

## ORDINANCE 2019-14

WHEREAS the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS the City Council of Richmond is directly responsible for the judicious and responsible management of the financial aspects of the City; and

WHEREAS Utah Code Annotated Title 11, Chapter 36a establishes the process and procedure wherein cities may impose Impact Fees; and

WHEREAS the City of Richmond has complied with all requirements found within said provisions cited above; and

WHEREAS on-going capital improvements of a major nature to the Richmond City water and sewer systems are resulting in the incurrence of major expenses; and

WHEREAS Richmond City contracted with competent and licensed engineers to evaluate the respective cost, impacts, and reasonable mitigation relative to said capital improvements;

NOW THEREFORE the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes, and publishes the following:

### **AN ORDINANCE AMENDING CHAPTER 6-400 “IMPACT FEES AND HOOK-UP FEES FOR CULINARY WATER AND THE SEWER SYSTEM”**

- A. All fees listed in their respective schedule will go into effect on April 1, 2020 after passage of this ordinance.
- B. The Richmond City Council may adjust the impact fee in the event of:
  1. Response to unusual circumstances in specific cases; or
  2. Respond to a request for a prompt and individualized impact fee review for the development activity of the State or a school district or charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; or
  3. Ensure that the impact fees are imposed fairly; and
  4. In the event of a particular development that:
    - (a) permits adjustment of the amount of the fee based upon studies and data submitted by the developer; and
    - (b) allows a developer, including a school district or charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement; builds and dedicates some or all of a system improvement; or dedicates a public facility that the Richmond City Council and the developer agree will reduce the need for a system improvement; and

- (c) grants 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 are system improvements, or are dedicated to the public; and offset the need for an identified system improvement.

C. The text of Chapter 6-400 shall now read as follows:

**CHAPTER 6-400. IMPACT FEES AND HOOK-UP FEES FOR CULINARY WATER AND THE SEWER SYSTEM.**

**TITLE 6-410. IMPACT FEES.**

A. Based upon engineered data contained in the Water and Wastewater Impact Fees Analyses prepared by Public Sector Economics and accepted by the Richmond City Council on December 10, 2019, the following base impact fee schedules for culinary water and wastewater are hereby established.

- 1. Detailed information relative to all calculations and formulas utilized in the preparation of the Water and Wastewater Impact Fees Analyses are on file and available at the Park Community Center.

**6-420. CULINARY WATER IMPACT FEES.**

A. Engineering, including the use of a computerized culinary water model, has ascertained that there is but a single culinary water service district within the bounds of Richmond City.

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	April 1 – December 31, 2020
3/4	30	1.00	\$8,856.00
1.00	50	1.67	\$14,790.00
1.50	100	3.33	\$29,490.00
2.00	160	5.33	\$47,202.00
3.00	450	15.00	\$132,840.00
4.00	1,000	33.33	\$295,170.00

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	2021
3/4	30	1.00	\$9,365.00
1.00	50	1.67	\$15,640.00
1.50	100	3.33	\$31,185.00
2.00	160	5.33	\$49,915.00
3.00	450	15.00	\$140,475.00
4.00	1,000	33.33	\$312,135.00

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	2022
3/4	30	1.00	\$9,901.00
1.00	50	1.67	\$16,535.00
1.50	100	3.33	\$32,970.00

2.00	160	5.33	\$52,772.00
3.00	450	15.00	\$148,515.00
4.00	1,000	33.33	\$330,000.00

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	2023
3/4	30	1.00	\$10,467.00
1.00	50	1.67	\$17,480.00
1.50	100	3.33	\$34,855.00
2.00	160	5.33	\$55,789.00
3.00	450	15.00	\$157,005.00
4.00	1,000	33.33	\$348,865.00

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	2024
3/4	30	1.00	\$11,062.00
1.00	50	1.67	\$18,474.00
1.50	100	3.33	\$36,836.00
2.00	160	5.33	\$58,960.00
3.00	450	15.00	\$165,930.00
4.00	1,000	33.33	\$368,696.00

Meter Size in Inches	Capacity GPF	Capacity Ratio to Standard	2025
3/4	30	1.00	\$11,690.00
1.00	50	1.67	\$19,522.00
1.50	100	3.33	\$38,928.00
2.00	160	5.33	\$62,308.00
3.00	450	15.00	\$175,350.00
4.00	1,000	33.33	\$389,628.00

**6-430. RESIDENTIAL WASTEWATER (SEWER) IMPACT FEES.**

- A. Following extensive engineering, including computer modeling, it was determined that Richmond City currently supports two separate wastewater service areas based upon a combination of capacity and potential growth.
1. The East/West running division point between the North and South service areas, starting at the City Limits on the east side where a ninety-degree (90) change takes place about 500 East and 150 North, plus or minus, the division point then proceeds west to the west edge of the Richmond Heights Subdivision then south to the Main Street sewer line, then essentially west to 100 West, then south to approximately 50 South then west to the railroad, then north to Main Street and west to the west City Limits.
  2. Connections that will be made close to this general line must consult the engineers map found as Appendix A of this ordinance for exact Service area determination.

**NORTH WASTEWATER SERVICE AREA  
APRIL 1 – DECEMBER 31, 2020**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$6,218.00
6	50	2.25	\$13,991.00
8	100	4.00	\$24,872.00
12	160	9.00	\$55,962.00

**SOUTH WASTEWATER SERVICE AREA  
APRIL 1 – DECEMBER 31, 2020**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$4,016.00
6	50	2.25	\$9,036.00
8	100	4.00	\$16,064.00
12	160	9.00	\$36,144.00

**NORTH WASTEWATER SERVICE AREA - 2021**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$6,619.00
6	50	2.25	\$14,893.00
8	100	4.00	\$26,476.00
12	160	9.00	\$59,571.00

**SOUTH WASTEWATER SERVICE AREA -2021**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$4,307.00
6	50	2.25	\$9,691.00
8	100	4.00	\$17,228.00
12	160	9.00	\$38,763.00

**NORTH WASTEWATER SERVICE AREA - 2022**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$7,041.00
6	50	2.25	\$15,842.00
8	100	4.00	\$28,164.00
12	160	9.00	\$63,369.00

**SOUTH WASTEWATER SERVICE AREA -2022**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$4,613.00
6	50	2.25	\$10,379.00
8	100	4.00	\$18,452.00
12	160	9.00	\$41,517.00

**NORTH WASTEWATER SERVICE AREA - 2023**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$7,485.00
6	50	2.25	\$16,841.00
8	100	4.00	\$29,940.00
12	160	9.00	\$67,365.00

**SOUTH WASTEWATER SERVICE AREA -2023**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$4,935.00
6	50	2.25	\$11,104.00
8	100	4.00	\$19,740.00
12	160	9.00	\$44,415.00

**NORTH WASTEWATER SERVICE AREA - 2024**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$7,952.00
6	50	2.25	\$17,8921.00
8	100	4.00	\$31,808.00
12	160	9.00	\$71,568.00

**SOUTH WASTEWATER SERVICE AREA -2024**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$5,274.00
6	50	2.25	\$11,867.00
8	100	4.00	\$21,096.00
12	160	9.00	\$47,466.00

**NORTH WASTEWATER SERVICE AREA - 2025**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$8,442.00
6	50	2.25	\$18,995.00
8	100	4.00	\$33,768.00
12	160	9.00	\$75,978.00

**SOUTH WASTEWATER SERVICE AREA -2025**

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$5,631.00
6	50	2.25	\$12,670.00
8	100	4.00	\$22,524.00
12	160	9.00	\$50,679.00

B. Multiple Family connections will be computed using the following formula.

1. In Utah the accepted average Equivalent Residential Unit that would be served by a single 4" diameter sewer pipe is computed at an occupancy of 3.09 people per residence.
2. The accepted average for a multiple-family unit is computed at an occupancy of 2.0 people per unit.
3. To compute the impact fee for a multi-family building, the total number of units attached to a single sewer lateral will be multiplied by 2.0 with that sum being divided by 3.09.
  - a. The resultant number will be rounded off (less than 0.5 to the lower number, 0.5 or greater to the higher number) to determine the number of ERU's.
  - b. The impact fee will then be based upon the number of ERU's multiplied by the fee for the diameter of the sewer pipe.

**6-440. COMMERCIAL AND INDUSTRIAL WASTEWATER (SEWER) IMPACT FEES.**

- A. Impact fees for commercial or industrial users will be calculated on an individual basis by the City Engineer.
  1. All such calculations will be based upon the current Equivalent Residential Unit and in compliance with existing regulations concerning Impact Fees as found in the most recent version of Utah Code Annotated.
  2. The determination of north or south service area is the same as for residential fees per 6-430 of this ordinance.

**6-450. PAYMENT OF IMPACT FEES.**

- A. Impact fees may not be paid prior to the satisfactory completion of the Richmond City Building Clearance form and determination of the correct impact fee schedule in the case of multi-family, commercial and industrial users.
- B. Impact fees must be paid prior to the issuance of the building permit.

**6-460. HOOK-UP FEES.**

- A. Builders, contractors, and developers will be required to bring the respective water and sewer line from the water and/or sewer main to the property line of the property receiving the service or the builder, contractor, or developer may have the work performed by another Utah-licensed provider.
  - 1. All work must be inspected by Richmond City prior to being covered, and the actual connection to the respective mains must be witnessed and supervised by an authorized representative of Richmond City.
  - 2. There will be a flat \$100 inspection fee plus the current actual cost of the appropriate water meter purchased and installed by the City.

**6-470 PAYMENT OF WATER AND/OR SEWER HOOK-UP FEES.**

- A. Payment of the hook-up fees, or alternate inspection and meter fee, must be made prior to commencing work on the project.

ADOPTED AND PASSED by the Richmond City Council this 10th day of December, 2019.

**RICHMOND CITY CORPORATION**

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Jeffrey D. Young, Mayor

**ATTEST:**

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Justin B. Lewis, City Recorder