

TABLE 6.2: IMPACT FEE PER METER SIZE

METER SIZE (IN)	ERU MULTIPLIER	PROPOSED IMPACT FEE	EXISTING FEE	% CHANGE	\$ CHANGE
3/4	1.00	\$1,996	\$1,211	65%	\$785
1	2.16	\$4,311	\$2,616	65%	\$1,696
1 1/2	7.17	\$14,311	\$8,683	65%	\$5,628
2	11.54	\$23,034	\$13,975	65%	\$9,059
3	26.00	\$51,896	\$31,486	65%	\$20,410
4	46.00	\$91,816	\$55,706	65%	\$36,110
6	104.00	\$207,584	\$125,944	65%	\$81,640

ERU Multipliers are provided by the City of St. George and based on actual historic water use for the different meter sizes

NON-STANDARD CULINARY WATER IMPACT FEES

The City reserves the right under the Impact Fees Act¹⁴ to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City’s water system. A developer may submit studies and data for a particular development and request an adjustment. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The impact fee for non-standard development would be determined based on the water and storage utilization and according to the LOS variables presented in this report, calculated on a case-by-case basis.

FORMULA FOR NON-STANDARD SEWER IMPACT FEES:

Estimated ERU * Impact Fee per ERU (\$1,996) = Impact Fee

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 5 for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).

¹⁴ UC 11-36a-402(1)(c)