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City of Sebastopol Planning Commission Staff Report

Meeting Date: August 25, 2020
Agenda Item: 7B
To: Planning Commission
From: Kari Svanstrom, Planning Director
Subject: Development Impact Fee Update
Recommendation: Receive report and provide direction to staff

Introduction/Background:

Development Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. A Development Impact Fee Study, which show the relationship (called a “nexus”) between the fees collected and their impacts on the City’s infrastructure, is required under State law when an agency imposes an impact fee.

Periodic updates are required for Development Impact Fees to be compliant with State law. The City of Sebastopol began working with Harris & Associates in late fall of 2019 for this fee study update, which will bring the City into compliance with these requirements.

The City’s current Development Impact Fees include the following: Traffic, Park, Affordable Housing Linkage, Wastewater Retrofit, and Annexation fees. The City also has ‘in lieu’ fees, where the developer has the option of building the improvements or, in certain cases, paying an ‘in lieu fee’ to the City instead. These fees include Inclusionary Housing fees (only allowed for ‘fractions’ of units), Art, and Utility Undergrounding Fee (with the approval of the City Engineer). The current Impact Fee Schedule has been provided as an attachment. fees made up approximately \$206,000 of City revenues in fiscal year 2018/19.

The Development Impact Fee study will update those fees as required by state law, as well potential new impact fees which are typically assessed by cities to support infrastructure needs, such as stormwater and government facilities.

The consultant has completed their initial nexus study and work on the project. However, there are several items that warrant review and discussion by the Planning Commission prior to completing the draft fee update. An overview of Development Impact fees and the items for discussion are included in the attached memo from the consultant.

Public Comment:

No public comments have been received as of the writing of this staff report. Staff has contacted a number of recent and current applicants (developers) to invite them to attend the Planning Commission meeting and provide public comment.

Recommendation/Next Steps:

Receive the staff report, take public comment, discuss and provide direction to staff and the consultant.

A follow-up meeting will be scheduled with the Planning Commission to discuss the proposed fee update and provide a comparison of the proposed fees with other nearby communities.

Attachments:

Impact Fee Policy Memo

Current Development Impact Fee Schedule

- AB1600 (Mitigation Fee Act) Overview
 - Fees can only fund capital costs. They cannot fund salaries, maintenance, or any non-permanent infrastructure.
 - Fees cannot fund existing infrastructure deficiencies. Any existing deficiencies cannot be included in the fee program.
 - Fees must fund development's fair share based on a rational nexus test. Project costs are allocated between new and existing development.
 - Funds must be used for the projects in which they were intended. Projects not included on the project list are ineligible. Project lists can be amended after the study is adopted.
 - If the funds are not spent they must be returned to property owners.
 - All funds must meet annual and five year reporting requirements.
- Current Fees
 - The City currently collects fees on residential development for affordable housing, wastewater retrofit, water connection, fire sprinkler connection, water meter installation, sewer connection, traffic impact, and parks. The City also charges a fee for annexation, which is a pro-rated fee for infrastructure that has been built.
 - The City currently collects fees on commercial development for affordable housing, traffic, water meter, water connection, and sewer connection.
 - The updated fees include residential affordable housing, parks, water, wastewater, and traffic. We are proposing to add fees for general government facilities, fire facilities, library facilities, and storm drainage. We are not proposing changes to the commercial affordable housing, water meter installation, or annexation fees. We are proposing removing the fees for wastewater retrofit and fire sprinklers.
 - Fees not being updated include: Commercial affordable housing (tied to a countywide fee study); water meter fees, which are based on actual cost; and, annexation fees, which would need to be tailored to specific parcels that want to annex into the city.
 - Additionally, fire sprinkler fees are no longer allowed under State Law. The wastewater retrofit fee is being included with the sewer fee.
- Fee Structure
 - Residential
 - Per Resolution 6173, adopted in February 2018, the City collects impact fees on a per square foot basis for housing under 1,500 square feet. Units over 1,500 square feet pay the entire fee amount.
 - This reduction in fees for smaller housing units was adopted by Council in 2018 for a three year term, with the intent of encouraging smaller, more affordable units to be constructed, and reducing fees for these units, in accordance with General Plan Housing Element Action G-8 "Reduce fees for smaller types of housing, including second units (Accessory Dwelling Units or ADUs), and also review fee structures for housing based on square footage, number of bedrooms, or valuation to ensure that such fee structures are equitable."
 - The Council adopted the fee reduction for smaller units for three years, with the understanding that this Development Impact Fee update would allow for further discussion and possible adjustments. In the interim, State Law updates have eliminated development impact fees for ADUs of 750 square feet or smaller, with fees for larger ADUs proportional to the size of the main dwelling unit.

- The County library standard is 0.6 square feet of library space per resident. This standard would be applied to all residential development using library construction costs.
- General Government and Fire Facilities
 - General Government and Fire Facilities are two new fees being proposed
 - The fees will be calculated based on the value of the buildings, vehicle and equipment the City currently owns divided by the City’s existing service population. This will allow the City to maintain the existing level of service for these facilities.
- Traffic Fee
 - The City currently collects traffic fees based on a 2003 traffic impact fee study. This study used the trip generation rates from the 1997 ITE Manual. The study also used a discounting method to allocate trips within the City compared to trips that involve travel outside the City. The City’s current traffic trip calculation and land use categories are below. Some categories, such as drive-thru restaurants, are no longer applicable.
 - The current ITE Manual changes the trip calculations and uses a Dwelling Unit Equivalent (DUE) basis rather than individual trips. The current manual does not differentiate between trips within the City and trips to outside areas.
 - The following table compares the current land use designations and DUE equivalents with the proposed land uses and DUE’s. Note this is a calculation and not the figures used in the fee study. Alternatively, the City could adopt a fee per trip and use the ITE manual to calculate the fee individually for each new project. The City also has the option to expand or contract the number of land uses.

Land Use – Existing	Units	DUE’s	Land Use – Proposed	DUE’s
SF Detached 1 Bed	Dwelling Unit	0.64	Single Family Detached	0.99
SF Detached 2 Bed	Dwelling Unit	0.80		
SF Detached 3+ Bed	Dwelling Unit	0.99		
MF 1 Bed	Dwelling Unit	0.57	Multifamily	0.56
MF 2 Bed	Dwelling Unit	0.76		
MF 3+ Bed	Dwelling Unit	0.96		
Motel w/Restaurant	Room	0.09	Hotel	0.60
Motel w/o Restaurant	Room	0.10		
Shopping Center	1,000 sf	1.32	General Retail ¹	3.81
Hardware Store	1,000 sf	0.33	Hardware Store ¹	2.68
Downtown Retail	1,000 sf	0.24	Proposed to be Removed ²	n/a
Specialty Retail	1,000 sf	0.32	Proposed to be Removed ²	n/a
Drive thru Restaurant	1,000 sf	5.47	Proposed to be Removed ²	n/a
High Turnover Restaurant	1,000 sf	2.82	High Turnover Restaurant ^{1,3}	9.77
Quality Restaurant	1,000 sf	1.59	Quality Restaurant ^{1,3}	7.80
Office	1,000 sf	0.66	General Office	1.15
Industrial	1,000 sf	0.47	General Industrial	0.63
Mini-warehouse	Unit	0.02	Mini-warehouse ⁴	0.17

- 1) These land uses would have the option of a 40% trip discount for ‘pass-by’ trips.
 - 2) Downtown retail and specialty retail are no longer ITE categories. Drive thru restaurant is no longer a permitted land use.
 - 3) High turnover is typically defined as counter service while quality restaurant is table service.
 - 4) Mini-warehouse was assessed per unit under old ITE study. New mini-warehouse is on a per 1,000sf base.
 - The current Institute of Traffic Engineers (ITE) rates allow a discount for retail and service businesses of between 40% and 60% depending on the size of the development.
- Water and Sewer Connection Fees

- Impact fees are being proposed to be charged based on water meter size consistent with current practice.
- Storm Drainage
 - Storm drainage is a proposed new fee.
 - There are two options for allocating facility costs for storm drainage.
 - A fee per unit based on typical impervious service for each land use. The per unit basis makes the process easier at the permit counter, but will not capture any fees for home additions.
 - A fee based on the actual impervious area calculation for each project. This method is more difficult at the permit counter but will allow the City to capture additional revenue for any project creating additional impervious area. In addition, it incentivizes the use of more green infrastructure such as permeable pavement.
- Discussion Items

The following are policy discussion items for the Planning Commission to review and provide direction to staff and the consultant

- Do the land use assumptions above still make sense knowing how retail and office development may drop considerably over the next few years. For residential units, we assumed approximately 50% of the single family units would be ADUs. While the units would pull a permit, most are exempt from paying Development Impact Fees under State Law (any unit 750 square feet or smaller). Therefore, they are not included in the impact fee calculations.
- Discounting fees for smaller units. The City currently discounts for units under 1,500 square feet. Adjusting this limit can offer a discount for differently sized units. There are other methods of discounting fees on smaller units such as basing fees on the number of bedrooms or water fixtures. These other methodologies are much harder to accurately account for in our projections and more difficult for City staff to administer while offering little to no additional accuracy over a square footage basis.
 - The square footage basis offers a discount on the impact fees that would be covered by the General Fund. If a unit was given a discount and later added an addition the discount would need to be repaid.
 - While staff and the consultant recommend retaining the square footage basis for impact fees, the City has the option of modifying the square footage ‘cutoff’ for a discounted impact fee for smaller units. The current ‘cutoff’ is 1,500 square feet, so any unit over 1,500 square feet pays the full impact fee. Changing the ‘cutoff’ can reduce total construction costs for differently sized units. Lowering the ‘cutoff’ would likely result in very few projects taking advantage of the option while raising the ‘cutoff’ can further discount for small units while allowing for a modest discount for units that are still below the median for new construction.
 - One item that has not been previously discussed is how to address development that takes advantage of the lower fees, but then later adds square footage to the home. The City is implementing an electronic permit and parcel tracking system and will be able to track these fees into the future, so this should be considered. This policy would make any residential unit that received a discount repay that discount when they pull a permit for an addition.
- Park Fees
 - Park land is assumed to be 75% active park and 25% open space. These assumptions can be modified. If open space is likely to be a higher percentage into the future, this would

lower the impact fee costs as open space is generally less expensive to both purchase and develop.

- Traffic Fees
 - Is there agreement on the traffic fee categories? We can add or remove categories to better fit the estimated future development.
 - Retail and service land uses can have a trip rate discount of 40%. The net effect would be to lower the traffic fee on those land uses and raise the traffic fee on all other land uses. At the full rate retail uses pay approximately 3.8x the fee of a single family unit, with the discount the fee would be approximately 2.2x the single family fee.
- Storm drainage fee policy decisions
 - Assessing fees on a per unit or per parcel basis is easier to administer when a permit is pulled but does not allow for collection on additions or paving of additional ground.
 - Charging a fee on a per square foot of impervious surface requires more work when a permit is pulled but allows for collection in case of any additional impervious surface created or discounted based on a project's individual characteristics. This could encourage/reward more sustainable designs (green roofs, reduced impervious surfaces, etc.) that reduce the amount of stormwater created by new development. The fee could also be charged to existing developments that add new impervious surfaces for which a building permit is required (i.e. additions, new accessory structures, pools, etc.). This Policy could have a threshold for when the fee is required could be required. The threshold allows smaller projects to not pay additional fees.
 - The General Plan has policies regarding protecting and enhancing local water resources. What policy best meets the goal of the General Plan?
- Any additional questions or concerns?

Next Steps

- Using these methodologies and policy decisions draft fee amounts will be generated and compared with neighboring communities and presented to staff.
- After discussions with City staff, a nexus study will be prepared and presented to City Council.
- Fees can be effective as soon as 60 days after the presentation to Council.



City of Sebastopol

Incorporated 1902

IMPACT AND ANNEXATION FEE SCHEDULE

Important Note: Information is correct as of: 04.05.18; however, all amounts listed are subject to change. Other fees may apply. Please contact the appropriate City Department to verify current fees for any particular project.

Number in brackets [] indicates City Council Resolution by which fee was established.

I. IMPACT FEES

SCHOOL IMPACT FEES:	
By law, you must provide a receipt from the local school district showing payment of the school impact fee before the Building Department can issue your Building Permit. The fee can vary; please call the local District Office at (707) 824-6402 for the correct amount.	
RESIDENTIAL	Per square foot, \$2.41
COMMERCIAL	Per square foot, \$0.38
COMMERCIAL – for Hotel/Motel uses only	Per square foot, \$0.33

WASTEWATER RETROFIT IMPACT FEE	
Single-Family Dwelling (SFD): Any SFD structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$2,040). Examples are provided below.	
Example: SFD of 1,500+ square feet → full fee (\$2,040.00)	\$2,040.00
Example: SFD of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$2,040	\$1,359.99
Example: SFD of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$2,040	\$883.99
Multi-Family Residential (M-FR): Any M-FR structure 1,500 square feet or greater is subject to the full fee, units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,040). Examples are provided below.	
Example: M-FR of 1,500+ square feet → full fee (\$1,040.00)	\$1,040.00
Example: M-FR of 1,000 square feet → (1,000 sq. ft. / 1,500 sq. ft.) X \$1,040	\$693.33
Example: M-FR of 650 square feet → (650 sq. ft. / 1,500 sq. ft.) X \$1,040	\$450.66

HOUSING LINKAGE FEE	
Commercial	Per square foot, \$2.08
Industrial	Per square foot, \$2.15
Retail	Per square foot, \$3.59

HOUSING IN-LIEU FEE	
For residential developments, no in-lieu fee is required for less than 4 dwelling units. For 5 or more dwelling units, on-site inclusionary housing is required: https://sebastopol.municipal.codes/SMC/17.250	Per square foot, \$22.24
If there is a decimal fraction unit requirement, an in-lieu fee shall be provided equal to the applicable decimal fraction times the established in-lieu fee for one inclusionary unit (based on the average size of the units being built), or, at the developer’s discretion, an inclusionary unit may be provided.	

TRAFFIC IMPACT FEES [4824]	
Single-Family Dwelling (SFD), per unit [1 Bedroom]. Any 1-bedroom SFD structure 800 square feet or greater is subject to the full fee, 1-bedroom SFD units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,601). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$2,601)	\$2,601.00
Example: 1 Bedroom SFD of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,601	\$2,113.31
Example: 1 Bedroom SFD of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,601	\$1,625.63
Single-Family Dwelling (SFD), per unit [2 Bedroom]. Any 2-bedroom SFD structure 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,278). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$3,278)	\$3,278.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,278	\$2,383.99
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,278	\$1,489.99
Single-Family Dwelling (SFD), per unit [3+ Bedroom]. Any 3-bedroom SFD structure 1,500 square feet or greater is subject to the full fee, 3-bedroom SFD units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$4,040). Examples are provided below.	
Example: 3 Bedroom SFD of 1,500+ square feet → full fee (\$4,040)	\$4,040.00
Example: 3 Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$4,040	\$3,232.00
Example: 3 Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$4,040	\$2,424.00
Multi-Family Residences (M-FR), per unit [1 Bedroom]. Any 1-bedroom M-FR structure 800 square feet or greater is subject to the full fee, 1-bedroom M-FR units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$2,314). Examples are provided below.	
Example: 1 Bedroom M-FR of 800+ square feet → full fee (\$2,314)	\$2,314.00
Example: 1 Bedroom M-FR of 650 square feet → (650 sq. ft. / 800 sq. ft.) X \$2,314	\$1,880.13
Example: 1 Bedroom M-FR of 500 square feet → (500 sq. ft. / 800 sq. ft.) X \$2,314	\$1,446.25
Multi-Family Residences (M-FR), per unit [2 Bedroom]. Any 2-bedroom M-FR structure 1,100 square feet or greater is subject to the full fee, 2-bedroom M-FR units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,118). Examples are provided below.	
Example: 2 Bedroom M-FR of 1,100+ square feet → full fee (\$3,118)	\$3,118.00
Example: 2 Bedroom M-FR of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$3,118	\$2,267.64
Example: 2 Bedroom M-FR of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$3,118	\$1,417.27
Multi-Family Residences (M-FR), per unit [3+ Bedroom]. Any 3-bedroom M-FR structure 1,500 square feet or greater is subject to the full fee, 3-bedroom M-FR units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,921). Examples are provided below.	
Example: 3 Bedroom M-FR of 1,500+ square feet → full fee (\$3,921)	\$3,921.00
Example: 3 Bedroom M-FR of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,921	\$3,136.80
Example: 3 Bedroom M-FR of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,921	\$2,352.60
Accessory Dwelling Units (ADUs). ADUs less than 750 SF are exempt from this fee. Fees for units larger than 750 SF are charged according to the SFD schedule and the size of the unit.	
Offices uses, each 1,000 square feet	\$2,711.00
Office Park, each 1,000 square feet	\$1,258.00
Industrial uses, each 1,000 square feet	\$1,920.00
Mini-warehouses, per unit	\$91.00
Motel w/Restaurant, per room	\$366.00
Motel w/o Restaurant, per room	\$391.00
Shopping Center, each 1,000 square feet	\$5,369.00
Hardware Center, each 1,000 square feet	\$1,341.00
Downtown Retail, per 1,000 square feet	\$990.00
Specialty Retail, per 1,000 square feet	\$1,303.00
Drive-thru Restaurant, per 1,000 square feet	\$22,318.00

Updated 2-18-20

High Turnover Restaurant, per 1,000 square feet	\$11,489.00
Quality Restaurant, per 1,000 square feet	\$6,481.00

PARK IN LIEU FEES (Applies to residential developments only)	
<i>Single-Family Detached 3+ Bedroom.</i> Any 3+ bedroom SFD 1,500 square feet or greater is subject to the full fee, 3+ bedroom SFD with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$6,500). Examples are provided below.	
Example: 3+ Bedroom SFD of 1,500+ square feet → full fee (\$6,500)	\$6,500.00
Example: 3+ Bedroom SFD of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$6,500	\$5,200.00
Example: 3+ Bedroom SFD of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$6,500	\$3,900.00
<i>Single-Family Detached 2 Bedroom.</i> Any 2-bedroom SFD 1,100 square feet or greater is subject to the full fee, 2-bedroom SFD with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$5,200). Examples are provided below.	
Example: 2 Bedroom SFD of 1,100+ square feet → full fee (\$5,200)	\$5,200.00
Example: 2 Bedroom SFD of 800 square feet → (800 sq. ft. / 1,100 sq. ft.) X \$5,200	\$3,781.82
Example: 2 Bedroom SFD of 500 square feet → (500 sq. ft. / 1,100 sq. ft.) X \$5,200	\$2,363.64
<i>Single-Family Detached 1 Bedroom.</i> Any 1-bedroom SFD 800 square feet or greater is subject to the full fee, 1-bedroom SFD with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 1 Bedroom SFD of 800+ square feet → full fee (\$3,900)	\$3,900.00
Example: 1 Bedroom SFD of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,900	\$2,925.00
Example: 1 Bedroom SFD of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,900	\$2,193.75
<i>3+ Bedroom Multi Family (M-F).</i> Any 3+ bedroom Multi-Family structure 1,500 square feet or greater is subject to the full fee, 3+ bedroom Multi-Family units with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$5,580). Examples are provided below.	
Example: 3+ Bedroom M-F of 1,500+ square feet → full fee (\$5,580)	\$5,580.00
Example: 3+ Bedroom M-F of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$5,580	\$4,464.00
Example: 3+ Bedroom M-F of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$5,580	\$3,348.00
<i>2 Bedroom Multi-Family (M-F).</i> Any 2-bedroom Multi-Family structure 1,100 square feet or greater is subject to the full fee, 2-bedroom Multi-Family units with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee – \$3,900). Examples are provided below.	
Example: 2 Bedroom M-F of 1,100+ square feet → full fee (\$3,900)	\$3,900.00
Example: 2 Bedroom M-F of 900 square feet → (900 sq. ft. / 1,100 sq. ft.) X \$3,900	\$3,190.91
Example: 2 Bedroom M-F of 700 square feet → (700 sq. ft. / 1,100 sq. ft.) X \$3,900	\$2,481.82
<i>1 Bedroom Multi-Family (M-F).</i> Any 1-bedroom Multi-Family structure 800 square feet or greater is subject to the full fee, 1-bedroom Multi-Family units with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then multiplied by the (full fee – \$3,250). Examples are provided below.	
Example: 1 Bedroom M-F of 800+ square feet → full fee (\$3,250)	\$3,250.00
Example: 1 Bedroom M-F of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$3,250	\$2,437.50
Example: 1 Bedroom M-F of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$3,250	\$1,828.13
<i>0 Bedroom Multi-Family (M-F).</i> Any 0-bedroom Multi-Family structure 600 square feet or greater is subject to the full fee, 0-bedroom Multi-Family units with square footage less than 600 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (600 square feet floor area), then multiplied by the (full fee – \$2,600). Examples are provided below.	
Example: 0 Bedroom M-F of 600+ square feet → full fee (\$2,600)	\$2,600.00
Example: 0 Bedroom M-F of 500 square feet → (500 sq. ft. / 600 sq. ft.) X \$2,600	\$2,166.67
Example: 0 Bedroom M-F of 400 square feet → (400 sq. ft. / 600 sq. ft.) X \$2,600	\$1,733.33
Mobile Home Pad	\$3,900.00
Motel or Motel Room	\$2,600.00

II WATER AND SEWER CONNECTION FEES AND CHARGES

WATER METER INSTALLATION (Installation of meter by Public Works)

Updated 2-18-20

5/8" x 3/4" Meter	\$65.00
1" Meter	\$155.00
1-1/2" Meter	\$430.00
2" Meter	\$615.00
Larger than 2" Meter	Cost +40%

WATER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

WATER CONNECTION CHARGES: RESIDENTIAL – SINGLE FAMILY, DUPLEXES, TRIPLEXES, MULTI-FAMILY

Meter Size		
3/4"	Any Single Family, Duplex, Triplex, or Multi-Family structure 1,500 square feet or greater is subject to the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$3,970). Examples are provided below.	
3/4"	Example: Structure of 1,500+ square feet → full fee (\$3,970)	\$3,970.00
3/4"	Example: Structure of 1,200 square feet → (1,200 sq. ft. / 1,500 sq. ft.) X \$3,970	\$3,176.00
3/4"	Example: Structure of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$3,970	\$2,382.00
3/4"	Each additional dwelling unit on same connection, same lot (<i>includes Accessory Dwelling Units</i>)	\$1,070.00
ADD:		
Additional charge for each connection outside City Limits		\$1,070.00

WATER CONNECTION CHARGES: COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL

Meter Size	Capital Connection Charge	Distribution System Charge	Total
5/8" x 3/4"	\$1,070.00	\$2,900.00	\$3,970.00
1"	\$1,790.00	\$2,900.00	\$4,690.00
1 1/2"	\$3,565.00	\$2,900.00	\$6,465.00
2"	\$5,705.00	\$2,900.00	\$8,605.00
3"	\$12,490.00	\$2,900.00	\$15,390.00
4"	\$17,840.00	\$2,900.00	\$20,740.00
ADD:			
For each additional dwelling unit (on same meter)			\$1,070.00
For each transient occupancy of lodging unit (including motel and motel rooms)			\$268.00
Additional charge for each connection outside City Limits			\$1,070.00

FIRE SRINKLER SYSTEM CONNECTION CHARGE
(Fee for connecting residential fire sprinklers to City's water system)

Any Single Family, Duplex, Triplex, or Multi-Family dwelling 1,500 square feet or greater is subject to the full fee, structures with square footage less than 1,500 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,500 square feet floor area), then multiplied by the (full fee – \$1,070). Examples are provided below.	
Example: Dwelling of 1,500+ square feet → full fee (\$1,070)	\$1070.00
Example: Dwelling of 1,200 square feet → (1200 sq. ft. / 1,500 sq. ft.) X \$1,070	\$856.00
Example: Dwelling of 900 square feet → (900 sq. ft. / 1,500 sq. ft.) X \$1,070	\$642.00

SEWER CONNECTION CHARGES: (inside City Limits)

Water Meter Size	Capital Connection Charge	Treatment Capital Charge	Collection System Charge	Total
5/8" x 3/4"	\$660.00	\$2,700.00	\$3,000.00	\$6,360.00
1"	\$1,102.00	\$2,700.00	\$3,000.00	\$6,802.00
1-1/2"	\$2,198.00	\$2,700.00	\$3,000.00	\$7,898.00
2"	\$3,518.00	\$2,700.00	\$3,000.00	\$9,218.00
3"	\$7,702.00	\$2,700.00	\$3,000.00	\$13,402.00
4"	\$11,002.00	\$2,700.00	\$3,000.00	\$16,702.00
ADD:				
Single-Family and Multi-Family 1-bedroom dwellings of 800 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 800 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (800 square feet floor area), then				

multiplied by the (full fee - \$4,755). Examples are provided below.	
Example: Dwelling of 800+ square feet → full fee (\$4,755)	\$4,755.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$4,755	\$3566.25
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$4,755	\$2,674.69
Single-Family and Multi-Family 1-bedroom dwellings of 1,100 square foot of floor area or greater are subject to the full fee, dwellings with square footage less than 1,100 square feet are subject to a percentage of the full fee. This is calculated by taking the (project square feet floor area) divided by (1,100 square feet floor area), then multiplied by the (full fee - \$5,700). Examples are provided below.	
Example: Dwelling of 800+ square feet → full fee (\$5,700)	\$5,700.00
Example: Dwelling of 600 square feet → (600 sq. ft. / 800 sq. ft.) X \$5,700	\$4,275.00
Example: Dwelling of 450 square feet → (450 sq. ft. / 800 sq. ft.) X \$5,700	\$3,206.25
For each transient lodging unit	\$1,425.00
Additional charge for each connection outside of City Limits	\$660.00

SEWER LATERAL INSTALLATION (Installed by licensed contractor at developer's expense)

ANNEXATION FEES	
Prior Water improvements by City, per acre	\$5,688.00
Prior Sewer improvements by City, per acre	\$6,184.00
Prior Fire Service improvements by City, per acre	\$1,800.00
Prior Police Service improvements by City, per acre	\$1,400.00
Total per-acre annexation fee for Prior Capital Improvements	\$15,072.00