



Legislation Details (With Text)

File #: Ord 2018-10 **Version:** 1 **Name:**

Type: Ordinance **Status:** Individual Consideration

File created: 3/19/2018 **In control:** City Council

On agenda: 4/3/2018 **Final action:**

Title: Consider approval of Ordinance 2018-10, on the first of two readings, amending Chapter 86, Article 5, Division 4 to change the methodology by which Water and Wastewater impact fees are calculated based upon peak flow; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

Sponsors: Laurie Moyer

Indexes:

Code sections:

Attachments: 1. Amended Ordinance, 2. Schedule 1.pdf, 3. Impact Fee Advisory Email on Examples.pdf, 4. Chap 86 Division 4 Update.pdf

Date	Ver.	Action By	Action	Result
4/3/2018	1	City Council	approved	Pass

AGENDA CAPTION:

Consider approval of Ordinance 2018-10, on the first of two readings, amending Chapter 86, Article 5, Division 4 to change the methodology by which Water and Wastewater impact fees are calculated based upon peak flow; providing a savings clause; providing for the repeal of any conflicting provisions; and providing an effective date.

Meeting date: April 3, 2018

Department: Eng/CIP

Amount & Source of Funding

Funds Required: N/A

Account Number: Click or tap here to enter text.

Funds Available: Click or tap here to enter text.

Account Name: Click or tap here to enter text.

Fiscal Note:

Prior Council Action: Ordinance 2013-070

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Water Master Plan

Background Information:

Impact fees are collected from new development to help fund the needed system capacity improvements necessary to support growth. In 2003, the City changed the way in which development's "impact" was calculated and used the meter size as this measurement. In 2013, this methodology was called into question with the permitting of several large multi-family developments when the required meter size yielded an impact of only 8 times that of a 5/8" single family meter or 1 Living Unit Equivalent (LUE). Meter technology has significantly changed since the 2003 change in methodology, allowing much higher flows to be accurately measured with smaller meters. This results in the under estimation of the impact to the system when using meter size.

The proposed changes to the ordinance updates the impact fee methodology to an estimated peak flow, or demand, based upon the number and type of plumbing fixtures in the development. This calculated peak flow is then compared to peak flow ranges based upon an analysis of our water system which used the City's automated meter reading (AMR) data. The proposed flow ranges provide a Living Unit Equivalent (LUE) based upon a comparison to the observed peak flow of a 5/8" single family meter.

The calculation of LUE's based upon flow instead of the meter size de-couples meter technology improvements in flow range capabilities from the determination of LUEs.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Maintain existing ordinance language with LUE's based upon meter size

Recommendation:

Approve ordinance changes