

ORDINANCE NO. 20-24

AN ORDINANCE AMENDING CHAPTER 3.20, MUNICIPAL IMPACT FEES BY MODIFYING THE WASTEWATER (SEWER) COLLECTION SYSTEM IMPACT FEE.

WHEREAS, the City Council has determined that the City's physical growth and urban development has and will continue to increase the demand on the city's wastewater/sewer system; and

WHEREAS, the City has caused a written analysis to be prepared by Public Sector Economics, for the Wastewater/Sewer Collection Impact Fee which identified and analyzed the proportionate share of the costs of the impacts on public facilities which are reasonably related to and necessary to service anticipated future growth; and

WHEREAS, the written analysis prepared by Public Sector Economics considered all revenue sources for financing the existing and future facility improvements necessary to accommodate future growth and established that impact fees are necessary in order to achieve an equitable allocation of the costs of providing existing and future adequate public facilities and system improvements which are reasonably related to and necessary to service anticipated future growth; and identifies a methodology establishing how the proposed impact fee for such public facilities was calculated; and

WHEREAS, the City has identified and analyzed through the impact fee analysis the statutory criteria as to whether a proportionate share of the cost of such existing and new facilities are reasonably related to new development activity as set forth in the Utah Impact Fee Act; and

WHEREAS, the City has complied with all applicable notice and public hearing requirements as established under the Utah Impact Fees Act and related statutes; and

WHEREAS, the impact fees established by this ordinance are reasonably related to the cost of providing such public facilities necessitated by anticipated future growth within the City or are reasonably related to public facility costs previously incurred by the City to the extent that new growth and development will be served by the previously constructed improvements and said fees do not exceed the highest fee justified by the written analysis; and

WHEREAS, after a consideration of all the relevant factors, the Smithfield City Council finds and determines that it is in the best interests of its current and future residents to adopt this Ordinance in order to provide for adequate public facilities to service anticipated future growth and development, the need for which is reasonably related to and created by the anticipated future growth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD, UTAH, as follows:

1. Section 3.20.020 Service Areas, shall be amended such that the highlighted areas designated below shall be added and the ~~strikeout~~ areas shall be deleted.

3.20.020 SERVICE AREAS

C. The three (3) Wastewater/Sewer Collection areas are identified as:

NORTHWEST SERVICE AREA

Beginning on intersection of the centerline of the Union Pacific railway tracks and the north most boundary of Smithfield City (approximately 475 North 300 West) then westward to a location that would be 460 West and 475 North, then south to 300 North, then west along the 300 North delineation to 700

West then from the point where 300 North and 700 West would be located, then south along a 700 West map designation to where this 700 West line would intersect with Summit Creek (the waterway). The area to the west of this delineation line to be in the Northwest Service Area and the area to the east of the described line being in the North Service Area.

NORTH SERVICE AREA

All homes along Lower Canyon Road and all homes that would gravity flow into Canyon Road, or all homes south or east or the brow of the hill from Summit Creek Drive. Then continuing south and including all homes on the west side of 470 East, to the point where it intersects with Center Street. Then continuing west with the connections on the north of Center Street being in the North Service Area and connections to the south being in the Greater Smithfield Service Area. This boundary will continue along Center Street until 300 West. At 300 West the boundary line will follow Summit Creek (the waterway) to the location that would be 700 West. Then the boundary line will continue north along where 700 West would be to the point where the 300 North 700 West point where would intersect if there were streets there. Then east along 300 North to 460 West and then north along a line that would be 460 West where the east side of 475 North division line will be in the North Service Area and the Northwest Service Area. Then at 475 North it would turn east and continue to the Union Pacific railway and continue towards the northeast along the center of the railway tracks, with the east side in the North Service Area and the west side of the tracks in the Northwest Service Area to the city limit line.

GREATER SMITHFIELD SERVICE AREA

All areas not included in the North Service Area or the Northwest Service Area.

2. Impact Fees listed in the Prevailing Fee Schedule shall be as follows, effective January 15, 2021 unless otherwise stated:

See included chart on Page 3 of this Ordinance titled "Wastewater/Sewer Collection Impact Fees".

-
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as a whole, or any other part thereof.
 3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
 4. This ordinance shall become effective upon adoption by the city council.

Approved and signed this 14th day of October, 2020.

SMITHFIELD CITY CORPORATION

Mayor Jeffrey H. Barnes

ATTEST:

Justin B. Lewis, City Recorder

WASTEWATER/SEWER COLLECTION IMPACT FEES

January 15, 2021 and thereafter until amended by the Smithfield City Council:

NORTHWEST SERVICE AREA

Pipe Size In Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$2,391
6	50	2.25	\$5,380
8	100	4.00	\$9,564
12	160	9.00	\$21,519

NORTH SERVICE AREA

Pipe Size In Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$998
6	50	2.25	\$2,245
8	100	4.00	\$3,992
12	160	9.00	\$8,982

GREATER SMITHFIELD SERVICE AREA

Pipe Size In Inches	GPM (at 2' per second velocity)	Capacity Ratio to 4" Sewer Pipe	Impact Fee
4	30	1.00	\$741
6	50	2.25	\$1,667
8	100	4.00	\$2,964
12	160	9.00	\$6,669