

**ORDINANCE #2018-08**

**AN ORDINANCE AMENDING CHAPTER 13.25 OF THE CITY OF MOAB  
MUNICIPAL CODE WITH A SCHEDULE ADJUSTMENT FOR THE SEWER  
IMPACT FEE**

**WHEREAS**, the City Council ("Council") adopted the Moab Municipal Code ("Code") and especially Chapter 13.25, *Water and Sewer Impact Fees*, to establish impact fees for new development; and,

**WHEREAS**, the Utah Impact Fees Act mandates that municipalities establish ordinances and procedures for the equitable apportionment of costs for municipal capital improvements; and,

**WHEREAS**, the City of Moab has completed a Sewer Impact Fee Facilities Plan and a Sewer Impact Fee Analysis in accordance with Utah Code Annotated, 11-36a-306(2); and,

**WHEREAS**, the existing fees have been in place for one year and there are SCHEDULE adjustments that can be made to clarify and simplify Sewer Impact Fee administration; and,

**WHEREAS**, the City of Moab has determined a schedule adjustment to the Impact Fees of a different amount than currently in effect; and,

**WHEREAS**, Council reviewed Ordinance #2018-08 in a regularly scheduled meeting held on May 22, 2018, to hear and discuss the merits of the proposed changes to the Code, Chapter 13.25, *Water and Sewer Impact Fees*; and,

**WHEREAS**, Council, in a duly advertised public hearing held on May 8, 2018, did hear public testimony and determine the merits of the changes to the Code, Chapter 13.25, *Water and Sewer Impact Fees*; and,

**WHEREAS**, Council found that the changes benefit the residents of Moab.

**NOW, THEREFORE**, the Moab City Council hereby amends specific sections of Chapter 13.25, *Water and Sewer Impact Fees*, and amends the language as noted below:

**Chapter 13.25  
WATER AND SEWER IMPACT  
FEES**

Section 13.25.060: Calculation of Impact Fees

- A. Sewer impact fees shall be calculated per Equivalent Residential Unit (ERU).
1. Residential sewer impact fees shall be calculated at one thousand five hundred sixty six dollars per Single Family Residence, and other permanent, overnight accommodations calculated per ERU pursuant to the following "Sewer Impact Fee Schedule - City of Moab" table.

2. Sewer impact fees for business and commercial uses shall be calculated at one thousand five hundred sixty six dollars per ERU pursuant to the following "Sewer Impact Fee Schedule - City of Moab" table.

Sewer Impact Fee Schedule - City of Moab

Customer Type	Units	Minimum Fee	Allowable Units Under Minimum Fee	Fee per Additional Unit Above Minimum
<b>Permanent Residential</b>				
Single Family	Residence	\$1,566	1 Residence	\$1,566/Residence
Multifamily, 2 Bedrooms or Larger	Unit	\$3,132	2 Units	\$1,566/Unit
Multifamily, 1 Bedroom or Smaller	Unit	\$1,754	2 Units	\$877/Unit
<b>Overnight Accommodations</b>				
Per Unit with Kitchen, 2 Bedrooms or Larger	Unit	\$1,879	1 Unit	\$1,879/Unit
Per Unit with Kitchen, 1 Bedroom or Smaller	Unit	\$1,566	1 Unit	\$1,566/Unit
Hotel/Motel (No Kitchen)	Unit	\$2,452	2 Units	\$1,226/Unit
<b>Other</b>				
Auto Repair	1,000 ft <sup>2</sup>	\$1,768	7,000 ft <sup>2</sup>	\$253/1,000 ft <sup>2</sup>
Bakery	1,000 ft <sup>2</sup>	\$1,793	500 ft <sup>2</sup>	\$3,585/1,000 ft <sup>2</sup>
Bank	1,000 ft <sup>2</sup>	\$1,566	2,000 ft <sup>2</sup>	\$783/1,000 ft <sup>2</sup>
Beauty/Barber Shop	Chair	\$1,566	4 Chairs	\$392/Chair
Campground	Campsite	\$2,463	2 Campsites	\$1,231/Campsite
Car Wash - Auto	Each	\$12,575	1 Each	\$12,575/Each
Car Wash - Wand	Wand	\$6,288	1 Wand	\$6,288/Wand
Commercial	1,000 ft <sup>2</sup>	\$1,687	7,000 ft <sup>2</sup>	\$241/1,000 ft <sup>2</sup>
Dry Cleaner	1,000 ft <sup>2</sup>	\$1,574	2,000 ft <sup>2</sup>	\$787/1,000 ft <sup>2</sup>
Fast Food	1,000 ft <sup>2</sup>	\$2,825	500 ft <sup>2</sup>	\$5,650/1,000 ft <sup>2</sup>
Gas Station/Convenience Store	1,000 ft <sup>2</sup>	\$1,740	4,000 ft <sup>2</sup>	\$435/1,000 ft <sup>2</sup>
Grocery Store	1,000 ft <sup>2</sup>	\$2,021	4,000 ft <sup>2</sup>	\$505/1,000 ft <sup>2</sup>
Laundromat	Washer	\$1,767	2 Washers	\$884/Washer
Office	1,000 ft <sup>2</sup>	\$1,566	4,000 ft <sup>2</sup>	\$392/1,000 ft <sup>2</sup>
Restaurant	Seat	\$2,650	12 Seats	\$221/Seat
Retail	1,000 ft <sup>2</sup>	\$1,687	7,000 ft <sup>2</sup>	\$241/1,000 ft <sup>2</sup>
Schools	Students	\$1,566	15 Students	\$104/Students
Theater	Seat	\$1,620	150 Seats	\$11/Seat
Warehouse	1,000 ft <sup>2</sup>	\$1,649	10,000 ft <sup>2</sup>	\$165/1,000 ft <sup>2</sup>

B. Sewer impact fees for development with the Spanish Valley Water and Sewer Improvement District, the Grand Water and Sewer Service Agency, or any other service agency outside of the City of Moab service area shall be as provided by interlocal agreement by the service agency and the City, and shall be calculated per equivalent residential unit (ERU).

1. Residential sewer impact fees for connections in other service agencies outside the City of Moab service area shall be calculated at one thousand three hundred sixty one dollars per Single Family Residence, and other permanent and overnight accommodations calculated per ERU pursuant to the following "Sewer Impact Fee Schedule - Other Agencies" table.
2. Sewer impact fees for business and commercial uses in other service agencies outside the City of Moab service area shall be calculated at one thousand three hundred sixty one dollars per ERU pursuant to the following "Sewer Impact Fee Schedule - Other Agencies" table.

Sewer Impact Fee Schedule – Other Agencies

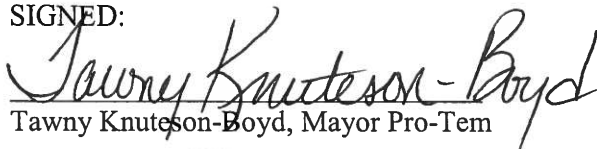
Customer Type	Units	Minimum Fee	Allowable Units Under Minimum Fee	Fee per Additional Unit Above Minimum
<b>Permanent Residential</b>				
Single Family	Residence	\$1,361	1 Residence	\$1,361/Residence
Multifamily, 2 Bedrooms or Larger	Unit	\$2,721	2 Units	\$1,361/Unit
Multifamily, 1 Bedroom or Smaller	Unit	\$1,524	2 Units	\$762/Unit
<b>Overnight Accommodations</b>				
Per Unit with Kitchen, 2 Bedrooms or Larger	Unit	\$1,633	1 Unit	\$1,633/Unit
Per Unit with Kitchen, 1 Bedroom or Smaller	Unit	\$1,361	1 Unit	\$1,361/Unit
Hotel/Motel (No Kitchen)	Unit	\$2,130	2 Units	\$1,065/Unit
<b>Other</b>				
Auto Repair	1,000 ft <sup>2</sup>	\$1,536	7,000 ft <sup>2</sup>	\$219/1,000 ft <sup>2</sup>
Bakery	1,000 ft <sup>2</sup>	\$2,190	500 ft <sup>2</sup>	\$4,380/1,000 ft <sup>2</sup>
Bank	1,000 ft <sup>2</sup>	\$1,361	2,000 ft <sup>2</sup>	\$680/1,000 ft <sup>2</sup>
Beauty/Barber Shop	Chair	\$1,361	4 Chairs	\$340/Chair
Campground	Campsite	\$2,139	2 Campsites	\$1,070/Campsite
Car Wash - Auto	Each	\$9,510	1 Each	\$9,510/Each
Car Wash - Wand	Wand	\$4,755	1 Wand	\$4,755/Wand
Commercial	1,000 ft <sup>2</sup>	\$1,465	7,000 ft <sup>2</sup>	\$209/1,000 ft <sup>2</sup>
Dry Cleaner	1,000 ft <sup>2</sup>	\$1,866	3,000 ft <sup>2</sup>	\$622/1,000 ft <sup>2</sup>
Fast Food	1,000 ft <sup>2</sup>	\$2,724	500 ft <sup>2</sup>	\$5,447/1,000 ft <sup>2</sup>
Gas Station/Convenience Store	1,000 ft <sup>2</sup>	\$1,512	4,000 ft <sup>2</sup>	\$378/1,000 ft <sup>2</sup>
Grocery Store	1,000 ft <sup>2</sup>	\$1,756	4,000 ft <sup>2</sup>	\$439/1,000 ft <sup>2</sup>
Laundromat	Washer	\$1,320	2 Washers	\$660/Washer
Office	1,000 ft <sup>2</sup>	\$1,361	4,000 ft <sup>2</sup>	\$340/1,000 ft <sup>2</sup>
Restaurant	Seat	\$2,704	12 Seats	\$225/Seat
Retail	1,000 ft <sup>2</sup>	\$1,465	7,000 ft <sup>2</sup>	\$209/1,000 ft <sup>2</sup>
Schools	Students	\$1,361	15 Students	\$91/Students
Theater	Seat	\$1,407	150 Seats	\$9/Seat
Warehouse	1,000 ft <sup>2</sup>	\$1,432	10,000 ft <sup>2</sup>	\$143/1,000 ft <sup>2</sup>

-End of Amendment-

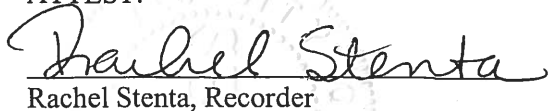
This ordinance is effective upon adoption, and per the Utah Impact Fees Act the new amount of the Sewer Impact Fee will take effect July 1st, 2018.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of the Moab City Council on May 22, 2018.

SIGNED:

  
Tawny Knuteson-Boyd, Mayor Pro-Tem

ATTEST:

  
Rachel Stenta, Recorder