

Council Meeting of November 2, 2016

Agenda Item No. 8e

REQUEST FOR COUNCIL ACTION

SUBJECT: Amend by resolution the Uniform Fee Schedule for FY2017

SUMMARY: This amended Fee Schedule includes new Impact Fees, as reported in 2016 TischlerBise Impact Fee study, AND new utility rates for Water, Sewer, Storm, and Solid Waste, as attached.

**FISCAL AND/OR
ASSET IMPACT:**

Small increase in Parks and Police fees, small decreases in Fire and Transportation fees, some increases and decreases for Water, Wastewater, Storm Water fees (depends on customer categories). Various utility rate increases to cover operations, capital projects, and new Public Works building.

STAFF RECOMMENDATION:

Staff recommends adopting the 2016 Uniform Fee Schedule.

MOTION RECOMMENDED:

"I move to amend the Impact Fees and Uniform Fee Schedule as outlined in this staff report."

Roll Call vote required

Prepared by:



Stephen Glain

Mgt. Asst. to City Mgr.

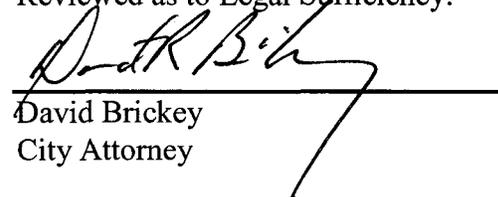
Recommended by:



Bill Pyper

Acting Finance Director

Reviewed as to Legal Sufficiency:



David Brickey

City Attorney

Recommended by:



Mark R. Palesh

City Manager

BACKGROUND DISCUSSION:

Impact Fees

As required by Utah state law (Title 11, Chapter 36a), the city has met all public noticing requirements, updated the Impact Fee Facilities Plan (IFFP), and updated all impact fees based on projected costs of growth-related capital projects. New Impact fees will be revised for these categories: Water, Sewer, Storm water, Roads, Police, Fire, and Parks.

City Council adopted the 2016 Impact Fee Study and Impact Fee Facilities Plan (IFFP) on October 12, 2016. The next step is to incorporate the new fees into the City's Uniform Fee Schedule, through the attached Resolution.

Utility Rates

The amended Fee Schedule also includes new utility rates for Water, Sewer, Storm, and Solid Waste, as proposed by City Manager.

See current and proposed fees on following pages.

Current Impact Fees (since 2013)

Residential (per housing unit)	Parks*	Fire	Police	Water	Sewer	Storm	Transportation
Single Family	\$2,070	\$138	\$134	\$1,922	\$1,333	Per Acre	\$3,577
Multi Family	\$1,374	\$92	\$89	\$1,276	\$885	Per Acre	\$1,742
Nonresidential (per 1,000 Sq.Ft.)							
Commercial	0	\$122	\$182	Per Meter	Per Meter	Per Acre	\$4,163
Office	0	\$203	\$71	Per Meter	Per Meter	Per Acre	\$1,784
Industrial	0	\$179	\$52	Per Meter	Per Meter	Per Acre	\$1,314
*Charged only for residential development							
**Not including Stormwater for the residential categories and Storm Drainage, Water, and Sewer for the nonresidential categories.							

Proposed Impact Fees

(Additional Nonresidential categories were created to more accurately assess fees to specific categories: Warehousing, Hospital, Nursing Home, Assisted Living, and Motels)

Residential (per housing unit)	Parks*	Fire	Police	Water	Sewer	Storm	Transportation
Single Family	\$3,367	\$34	\$203	\$2,220	\$1,931	Per Acre	\$2,261
Multi Family	\$1,925	\$20	\$116	\$982	\$855	Per Acre	\$1,336
Nonresidential (per 1,000 Sq.Ft.)							
Commercial	0	\$159	\$118	Per Meter	Per Meter	Per Acre	\$2,599
Office	0	\$265	\$76	Per Meter	Per Meter	Per Acre	\$1,639
Industrial	0	\$142	\$17	Per Meter	Per Meter	Per Acre	\$377
Warehousing	0	\$73	\$16	Per Meter	Per Meter	Per Acre	\$351
Hospital	0	\$234	\$61	Per Meter	Per Meter	Per Acre	\$1,305
Nursing Home	0	\$186	\$35	Per Meter	Per Meter	Per Acre	\$750
Nonresidential (per bed)							
Assisted Living	0	\$54	\$12	Per Meter	Per Meter	Per Acre	\$262
Nonresidential (per room)							
Motel	0	\$35	\$25	Per Meter	Per Meter	Per Acre	\$555
*Charged only for residential development							
**Not including Stormwater for the residential categories and Storm Drainage, Water, and Sewer for the nonresidential categories.							

“Per Meter” and “Per Acre” fee details:

Water

Residential Impact Fees per Housing Unit

Unit Type	Persons per Housing Unit	Proposed Fee	Current Fee	Increase/ (Decrease)
Single Family	3.55	\$2,220	\$1,922	\$298
Multifamily	2.03	\$982	\$1,276	(\$294)

Nonresidential

Per Meter

Meter Size (inches)*	Capacity Ratio	Proposed Fee	Current Fee	Increase/ (Decrease)
0.75 Displacement	1.0	\$2,220	\$1,922	\$298
1.00 Displacement	1.7	\$3,774	\$3,266	\$508
1.50 Sonar	3.3	\$7,326	\$6,341	\$985
2.00 Sonar	5.3	\$11,766	\$10,184	\$1,582
3.00 Sonar	10.7	\$23,755	\$20,651	\$3,104

*Fees for meters larger than three inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

Sewer

Residential Impact Fees per Housing Unit

Unit Type	Persons per Housing Unit	Proposed Fee	Current Fee	Increase/ (Decrease)
Single Family	3.55	\$1,931	\$1,333	\$598
Multifamily	2.03	\$855	\$885	(\$30)

Nonresidential

Per Meter

Meter Size (inches)*	Capacity Ratio	Proposed Fee	Current Fee	Increase/ (Decrease)
0.75 Displacement	1.0	\$1,931	\$1,333	\$598
1.00 Displacement	1.7	\$3,282	\$2,265	\$1,017
1.50 Displacement	3.3	\$6,372	\$4,398	\$1,974
2.00 Sonar	5.3	\$10,234	\$7,063	\$3,171
3.00 Sonar	10.7	\$20,662	\$14,261	\$6,401

*Fees for meters larger than three inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

Storm

Gross Acreage per Housing Unit

Single Family
Multifamily

Standards:

0.217
0.080

Nonresidential Floor Area Ratio

Commercial
Office
Industrial

0.25
0.33
0.18

Maximum Supportable Impact Fee Per Acre

Capital Cost Per Acre

Single Family
Multifamily
Commercial
Office
Industrial

Current Cost Increase/(Decrease)

\$6,859 \$6,040 \$819
\$11,759 \$8,054 \$3,705
\$17,639 \$19,128 (\$1,489)
\$14,699 \$15,101 (\$402)
\$11,759 \$12,081 (\$322)

CITY OF WEST JORDAN
UNIFORM SCHEDULE OF FEES AND SERVICE CHARGES
For Fiscal Year 2017, Effective 12/01/2016

UTILITY FEE SCHEDULE				Dec.1, 2016		July 1, 2017		
XVIII. Utilities	Fee	Revised Mo/Yr	10.60%		7.50%			
Sewer Rates	Residential	Fixed Charges: \$14.64	Volume Charge: \$1.36 per 1,000 gal. (Capped at winter average)	7/13	Fixed \$16.19	Volume \$1.50	Fixed \$17.29	Volume \$1.61
	Multi-Family	\$18.02 (per living unit)	None		\$19.93	None	\$21.28	None
	Commercial	\$18.93	\$1.36 per 1,000 gal. (Capped at winter average)		\$20.94	\$1.50	\$22.36	\$1.61
	Industrial/Dannon	\$2,146.27	\$1.36 per 1,000 gal. (For all metered wastewater)		\$2,373.77	\$1.50	\$2,534.74	\$1.61
	Fairchild	\$153.31	\$0.95 per 1,000 gal. (For all metered wastewater)		\$169.56	\$1.05	\$181.06	\$1.12
	Metered Irrigation	No sewer charges	No sewer charges for metered irrigation.		None	None	None	None
	Water Service Fees	Residential: 3/4" & 1" Meter Charge \$23.11 plus				8.55%		7.20%
0-7,000 gal.			\$1.04/k gal.		\$25.09	\$1.13	\$26.75	\$1.20
7,001 - 20,000 gal.			\$1.26/k gal.			\$1.37		\$1.46
20,001 - 50,000 gal.			\$1.50/k gal.			\$1.63		\$1.74
50,001 gal. and over			\$1.81/k gal.			\$1.96		\$2.10
Low Income: 3/4" & 1" Meter Charge \$23.11 plus				\$25.09	No Charge	\$26.75	No Charge	
0 - 7,000 gal.			No Charge			\$1.37		\$1.46
7,001 - 20,000 gal.			\$1.26/k gal.			\$1.63		\$1.74
20,001 - 50,000 gal.			\$1.50/k gal.			\$1.96		\$2.10
50,001 gal. and over			\$1.81/k gal.					
Senior Discount - persons qualifying under Salt Lake County Circuit Breaker Tax Relief, receive the first 7k gal. each month free.								
Commercial: Meter Charge								
Meter Size		Demand Factor	Monthly Rate	7/13				
3/4 inch		1.0	\$16.09		\$17.47		\$18.62	
1 inch		2.5	\$40.24		\$43.68		\$46.58	
1.5 inch	3.3	\$53.09		\$57.63		\$61.45		
2 inch	5.0	\$80.45		\$87.33		\$93.12		
3 inch	15.0	\$241.35		\$261.99		\$279.36		
4 inch	32.0	\$514.87		\$558.89		\$595.96		
6 inch	58.0	\$933.22		\$1,013.01		\$1,080.20		
8 inch	87.0	\$1,399.83		\$1,519.52		\$1,620.30		
10 inch	127.0	\$2,043.42		\$2,218.13		\$2,365.26		
Charge per thousand gallons \$1.28						\$1.39		\$1.48
Large User Charge 500,000 plus gallons per day = Cost + 6%					Large User - same		Large User - same	
Irrigation: Meter Charge \$0.00								
Charge per thousand gallons \$1.78						\$1.93		\$2.06

CITY OF WEST JORDAN
UNIFORM SCHEDULE OF FEES AND SERVICE CHARGES
For Fiscal Year 2017, Effective 12/01/2016

UTILITY FEE SCHEDULE			Dec.1, 2016	July 1, 2017
Storm Water Fee	\$4.02 per equivalent residential unit	7/13	\$4.50	\$5.15
Sewer Nose-On Connection	\$155 per connection	7/6		
Sewer Stoppage Inspection	\$360 per inspection if the cause is not in the City's lines	7/6		
Sewer Dye Testing	\$65 per test	7/6		
Customer Water Sampling Request	\$45 per request	7/6		
Customer Request Water Pressure Test	\$60 per request if the problem is not in the City system	7/6		
Backflow Device Inspection	\$130 per inspection	7/6		
Water Meter and Installation Costs <i>(2" - 8" compounds/fire lines require certified contractor install)</i>	Cost of the meter + installation 3/4" meter \$232.65 plus \$55.80 installation 1" meter \$282.25 plus \$113.30 installation 1 1/2" meter \$438.07 plus \$258.80 installation (irrigation only) 2" Compound \$1,636.31 meter/ \$240.65 strainer 3" Compound \$2,076.13 meter/ \$432.00 strainer 4" Compound \$2,730.26 meter/ \$675.10 strainer 6" Compound \$4,724.18meter/ \$965.10 strainer 4" Fire Line \$7,033.28 6" Fire Line \$9,377.03 8" Fire Line \$13,064.88	7/9		
Construction Water Service (per address)	\$70	8/11		
Water Line and Service Installation	\$505 per request plus material costs	8/11		
Termination of Service (non-payment)	\$50	8/11		
Termination of Service (involuntary/other)	\$50	8/11		
Utility Service Fee (voluntary water turn on/off)	\$50	8/11		
Termination of Service (returned mail)	\$50	8/11		
Small 1 1/2" Fire Hydrant Meter Rental Deposit	Refundable deposit \$300	8/11		
Large 4" Fire Hydrant Meter Rental Deposit	Refundable deposit \$300	8/11		
Fire Hydrant Meter Monthly Rental - Small or Large	\$127 Per month	8/11		
Fire Hydrant Meter Water Usage	Refundable deposit \$300	8/11		
Reinstate Green Waste Service	Refundable deposit \$300	8/11		
Refuse Services/Recycling Service	One refuse, recycle, & green waste co \$12.83 /month 2nd refuse container \$9.86/month 3rd refuse container \$13.82/month 2nd recycle can \$4.93/month 2nd green waste can \$4.93/month	10/16	0%	9.50%

III. Community Development (Other)	Fee	Revised Mo/Yr
Impact Fees - see impact fee schedule	As authorized by West Jordan City Code, effective January 12, 2017	7/13



City Clerk's Office
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

**THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING**

A public hearing will be held before the City of West Jordan City Council Wednesday, November 2, 2016, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to consideration and approval of a Resolution to amending the Uniform Fee Schedule regarding the Water, Sewer, Storm water, Solid Waste, and Impact Fees for Fiscal Year 2016-2017.

Published this 29th day of October, 2016
Carol Herman
Deputy City Clerk

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 16-170

**A RESOLUTION AMENDING THE UNIFORM FEES AND SERVICE CHARGES
FOR FISCAL YEAR 2017**

WHEREAS, it is the intent of the City Council to recover reasonable costs for services rendered; and

WHEREAS, periodically the City Council reviews the fees and charges for service provided by the City; and

WHEREAS, staff members evaluate the fees to ensure that they fairly represent the costs of providing the service; and

WHEREAS, the amended Uniform Fees and Services Charges for Fiscal Year 2017 are attached for City Council approval,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THAT:

Section 1. The West Jordan City Council hereby adopts the amended Uniform Fees and Service Charges for Fiscal Year 2017, attached hereto as Exhibit A, and incorporated herein by this reference:

Section 2. This Resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2016.

Kim V. Rolfe
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

Voting by the City Council	"AYE"	"NAY"
Dirk Burton	_____	_____
Jeff Haaga	_____	_____
Zach Jacob	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Sophie Rice	_____	_____
Mayor Kim V. Rolfe	_____	_____