

**RICHMOND CITY CORPORATION
ORDINANCE 2014-1**

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 capitol 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 capitol improvements;

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

AN ORDINANCE UPDATING CHAPTER 6-400 TO THE *CODE OF REVISED ORDINANCES OF RICHMOND (1975, ADOPTED 1976)* ENTITLED "IMPACT FEES AND HOOK-UP FEES FOR CULINARY WATER SYSTEM AND THE SEWER SYSTEM".

A. All fees listed in their respective schedule will go into effect upon the date of passage of this ordinance due to the reduction in the fees over the prior schedule.

1. Ordinance 2007-4 becomes historic on the same date.

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 *Final Water and Wastewater Impact Fees Analyses* prepared by Emily S. Sim, Public Sector Economics and accepted by the Richmond City Council on March 18, 2014, 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 *Final Water and Wastewater Impact Fees Analyses* are on file and available at the Richmond City Office.

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, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2014
3/4	30	1.0	\$3,791.00
1	50	1.67	\$6,318.00
1.5	100	3.33	\$12,635.00
2	160	5.33	\$20,216.00
3	450	15.0	\$56,859.00
4	1,000	33.33	\$126,340.00

Meter Size in Inches	Capacity, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2015
3/4	30	1.0	\$4,069.00
1	50	1.67	\$6,795.00
1.5	100	3.33	\$13,550.00
2	160	5.33	\$21,688.00
3	450	15.0	\$61,035.00
4	1,000	33.33	\$135,620.00

Meter Size in Inches	Capacity, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2016
3/4	30	1.0	\$4,364.00
1	50	1.67	\$7,288.00
1.5	100	3.33	\$14,532.00
2	160	5.33	\$23,260.00
3	450	15.0	\$65,460.00
4	1,000	33.33	\$145,452.00

Meter Size in Inches	Capacity, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2017
3/4	30	1.0	\$4,675.00
1	50	1.67	\$7,807.00
1.5	100	3.33	\$15,568.00
2	160	5.33	\$24,918.00
3	450	15.0	\$70,125.00
4	1,000	33.33	\$155,818.00

Meter Size in Inches	Capacity, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2018
3/4	30	1.0	\$5,005.00
1	50	1.67	\$8,358.00
1.5	100	3.33	\$16,667.00
2	160	5.33	\$26,677.00
3	450	15.0	\$75,075.00
4	1,000	33.33	\$166,817.00

Meter Size in Inches	Capacity, GPM	Capacity Ratio to Standard Meter	For Calendar Year 2019
3/4	30	1.0	\$5,348.00
1	50	1.67	\$8,931.00
1.5	100	3.33	\$17,809.00
2	160	5.33	\$28,505.00
3	450	15.0	\$80,220.00
4	1,000	33.33	\$178,249.00

6-430. RESIDENTIAL WASTEWATER aka 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 - 2014

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$5,609
6	177	2.25	\$12,620
8	314	4.00	\$22,436
12	707	9.00	\$50,480

SOUTH WASTEWATER SERVICE AREA - 2014

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$2,358
6	177	2.25	\$5,306
8	314	4.00	\$9,432
12	707	9.00	\$21,222

NORTH WASTEWATER SERVICE AREA - 2015

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$5,803
6	177	2.25	\$13,057
8	314	4.00	\$23,212
12	707	9.00	\$52,227

SOUTH WASTEWATER SERVICE AREA - 2015

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$2,552
6	177	2.25	\$5,742
8	314	4.00	\$10,208
12	707	9.00	\$22,968

NORTH WASTEWATER SERVICE AREA - 2016

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$6,007
6	177	2.25	\$13,516
8	314	4.00	\$24,028
12	707	9.00	\$54,063

SOUTH WASTEWATER SERVICE AREA - 2016

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$2,756
6	177	2.25	\$6,201
8	314	4.00	\$11,024
12	707	9.00	\$24,804

NORTH WASTEWATER SERVICE AREA - 2017

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$6,222
6	177	2.25	\$14,000
8	314	4.00	\$24,888
12	707	9.00	\$55,998

SOUTH WASTEWATER SERVICE AREA - 2017

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$2,971
6	177	2.25	\$6,685
8	314	4.00	\$11,884
12	707	9.00	\$26,739

NORTH WASTEWATER SERVICE AREA - 2018

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$6,448
6	177	2.25	\$14,508
8	314	4.00	\$25,792
12	707	9.00	\$58,032

SOUTH WASTEWATER SERVICE AREA - 2018

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$3,198
6	177	2.25	\$7,195
8	314	4.00	\$12,792
12	707	9.00	\$28,782

NORTH WASTEWATER SERVICE AREA - 2019

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$6,689
6	177	2.25	\$15,050
8	314	4.00	\$26,756
12	707	9.00	\$60,201

SOUTH WASTEWATER SERVICE AREA - 2019

Pipe Size in Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	79	1.00	\$3,438
6	177	2.25	\$7,735
8	314	4.00	\$13,752
12	707	9.00	\$30,942

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 .5 to the lower number, .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 aka 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 the 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. Based upon engineered data, the following water and sewer hook-up fees which includes the cost of the specified water meter are established:

CULINARY WATER HOOK-UP FEES							
Service	Means	2014	2015	2016	2017	2018	2019
3/4"	Bore	\$4,751	\$4,894	\$5,040	\$5,192	\$5,347	\$5,508
3/4"	Open Cut	\$5,204	\$5,360	\$5,521	\$5,686	\$5,857	\$6,033
1"	Bore	\$4,864	\$5,010	\$5,160	\$5,315	\$5,475	\$5,639
1"	Open Cut	\$5,317	\$5,476	\$5,641	\$5,810	\$5,984	\$6,164
1.5"	Bore	\$6,341	\$6,531	\$6,727	\$6,929	\$7,137	\$7,351
1.5"	Open Cut	\$6,794	\$6,997	\$7,207	\$7,424	\$7,646	\$7,876
2"	Bore	\$7,432	\$7,655	\$7,884	\$8,121	\$8,364	\$8,615
2"	Open Cut	\$7,524	\$7,750	\$7,982	\$8,222	\$8,469	\$8,723
3"	Bore	\$10,433	\$10,746	\$11,068	\$11,400	\$11,742	\$12,094
3"	Open Cut	\$9,765	\$10,058	\$10,360	\$10,671	\$10,991	\$11,321
4"	Bore	\$11,396	\$11,738	\$12,091	\$12,453	\$12,827	\$13,212
4"	Open Cut	\$10,129	\$10,433	\$10,746	\$11,068	\$11,400	\$11,742
6"	Bore	\$11,609	\$15,047	\$15,499	\$15,964	\$16,442	\$16,936
6"	Open Cut	\$12,741	\$13,124	\$13,518	\$13,923	\$14,341	\$14,771

SEWER HOOK-UP FEES						
Means	2014	2015	2016	2017	2018	2019
4" Bore	\$4,943	\$5,092	\$5,244	\$5,402	\$5,564	\$5,731
4" Open Cut	\$4,984	\$5,133	\$5,287	\$5,446	\$5,609	\$5,777
6" Bore	\$6,179	\$6,364	\$6,555	\$6,752	\$6,954	\$7,163
6" Open Cut	\$5,059	\$5,211	\$5,367	\$5,528	\$5,694	\$5,865

B. Builders, contractors, and developers have the choice of paying the hook-up fee and have the City 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) In the case of the latter, 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.

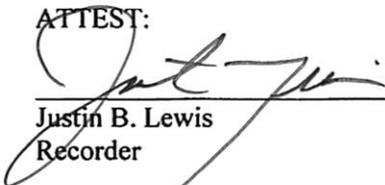
2) In the case of the latter, there will be a flat \$100 inspection fee plus the current actual cost of the appropriate water meter purchased and installed by the City.

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 17th day of June, 2014.


 Michael E. Hall
 Mayor

ATTEST:

 Justin B. Lewis
 Recorder



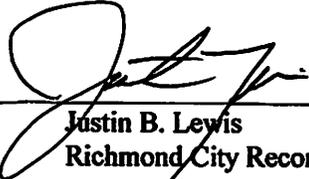
Posting Date: June 17, 2014

CERTIFICATE OF DUE POSTING

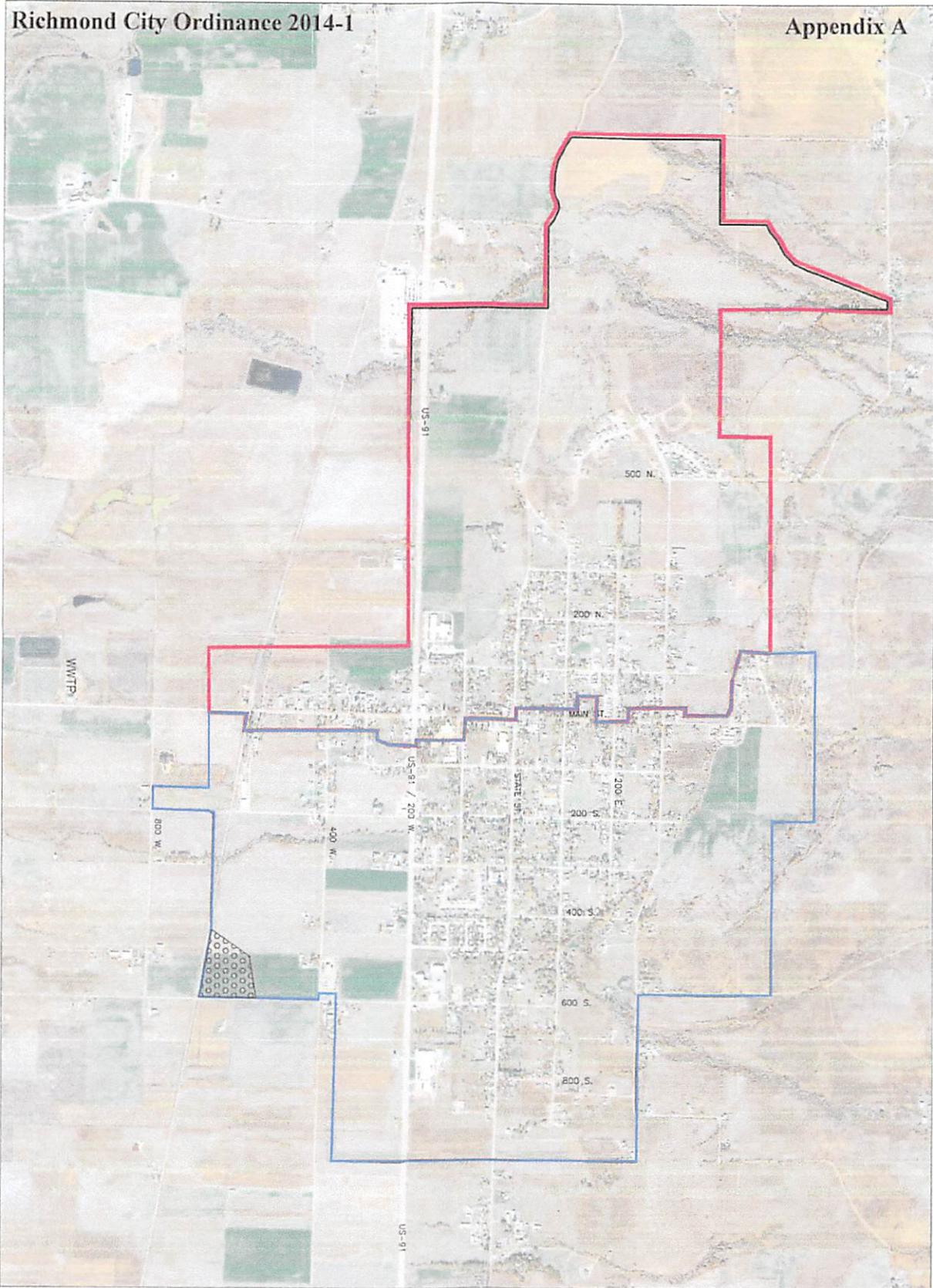
I, JUSTIN B. LEWIS, City Recorder of Richmond, Cache County, Utah, do hereby certify that on the 17th day of June, 2014, in the City of Richmond, County of Cache, State of Utah, was posted the foregoing Ordinance 2014-1 in a likely manner, a copy of which is hereunto attached, in each of the three most public places in the said City of Richmond, to wit:

1. Richmond City Office.
2. Richmond Public Library.
3. Richmond City Post Office.

WITNESS my hand this 17th day of June, 2014.



Justin B. Lewis
Richmond City Recorder



JUB ENGINEERS, INC.

CITY OF RICHMOND
 SANITARY SEWER
 COLLECTION SYSTEM
 MASTER PLAN

SEWER IMPACT FEE
 SERVICE AREAS

LEGEND

NORTH SERVICE AREA

SOUTH SERVICE AREA

NOT SERVICABLE BY GRANT

