

Utility Impact Fee  
Amendment  
16-358 M2



## WHAT ARE IMPACT FEES?

“A charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the cost of capital improvements or facility expansions necessitated by, and attributable to, the new development.”

## HOW ARE IMPACT FEES DETERMINED?

In accordance with state law, impact fees must be updated at least once every five years and shall involve 3 components:

1. Land Use Assumptions
2. Capital Improvements Planning
3. Fee Setting/Adopting the Ordinance

*The last major update was completed in 2013 as part of the 2012-2013 Impact Fee Update*

# Why Amend Utility Impact Fees?

## Change in City Practice

- City no longer issues 1 ½" water meters
- City stopped issuing compound and turbine meters and now uses ultrasonic meters

## Effect on Utility Impact Fee Ordinance

- Utility impact fees are assessed and charged based on meter size (ranging from ¾" to 12") and meter type (multijet/simple, compound, turbine), the change in city practice necessitates the need to modify the Utility Impact Fee Ordinance to incorporate the new and discontinued meters.

# Necessary Changes to CIP Report

## 2013 CIP Report

**TABLE NO. 2**

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) <sup>(a)</sup>	Ratio to 3/4" Meter
Simple	3/4"	15	1.0
Simple	1"	25	1.7
Simple	1-1/2"	50	3.3
Simple	2"	80	5.3
Compound	2"	80	5.3
Turbine (Irrigation)	2"	160	10.7
Compound	3"	160	10.7
Turbine (Irrigation)	3"	350	23.3
Compound	4"	250	16.7
Turbine (Irrigation)	4"	650	43.3
Compound	6"	500	33.3
Turbine (Irrigation)	6"	1,400	93.3
Compound	8"	800	53.3
Turbine (Irrigation)	8"	2,400	160.0
Turbine	10"	3,500	233.3
Turbine	12"	4,400	293.3

## 2017 CIP Report

**TABLE NO. 2**

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) <sup>(a)(b)</sup>	Ratio to 3/4" Meter
Multi-jet	3/4"	30	1.0
Multi-jet	1"	50	1.7
Ultrasonic	2"	250	8.3
Ultrasonic	3"	500	16.7
Ultrasonic	4"	1,000	33.3
Ultrasonic	6"	1,600	53.3
Ultrasonic	8"	2,800	93.3
Ultrasonic	10"	5,500	183.3
Ultrasonic	12"	5,500	183.3

Source:

# Impact Fee Calculation: 2013

Maximum Assessable Water Impact Fee per Living Unit Equivalent: \$1,418.17

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: \$174.03

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact		Total
				Water	Wastewater	
Single Family Residential	Simple	3/4"	1.0	\$ 1,418.17	\$ 174.03	\$ 1,592.19
Single Family Residential	Simple	1"	1.7	\$ 2,363.61	\$ 290.04	\$ 2,653.65
Single Family Residential	Simple	1-1/2"	3.3	\$ 4,727.22	\$ 580.09	\$ 5,307.31
Single Family Residential	Simple	2"	5.3	\$ 7,563.55	\$ 928.14	\$ 8,491.69
Comm/Retail	Compound	2"	5.3	\$ 7,563.55	\$ 928.14	\$ 8,491.69
Comm/Retail/ Irrigation	Turbine	2"	10.7	\$ 15,127.10	\$ 1,856.28	\$ 16,983.38
Comm/Retail/ Multi Family	Compound	3"	10.7	\$ 15,127.10	\$ 1,856.28	\$ 16,983.38
Comm/Retail/ Irrigation/ Multi Family	Turbine	3"	23.3	\$ 33,090.52	\$ 4,060.61	\$ 37,151.14
Comm/Retail/ Multi Family	Compound	4"	16.7	\$ 23,636.09	\$ 2,900.44	\$ 26,536.53
Comm/Retail/ Irrigation/ Multi Family	Turbine	4"	43.3	\$ 61,453.83	\$ 7,541.14	\$ 68,994.97
Industrial	Compound	6"	33.3	\$ 47,272.18	\$ 5,800.88	\$ 53,073.05
Industrial/ Irrigation	Turbine	6"	93.3	\$132,362.10	\$ 16,242.45	\$148,604.55
Industrial	Compound	8"	53.3	\$ 75,635.48	\$ 9,281.40	\$ 84,916.89
Industrial/ Irrigation	Turbine	8"	160.0	\$226,906.45	\$ 27,844.21	\$254,750.66
Industrial/ Irrigation	Turbine	10"	233.3	\$330,905.24	\$ 40,606.13	\$371,511.38
Industrial	Turbine	12"	293.3	\$415,995.16	\$ 51,047.71	\$467,042.87

# Impact Fee Calculation: 2017

Maximum Assessable Water Impact Fee per Living Unit Equivalent: \$1,294.70

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: \$162.14

Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee		Total
			Water	Wastewater	
Multijet	3/4"	1.0	\$ 1,294.70	\$ 162.14	\$ 1,456.84
Multijet	1"	1.7	\$ 2,200.99	\$ 275.64	\$ 2,476.63
Ultrasonic	2"	8.3	\$ 10,746.01	\$ 1,345.76	\$ 12,091.77
Ultrasonic	3"	16.7	\$ 21,621.49	\$ 2,707.74	\$ 24,329.23
Ultrasonic	4"	33.3	\$ 43,113.51	\$ 5,399.26	\$ 48,512.77
Ultrasonic	6"	53.3	\$ 69,007.51	\$ 8,642.06	\$ 77,649.57
Ultrasonic	8"	93.3	\$ 120,795.51	\$ 15,127.66	\$ 135,923.17
Ultrasonic	10" to 12"	183.3	\$ 237,318.51	\$ 29,720.26	\$ 267,038.77

# Necessary Changes to Fee Structure

Meter Size (inches)	Meter Type	Combined Utility Impact Fee Charged (current - 2013)	Combined Utility Impact Fee Charged (2017 update)
3/4	Simple	\$1,592.20	<b>\$1,456.84</b>
1	Simple	\$2,653.65	<b>\$2,476.63</b>
1 1/2	Simple	\$5,307.31	n/a
2	Ultrasonic	n/a	<b>\$12,091.77</b>
2	Simple	\$8,491.69	n/a
2	Compound	\$8,491.69	n/a
2	Turbine	\$16,983.38	n/a
3	Ultrasonic	n/a	<b>\$24,329.23</b>
3	Compound	\$16,983.38	n/a
3	Turbine	\$37,151.14	n/a
4	Ultrasonic	n/a	<b>\$48,512.77</b>
4	Compound	\$26,536.53	n/a
4	Turbine	\$68,994.97	n/a
6	Ultrasonic	n/a	<b>\$77,649.57</b>
6	Compound	\$53,073.05	n/a
6	Turbine	\$148,604.55	n/a
8	Ultrasonic	n/a	<b>135,923.17</b>
8	Compound	\$84,916.89	n/a
8	Turbine	\$254,750.66	n/a
10	Ultrasonic	n/a	<b>\$267,038.77</b>
10	Turbine	\$371,511.38	n/a
12	Ultrasonic	n/a	<b>\$267,038.77</b>
12	Turbine	\$467,042.87	n/a