

To: Mayor Harris and the City Council  
Fr: Ron Chandler  
Dt: February 7, 2013  
Re: Clarification of Impact Fee Policy

On May 9, 2000 the City adopted Resolution 2000-04 (attached) setting the impact connection fees. Section 2 states "No building permit shall be issued in North Ogden City for a new primary use until the following impact fees have been paid . . ." A resident who lives on 2100 North is remodeling his house. He receives culinary water from his own well and wants to switch to the City's water system. He asked Councilman Bigler if the impact fee applies to remodeled homes and he in turn asked me.

When I discussed this with our community development staff, they felt that a remodeled house that switched from a private well to the City's system constituted "a new primary use" because of the impact it creates on the water system. We could not find however an application for a remodel where the applicant requested to switch to the City's water system.

We did find two occasions where we waived the impact fee in order to switch people from their wells or other water systems to the City's system.

In 2010 the Bona Visa Water Improvement District discontinued servicing homes on 1700 North. The City connected thirty-five houses onto our water system without charging an impact fee.

In 1997 the City upgraded the water line on 2100 North and offered to switch residents from their private wells to the City's system without charging an impact fee. Bill Goss, the City's former water superintendent, remembers three switching over. There are still seven houses on private wells on 2100 North. Section 2 of Resolution 11-97 states "No building permit shall be issued until the following fees have been paid . . ." (attached).

One of the houses on 2100 North that did not switch to our system in 1997 is the resident remodeling his house although he was not to my knowledge the homeowner in 1997.

RESOLUTION 2000-04

A RESOLUTION OF NORTH OGDEN CITY ADOPTING IMPACT FEES CONNECTION FEES

RECITALS

In March, 1998, North Ogden City adopted Resolution 5-98 adopting impact fees for culinary water, sanitary sewer, storm sewer and parks.

Since that time, the City has identified a need and performed studies confirming the need for an additional impact fee for fire protection

NOW THEREFORE, be it resolved by the city council of North Ogden City as follows:

**Section 1:** Resolution 5-98 is hereby repealed and reenacted as Resolution \_\_\_\_\_ with the addition of a new Section 7 regarding fire protection impact fees and the renumbering of Section 7 and 8.

**Section 2:** No building permit shall be issued in North Ogden City for a new primary use until the following fees have been paid in the following amounts as described in the Capital Facilities Plans.

**Section 3:** CULINARY WATER IMPACT FEE

Single Family Dwelling in Pressure Zones 1 through 11 . . . . .	\$1,015.00
Multiple Family Dwelling in Pressure Zones 1 through 11 . . . . .	\$702.00 per dwelling unit
<b>Additional impact fee in pressure zones 7 through 11 . . . . .</b>	<b>\$293.00 per dwelling unit</b>
Commercial/ Institutional uses . . . . .	\$0.133 per square foot
Unincorporated Equipt Purchase . . . . .	\$1,897.00 per dwelling unit

**Section 4:** SANITARY SEWER IMPACT FEE

Single Family Dwelling Unit . . . . .	\$79 00
Multiple Family Dwelling . . . . .	\$49 00 per dwelling unit
Commercial / Institutional building . . . . .	\$.0089 per square foot
Unincorporated Equity Purchase . . . . .	\$768.00 per dwelling unit

**Section 5:** STORM SEWER IMPACT FEE

Single Family Dwelling Unit . . . . .	\$980.00
Multiple Family Dwelling . . . . .	\$755 00 per dwelling unit
Commercial / Institutional building . . . . .	\$0.44 per square foot
Accessory building & residential unit hard surfacing . . . . .	\$0.15 per square foot

A credit factor for the existing developed system has been deducted from the above amounts

**Section 6: PARK IMPACT FEE**

Single Family Dwelling Unit	\$1,960.00
Multiple Family Dwelling Unit	\$1,170.00 per dwelling unit
Commercial / Institutional Building	\$0

A credit adjustment relating to general property tax support has been deducted from the above listed fees.

**Section 7: FIRE PROTECTION IMPACT FEE**

Single Family Residential	\$150.06
Multiple Family Units / Mobile Home Parks	137.01 per unit
Commercial Uses	\$0.055 per square foot
Industrial Uses	\$0.013 per square foot

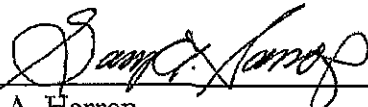
**Section 8: CONNECTION FEES.** The following connection fees are in **ADDITION** to the impact fees imposed above.

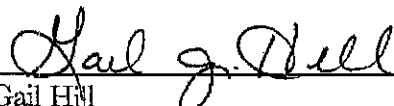
A. Culinary Water 1" meter	
i. In a subdivision	\$307.00
ii. Outside a subdivision	\$355.00
iii. Unincorporated	\$355.00
B. Culinary Water 1.5" meter	
i. In a subdivision	\$475.00
ii. Outside a subdivision	\$532.00
iii. Unincorporated	\$523.00
C. Culinary Water 2" meter	
i. In a subdivision	\$600.00
ii. Outside a subdivision	\$648.00
iii. Unincorporated	\$648.00
D. Sanitary Sewer	
i. In a subdivision	\$56.00
ii. Outside a subdivision	\$142.00
iii. Unincorporated	\$142.00

**Section 9:** This resolution shall take effect immediately upon passage by the City Council.

Resolution 2000-04  
North Ogden City  
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PASSED and ADOPTED this 9<sup>th</sup> day of May, 2000.

  
\_\_\_\_\_  
Gary A. Harrop  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Gail Hill  
City Recorder

TITLE: ADOPT IMPACT FEES

BE IT RESOLVED BY THE CITY COUNCIL OF NORTH OGDEN, UTAH:

SECTION 1. Resolution No. 12-93 is hereby repealed.

SECTION 2. No building permit shall be issued until the following fees have been paid in the following amounts as referenced in the Capital Facilities Plans.

SECTION 3. CULINARY WATER IMPACT FEE

Single family dwelling pressure zones 1-11	\$1,015.00
Multiple family dwelling ea dwelling unit pressure zone 1-11	702 00
<b>ADDITIONAL IN PRESSURE ZONES 7-11 ea dwelling unit</b>	<b>293.00</b>
Commercial/Institutional building per sq. ft.	0.133
Unincorporated Equity Purchase ea dwelling unit	1,897.00

SECTION 4. SANITARY SEWER IMPACT FEE

Single family dwelling	79.00
Multiple family dwelling each dwelling unit	49.00
Commercial/Institutional building per sq. ft.	.0089
Unincorporated Equity Purchase ea dwelling unit	768.00

SECTION 5. STORM SEWER IMPACT FEE

Single family dwelling	980.00
Multiple family dwelling each dwelling unit	755.00
Commercial/Institutional building per sq. ft.	0.44
Accessory building & residential hard surfacing per sq. ft.	.15

A credit factor for the existing developed system has been deducted from the above amounts.

SECTION 6. PARK IMPACT FEE

Single family dwelling	1,960.00
Multiple family dwelling ea dwelling unit	1,170.00
Commercial/Institutional Building per sq. ft.	-0-

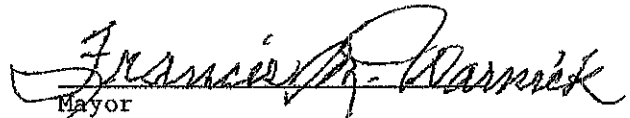
A credit adjustment relating to general property tax support has been deducted from the above listed fees.

SECTION 7. CONNECTION FEES. The following connection fees are in ADDITION to the impact fees.

a. Culinary Water	
i. in a subdivision	110.00
ii. outside a subdivision	170.00
iii. unincorporated	170.00
b. Sanitary Sewer	
i. in a subdivision	56.00
ii. outside a subdivision	142.00
iii. unincorporated	142.00

SECTION 8. This resolution shall take effect immediately upon passage by the City Council. Passed this 30 day of June, 1997.

ATTEST:  
  
Recorder

  
Mayor