	-	1,655	23,615	13,350	2,815	3,090	2,565	110	65	65	65	47,395		43,370	23,000
Substations															
Southfield Substation	22,532	-	-	-	-	9,000	-	-	-	-	-	31,532	70%	22,072	100,000
Replacement Recloser for Joslyn Reclosers (Charleston)	-	25	-	-	-	-	-	-	-	-	-	25	0%	-	0
Gas Plant 2 XFMR Upgrade and Substation Rebuild	-	2,000	-	3,720	-	-	-	-	-	-	-	5,720	0%	-	7,500
Heber Relay Upgrade	-	-	-	30	35	-	-	-	-	-	-	65	0%	-	0
Heber Battery Replacement	-	-	7	-	-	-	-	-	-	-	-	7	0%	-	0
Jailhouse Fence Replacement	-	-	50	350	-	-	-	-	-	-	-	400	0%	-	0
Cloyes Relay Upgrade	-	36	-	-	-	-	-	-	-	-	-	36	0%	-	0
College Relay Upgrade	-	-	60	-	-	-	-	-	-	-	-	60	0%	-	0
Midway Substation - High Side Rebuild & 138kV Conversion	-	-	2,400	3,000	-	-	-	-	-	-	-	5,400	90%	4,860	15,000
Gas Plant 1 Interconnection to Heber Substation	-	-	-	200	500	-	-	-	-	-	-	700	100%	700	0
East Substation Land Purchase	-	3,000	-	-	-	-	-	-	-	-	-	3,000	100%	3,000	0
Cloyes LTC Rebuild	-	-	-	-	-	-	40	-	-	-	-	40	0%	-	0
Capacitor Control Replacement	-	-	12	-	-	-	-	-	-	-	-	12	0%	-	0
North Dam POD Substation	-	2,850	-	5,000	10,000	-	-	-	-	-	-	17,850	100%	17,850	100,000
Daniels Canyon Substation	-	500	1,000	3,500	2,228	5,772	2,772	-	-	-	-	15,772	100%	15,772	40,000
	22,532	8,411	3,529	15,800	12,763	14,772	2,812	-	-	-	-	80,619		64,254	

Heber Light & Power - Five Year Forecast and Capital Improvement Plan

Upcoming Projects	Projected Cost (\$1,000)												Impact Fee	Impact Fee	Capacity
	Prior	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total	Related %	Related \$	Additions
Lines															
Underground System Improvements	-	275	289	290	290	290	290	290	290	290	290	2,884	0%	-	0
Aged & Environmental Distribution Replacement/Upgrade	-	220	231	250	250	250	250	250	250	250	250	2,451	0%	-	0
Fault Indicator - Underground System	-	10	10	10	10	10	10	10	10	10	10	100	0%	-	0
Annexation Asset Purchase	-	25	25	25	25	25	25	25	25	25	25	250	100%	250	0
ROW Purchases	-	300	1,000	500	-	-	-	-	-	-	-	1,800	0%	-	0
Heber Substation Additional Circuits (South & West)	-	300	1,150	-	-	-	-	-	-	-	-	1,450	100%	1,450	13,000
Tie line from 305 to 402 to 303	-	175	175	-	-	-	-	-	-	-	-	350	100%	350	5,000
Rebuild PR201_Main Street to Burgi Lane	771	-	700	-	-	-	-	-	-	-	-	1,471	100%	1,471	12,000
Fire Mitigation - Single Phase Reclosers	-	45	180	-	-	-	-	-	-	-	-	225	0%	-	0
Provo River Substation Get Aways Reconnect to New Site	350	1,200	750	-	-	-	-	-	-	-	-	2,300	100%	2,300	0
Additional Circuits out of Jailhouse to the East	-	-	-	300	-	-	-	-	-	-	-	300	100%	300	13,000
Additional Circuits out of College to South and East	-	204	350	1,000	-	-	-	-	-	-	-	1,554	100%	1,554	13,000
College to Heber Circuit Network Upgrades	-	250	250	250	250	-	-	-	-	-	-	1,000	100%	1,000	10,000
Tie 502 to 505	-	200	400	-	-	-	-	-	-	-	-	600	100%	600	5,000
Load to Parsons (Reconductor)	-	-	-	200	-	-	-	-	-	-	-	200	0%	-	3,000
Reconductor Heber City Main 600 S to 1000 S	-	-	-	200	-	-	-	-	-	-	-	200	100%	200	5,000
Midway Substation - Get Aways	-	-	-	200	-	-	-	-	-	-	-	200	50%	100	2,000
Airport Road Rebuild & Loop	-	250	1,000	-	-	-	-	-	-	-	-	1,250	100%	1,250	5,000
Reconductor JH502/503_Old Mill Drive - 800 South to 1200 South	-	-	-	750	-	-	-	-	-	-	-	750	100%	750	8,000
New Circuit to Hwy 32	-	-	-	-	1,000	-	-	-	-	-	-	1,000	100%	1,000	0
Jailhouse Tap Transmission Line and Daniels Canyon Substation	-	-	-	1,000	2,900	-	-	-	-	-	-	3,900	100%	3,900	9,500
Reconductor MW101/102 from 4/0 to 477	-	-	-	-	938	-	-	-	-	-	-	938	100%	938	6,000
Reconductor Pine Canyon Road - Midway	-	-	-	-	-	250	-	-	-	-	-	250	60%	150	0
Reconductor Jailhouse to Timber Lakes (Regulators)	-	15	-	1,000	-	-	-	-	-	-	-	1,015	100%	1,015	0
Rebuild CL402_600 West to Tate Lane	-	-	-	-	-	1,296	-	-	-	-	-	1,296	100%	1,296	6,400
Reconductor Heber Sub to New High School	-	-	200	-	-	-	-	-	-	-	-	200	75%	150	0
Feeder Reliability Improvement	-	-	189	189	189	378	378	378	-	-	-	1,701	0%	-	0
2034 Olympic Winter Games Impacts	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	0
	1,121	3,469	6,899	6,164	5,852	2,499	953	953	575	575	575	29,635		17,413	115,900
Information Technology															
Annual IT Upgrades	-	235	85	85	85	85	85	85	85	85	85	1,000	0%	-	0
- Computer/Server/Equipment Replacements	-	135	85	85	85	85	85	85	85	85	85	900	0%	-	0
- Fiber Upgrade 2025	-	100	-	-	-	-	-	-	-	-	-	100	0%	-	0
Annual OT Upgrades	-	180	180	180	180	300	30	30	30	35	30	1,175	0%	-	0
Smart Grid Investment	-	10	10	10	10	10	10	10	10	10	10	100	0%	-	0
AMI Tower - North Village	-	-	70	70	-	-	-	-	-	-	-	140	100%	140	0
	-	660	430	430	360	480	210	210	210	215	210	2,415		5,830	
Tools and Equipment															
Annual Tool & Equipment Purchases	-	670	696	90	-	-	-	-	-	-	-	1,456	0%	-	0
Metering	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	0
Substations	-	10	-	60	-	-	-	-	-	-	-	70	0%	-	0
Distribution	-	425	205	-	-	-	-	-	-	-	-	630	0%	-	0
Generation	-	75	111	30	-	-	-	-	-	-	-	216	0%	-	0
Fleet	-	160	100	-	-	-	-	-	-	-	-	260	0%	-	0
Facilities	-	-	280	-	-	-	-	-	-	-	-	280	0%	-	0
Vehicles															
Annual Vehicle Program	-	740	925	400	1,665	175	600	675	150	480	765	6,575	0%	-	0
Fleet Vehicle	-	100	165	150	225	175	-	375	150	100	85	1,525	0%	-	0
Line/Bucket Truck	-	600	-	-	300	-	600	300	-	-	300	2,100	0%	-	0
Service Truck	-	-	760	-	1,140	-	-	-	-	380	380	2,660	0%	-	0
Generation Service Truck with Crane	-	-	-	250	-	-	-	-	-	-	-	250	0%	-	0
Trailer	-	40	-	-	-	-	-	-	-	-	-	40	0%	-	0
Annual Metering	-	114	114	114	114	114	114	114	114	114	114	1,140	0%	-	0
Capital Project Subtotals	32,242	27,217	39,166	38,448	23,569	21,130	8,454	2,062	1,114	1,449	1,729	194,440	-	139,231	138,900

Impact Fee Analysis/Summary



Public Hearing November 19, 2025

Heber Light & Power

Impact Fee Update 2025

*Mark Beauchamp, President
Utility Financial Solutions, LLC*

*Jillian Jurczyk, Rates Manager
Utility Financial Solutions, LLC*

Overview

- Reviewed updates to impact fees with FY2026 – FY2031 capital additions
- Proposing a 2.5% increase to current impact fees

Investments in System Capacity

Fund Balance		\$ (6,486,212)		
Cost Component	Gross Investment	Percent of total	Allocation of Fund Balance	Net Cost of Capacity Additions
Distribution Local & Substations	\$ 16,719,840	15%	\$ (960,385)	\$ 17,680,225
Distribution Substation	3,500,000	3%	\$ (201,039)	3,701,039
System Substations	48,482,000	43%	\$ (2,784,798)	51,266,798
Transmission System	44,220,000	39%	\$ (2,539,990)	46,759,990
Total	\$ 112,921,840			\$ 119,408,052
Distribution				
Description	Local & Substations	System Substations	Transmission System	Total
Total Investment	\$ 21,381,264	\$ 51,266,798	\$ 46,759,990	\$ 119,408,052
Projected New Loadings	96,110	173,480	27,000	
Residential Loading Average	8.28	3.91	3.91	
Residential Equivalents	11,601	44,419	6,913	
Average Cost per RE	1,843	1,154	6,764	9,761
Contribution Value	-	-	-	2,850
Impact Average	\$ 1,843	\$ 1,154	\$ 6,764	\$ 6,911

Value from a New Customer

Combined	COS Revenue Requirement	Fixed Costs Contribution	Recovery Period (Years)	Utility Investment	Maximum Utility Investment per Customer
Residential	\$ 19,257,418	\$ 6,347,287	7	\$ 35.92 per kWh	\$ 2,850
Small Commercial	3,730,700	1,356,274	5	52.21 per kWh	2,752
Medium Commercial	4,166,155	1,144,391	5	46.15 per kW	29,574
Large Commercial	2,631,381	713,069	5	50.30 per kW	158,090

Proposed Impact Fees

	Current	Proposed	
	120/240	120/240	Percent
Amperage	Volt	Volt	Adjustment
10 A	\$ 337	\$ 346	2.5%
20 A	674	691	2.5%
30 A	1,012	1,037	2.5%
40 A	1,349	1,382	2.5%
50 A	1,686	1,728	2.5%
60 A	2,023	2,073	2.5%
70 A	2,360	2,419	2.5%
80 A	2,698	2,764	2.5%
90 A	3,035	3,110	2.5%
100 A	3,372	3,455	2.5%
125 A	4,215	4,319	2.5%
150 A	5,058	5,183	2.5%
200 A	6,744	6,911	2.5%
400 A	13,488	13,821	2.5%
600 A	20,232	20,732	2.5%
800 A	26,976	27,643	2.5%
1000 A	33,720	34,553	2.5%
1200 A	40,464	41,464	2.5%

Proposed Impact Fees

Amperage	Current 120/208 Volt	Proposed 120/208 Volt	Dollar Adjustment	Percent Adjustment
10 A	\$ 506	\$ 519	\$ 13	2.5%
20 A	1,012	1,037	25	2.5%
30 A	1,519	1,556	38	2.5%
40 A	2,025	2,075	50	2.5%
50 A	2,531	2,594	63	2.5%
60 A	3,037	3,112	75	2.5%
70 A	3,544	3,631	88	2.5%
80 A	4,050	4,150	100	2.5%
90 A	4,556	4,669	113	2.5%
100 A	5,062	5,187	125	2.5%
125 A	6,328	6,484	156	2.5%
150 A	7,594	7,781	188	2.5%
200 A	10,125	10,375	250	2.5%
400 A	20,249	20,750	500	2.5%
600 A	30,374	31,124	750	2.5%
800 A	40,499	41,499	1,000	2.5%
1000 A	50,624	51,874	1,250	2.5%
1200 A	60,748	62,249	1,500	2.5%
1400 A	70,873	72,624	1,751	2.5%
1600 A	80,998	82,998	2,001	2.5%
1800 A	91,123	93,373	2,251	2.5%
2000 A	101,247	103,748	2,501	2.5%
2500 A	126,559	129,685	3,126	2.5%
3000 A	151,871	155,622	3,751	2.5%

Amperage	Current 277/480 Volt	Proposed 277/480 Volt	Dollar Adjustment	Percent Adjustment
10 A	\$ 1,168	\$ 1,197	\$ 29	2.5%
20 A	2,336	2,394	58	2.5%
30 A	3,504	3,591	87	2.5%
40 A	4,673	4,788	115	2.5%
50 A	5,841	5,985	144	2.5%
60 A	7,009	7,182	173	2.5%
70 A	8,177	8,379	202	2.5%
80 A	9,345	9,576	231	2.5%
90 A	10,513	10,773	260	2.5%
100 A	11,682	11,970	289	2.5%
125 A	14,602	14,963	361	2.5%
150 A	17,522	17,955	433	2.5%
200 A	23,363	23,940	577	2.5%
400 A	46,726	47,880	1,154	2.5%
600 A	70,089	71,820	1,731	2.5%
800 A	93,452	95,760	2,308	2.5%
1000 A	116,815	119,700	2,885	2.5%
1200 A	140,094	143,554	3,460	2.5%
1400 A	163,443	167,480	4,037	2.5%
1600 A	186,790	191,404	4,614	2.5%
1800 A	210,140	215,330	5,190	2.5%
2000 A	233,489	239,256	5,767	2.5%
2500 A	291,862	299,071	7,209	2.5%
3000 A	350,235	358,886	8,651	2.5%

Impact Fee Comparison

Description / Panel Rating	Average	Heber City	St George	Lehi City	Brigham City	Payson City	Dixie Power	Spanish Fork City	Provo City	Morgan City
Residential (120/240 1 Phase)										
200 AMP	\$ 3,937	\$ 6,911	\$ 4,809	\$ 1,980	\$ 2,052	\$ 4,596	\$ 5,925	\$ 4,143	\$ 1,750	\$ 3,270
400 AMP	7,504	13,821	8,244	3,464	4,104	9,192	10,350	8,286	3,536	6,541
Commercial (120/240 1 Phase)										
200 AMP	\$ 4,684	\$ 6,911	\$ 6,529	\$ 3,177	\$ 4,104	\$ 4,596	\$ 5,925	\$ 4,143	\$ 3,501	\$ 3,270
400 AMP	8,784	13,821	13,058	4,312	6,498	9,192	10,350	8,286	7,002	6,541
600 AMP	16,399	20,732	19,587				14,775		10,503	
Commercial (200/120V 3 Phase)										
200 AMP	\$ 8,840	\$ 10,375	\$ 13,068	\$ 7,671	\$ 6,156	\$ 6,899	\$ 9,998	\$ 12,946	\$ 2,628	\$ 9,819
400AMP	17,460	20,750	26,136	15,589	12,312	13,797	17,775	25,892	5,255	19,637
600 AMP	25,161	31,124	19,587	23,259	24,624	20,696	26,663	43,154	7,883	29,456
Commercial 480/277V 3 Phase)										
200 AMP	\$ 18,577	\$ 23,940	\$ 30,157	\$ 18,063	\$ 14,364	\$ 15,920	\$ 23,080	\$ 12,946	\$ 6,064	\$ 22,659
400 AMP	36,519	47,880	60,315	35,879	28,386	31,840	41,031	25,892	12,128	45,317
800 AMP	72,437	95,760	120,629	71,758	56,772	63,679	82,061	69,046	24,256	67,976
1200 AMP	110,497	143,554	180,944	107,884	85,158	95,199	123,092	86,308	36,383	135,951

Exhibit A

Heber Light & Power Company Impact Fee Rates



Single Phase 120 / 240 Voltage Impact Fees

Per Amp Rate: \$34.56

Service Size in Amps	Impact Fee Amount
25	\$ 864.00
75	\$ 2,592.00
100	\$ 3,456.00
125	\$ 4,320.00
150	\$ 5,184.00
175	\$ 6,048.00
200	\$ 6,912.00
400	\$ 13,824.00
500	\$ 17,280.00
600	\$ 20,736.00
700	\$ 24,192.00
800	\$ 27,648.00
900	\$ 31,104.00
1000	\$ 34,560.00
1100	\$ 38,016.00
1200	\$ 41,472.00

Three Phase 120 / 208 Voltage Impact Fees

Per Amp Rate: \$51.90

Service Size in Amps	Impact Fee Amount
25	\$ 1,297.50
75	\$ 3,892.50
100	\$ 5,190.00
125	\$ 6,487.50
150	\$ 7,785.00
175	\$ 9,082.50
200	\$ 10,380.00
400	\$ 20,760.00
500	\$ 25,950.00
600	\$ 31,140.00
700	\$ 36,330.00
800	\$ 41,520.00
900	\$ 46,710.00
1000	\$ 51,900.00
1100	\$ 57,090.00
1200	\$ 62,280.00
1300	\$ 67,470.00
1400	\$ 72,660.00
1500	\$ 77,850.00
1600	\$ 83,040.00
1700	\$ 88,230.00
1800	\$ 93,420.00
1900	\$ 98,610.00
2000	\$ 103,800.00
2500	\$ 129,750.00
3000	\$ 155,700.00

Three Phase 277 / 480 Voltage Impact Fees

Per Amp Rate: \$119.70

Service Size in Amps	Impact Fee Amount
25	\$ 2,992.50
75	\$ 8,977.50
100	\$ 11,970.00
125	\$ 14,962.50
150	\$ 17,955.00
175	\$ 20,947.50
200	\$ 23,940.00
400	\$ 47,880.00
500	\$ 59,850.00
600	\$ 71,820.00
700	\$ 83,790.00
800	\$ 95,760.00
900	\$ 107,730.00
1000	\$ 119,700.00
1100	\$ 131,670.00
1200	\$ 143,640.00
1300	\$ 155,610.00
1400	\$ 167,580.00
1500	\$ 179,550.00
1600	\$ 191,520.00
1700	\$ 203,490.00
1800	\$ 215,460.00
1900	\$ 227,430.00
2000	\$ 239,400.00
2500	\$ 299,250.00
3000	\$ 359,100.00

Impact Fee Draft Resolution 2025-07



Public Hearing November 19, 2025

HEBER LIGHT & POWER COMPANY

BOARD RESOLUTION No. 2025-07

RESOLUTION ADOPTING IMPACT FEES AND APPROVING IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

WHEREAS the Heber Light & Power Company (“Company”) is an energy services interlocal entity created by Heber City, Midway City, and Charleston Town to provide electric service to customers within the municipalities and surrounding areas.

WHEREAS the Company has caused to be prepared an Impact Fee Capital Facilities Plan and an Impact Fee Analysis, each of which comply with the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101, et seq (the “Act”).

WHEREAS, on October 29, 2025, the Company caused to be published a notice of the public hearing and of the availability of the Impact Fee Capital Facilities Plan, the Impact Fee Analysis, and the draft impact fee enactment resolution (collectively, “Notice”) on the Utah Public Notice Website.

WHEREAS, on November 19, 2025, the Company held a public hearing to take public comment on the Company’s Impact Fee Facilities Plan, Impact Fee Analysis, draft impact fee enactment, and proposed impact fees.

WHEREAS, for at least ten days prior to the public hearing, the Company posted the Notice and made available to the public the Company’s Impact Fee Capital Plan and summary, Impact Fee Analysis and summary, and draft impact fee enactment as follows: (1) at the Wasatch County Public Library, 465 East 1200 South, Heber City, Utah, (2) at Heber Light & Power Company, 31 South 100 West, Heber City, Utah, (3) on Heber Light & Power Company's website, and (4) on the Utah Public Notice website.

WHEREAS the Company Board has carefully considered the information provided at the public hearing and contained in the Impact Fee Facilities Plan and Impact Fee Analysis.

WHEREAS the Company Board has assessed the Company’s electrical system and need for capital expenditures to safely and reliably provide electric service to new development within the Company’s service territory.

WHEREAS the Company Board has considered and investigated the resources available to fund the Company’s capital needs to provide safe and reliable electric service.

WHEREAS, based on the foregoing as well as other information, the Company Board deems it necessary for the peace, health, safety, convenience, and general welfare of its existing and future customers to approve the Impact Fee Facilities Plan and Impact Fee Analysis and to adopt the impact fees as more fully provided herein below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HEBER LIGHT & POWER COMPANY AS FOLLOWS:

A. Definitions.

The Act's definitions apply to this enactment. Other terms are defined in the text.

B. Company's Impact Fee Facilities Plan and Impact Fee Analysis.

1. As provided in Utah Code Ann. § 11-36a-302, the Company's Impact Fee Facilities Plan reasonably identifies the demands placed upon existing public facilities by new development activity and the proposed means by which the Company will meet those demands at the Company's existing level of service.

2. As required by Utah Code Ann. § 11-36a-304, the Board finds that the Impact Fee Analysis

- a. identifies the impact on system improvements of anticipated development activity;
- b. demonstrates how those impacts on system improvements are reasonably related to the anticipated development activity to maintain the established level of service;
- c. estimates the proportionate share of the costs of impacts on system improvements that are reasonably related to the new development activity; and
- d. based upon those factors and the requirements of the Impact Fees Act, identifies how the impact fee was calculated.

The Board therefore finds that the Impact Fee Analysis provides a reasonable basis for the recommended impact fee.

3. In analyzing whether or not the proportionate share of the costs of system improvements are reasonably related to the new development activity and as required by Utah Code Ann. § 11-36a-304(2), the Impact Fee Analysis and the Impact Fee Capital Facilities Plan have properly considered the following factors, to the extent applicable:

- a. the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- b. the cost of system improvements of the Company;
- c. other than impact fees, the manner of financing for each system improvement, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- d. the relative extent to which development activity will contribute to financing existing system improvements of the Company, by such means as

user charges, special assessments, or payment from the proceeds of general taxes;

- e. the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- f. the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements that will offset the demand for system improvements, inside or outside the proposed development;
- g. extraordinary costs, if any, in servicing the newly developed properties; and
- h. the time-price differential inherent in fair comparisons of amounts paid at different times.

4. In adopting the recommended impact fees, the Board has carefully considered the Impact Fee Analysis by Utility Financial Solutions dated October 2025 and the Impact Fee Facilities Plan prepared by the Company and adopts and approves the Impact Fee Analysis and Impact Fee Facilities Plan.

5. The Impact Fee Analysis concludes that impact fees as shown on Exhibit A would permit the Company to recover the projected costs of new system improvements required to serve projected load growth from new development.

C. Computation and Imposition of Impact Fee.

1. The Company's management has recommended that the Board impose an impact fee **on a per Amp basis**, calculated as shown below:

Impact Fee Calculation

Single-Phase_120/240 Voltage: $\$34.56/\text{Amp} = \text{Requested Amperage} \times \34.56

Three-Phase_120/208 Voltage: $\$51.90/\text{Amp} = \text{Requested Amperage} \times \51.90

Three-Phase_277/480 Voltage: $\$119.70/\text{Amp} = \text{Requested Amperage} \times \119.70

2. The Board has considered the recommendation of the Company's management, has determined to adopt that recommendation and impose an impact fee on new development as shown on Exhibit A based on management's recommendation, the Impact Fee Analysis, the Impact Fees Facilities Plan, and other information provided in the public hearing and meeting on the impact fee.

3. Subject to the exemptions in Paragraph D, the Company shall charge an impact fee in the amount computed pursuant to the formula set forth above and in the Impact Fee Analysis.

4. As required by Utah Code Ann. § 11-36a-402(1)(a), the Company establishes one service area within which it shall calculate and impose impact fees as a condition to obtaining electric service.

5. Any person who wishes to obtain new electric service or an upgrade of existing service is hereby required to pay an impact fee in the manner and amount set forth in this resolution.

6. Unless and until the impact fee is paid, the Company will not approve or service any new connection or upgrade of an existing service.

7. As shown by the Impact Fee Analysis and the Board's findings herein, the collection of an impact fee is necessary to achieve an equitable allocation of the system improvement costs borne in the past and borne in the future, in comparison to the benefits already received and yet to be received.

D. Refunds.

1. As provided in Section 11-36a-603 of the Impact Fees Act, the Company shall refund an impact fee, with interest at the annual rate of the impact fee account, only if:

- a. development approval or building permit expires before the commencement of the development activity, and
- b. the Company has not spent or encumbered fees, and
- c. no impact has resulted, and
- d. the person who paid the impact fee timely files a refund application with the Company as provided in Paragraph G.2.

2. The person who paid the impact fee may deliver to the Company offices a refund application within thirty (30) days of the expiration of the development approval or building permit. The application shall show that applicant has fulfilled the refund conditions of Paragraph G. 1. The Company may request that the applicant provide additional information or documents proving the applicant's compliance with the refund conditions, and that the applicant reimburse the Company for its out-of-pocket expenses, if any, in processing or investigating the application.

3. The Company may set-off against any refund amounts past due fees and charges on the property for which the refund is requested.

E. Adjustments to Impact Fee.

1. As required by Utah Code Ann. § 11 -36a-402(1)(c), the Company may adjust the standard impact fee at the time the fee is charged: (a) to respond to unusual circumstances in

specific cases or a request for an individualized impact fee review by the state, a school district or a charter school; and (b) to ensure that the impact fees are imposed fairly.

2. As required by Utah Code Ann. § 11-36a-402(1)(d), the Company may adjust the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

3. As required by Utah Code Ann. § 11-36a-402(2), a developer, including a school district or a charter school, may receive a credit against or proportionate reimbursement of an impact fee if the developer:

- a. dedicates land for a system improvement;
- b. builds and dedicates some or all of a system improvement; or
- c. dedicates a public facility that the Company and the developer agree will reduce the need for a system improvement.

4. As required by Utah Code Ann. § 11-36a-402(3), the Company shall grant a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:

- a. are system improvements; or
- b. are dedicated to the public and offset the need for an identified system improvement.

5. The Company shall not grant an impact fee adjustment under this Paragraph H unless the owner or developer applies for the adjustment no later than 30 days prior to submitting the application for development approval or a building permit.

F. Adoption of Impact Fee Analysis and Impact Fee Facilities Plan.

The Company hereby adopts the Impact Fee Analysis prepared by UFS dated March 2024 and the Impact Fee Facilities Plan dated February 2024 as prepared by Company staff.

G. Effective Date.

This resolution shall take effect immediately upon adoption. As required by § 11-36a-401(2), the impact fee of \$34.56 per amp single-phase, \$51.90 per amp three-phase 120/208, and \$119.70 per amp three-phase 277/480 shall take effect 90 days after the adoption of this resolution, which date is February 17, 2026, and shall repeal and replace the current impact fees on that date.

APPROVED AND ADOPTED the 19th day of November 2025.

HEBER LIGHT & POWER COMPANY

Heidi Franco, Board Chair

Attest:

Rylee Allen, Board Secretary