

Utility Department

To: Eric Duthie, Hildale City Manager, Vance Barlow, Colorado City Town Manager

From: Jerald A Postema, Utility Director *Jerald A Postema*

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Date: April 5, 2024

Cc: Nathan Fischer, Utility Superintendent

Re: **Water Impact Fees**

During the past three (3) years, Sunrise Engineering has been working on an updated Water Master Plan and Facilities Plan for the two (2) communities. Over the span of the past few years, many changes in the communities have occurred requiring the Water Master Plan to be reviewed and updated. Land Annexation in Hildale, large, new subdivisions and high-density structures in Colorado City being the main changes for growth, water system expansion and meeting regulatory compliance. In addition, working within the laws of both Arizona and Utah on developing the zonal Impact Fees/Development Fees were a critical part of the final documents and proposed ordinances.

With the adoption of the January 2024 Water Master Plan, Facilities Plan and Impact Fees, costs for new infrastructure will be allocated to new growth and not to current residents and customers. The fee structure for the Impact Fees is outlined in the Water Master Plan in Figures X-1, Maximum Zonal Impact Fees for Hildale and X-2, Maximum Zonal Development (Impact) Fees for Colorado City. The two Figures were part of the overall Water Master Plan Study and zonal cost allocation for growth.

The two (2) Figures, X-1 and X-2 are included in the Impact Fee Ordinance by meter size. The study determined the cost per Equivalent Residential Unit or ERU. The cost allocation based on meter size was also calculated by the flows of each meter in relationship to one (1) ERU.

The typical single family residential house in the communities is equal to one (1) ERU. The typical single family meter size is 3/4" diameter by 5/8" laying length also known as a 3/4 inch meter, or one (1) ERU. In 2023, 1,033 of the 1,314 total connections were for residential buildings.

As flows are increased to meet the demand for water in the various buildings, water meters need to be installed sized to meet these increased flow requirements. Using the 3/4 inch meter as the base for the residential flows, the larger meters are calculated to determine additional demand

on the water system and overall infrastructure. In order to meet these demands across the system for the new growth a proportionate share of the flows are calculated into the equivalent ERU.

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For example: Going from a 3/4 (0.75)-inch meter to a 1.5-inch meter does not double the amount of flow the meter is capable of producing, it actually provides over 4 times the amount of water which can flow through a 3/4-inch meter.

3/4-inch meter flow in gallons per minute – 25

1.5-inch meter flow in gallons per minute – 120

The same formula is used for the calculating the Development or Impact Fees:

3/4-inch meter Impact Fee – 1 ERU

1.5-inch meter Impact Fee – 4 ERU

Because Impact and Development Fees are based on the ERU formula in the Water Master Plan and Infrastructure Facilities Plan and water meters are sized for the water capacity needed by the building/property, the Fees are tied to the meter sizes based on water usage needs.