

ORDINANCE 2025-18

AN ORDINANCE OF NORTH OGDEN CITY ADOPTING AN IMPACT FEE FACILITIES PLAN, IMPACT FEE ANALYSIS, AND IMPLEMENTING A CULINARY WATER IMPACT FEE:

WHEREAS: North Ogden City has identified a need to plan for the future construction of Culinary Water facilities in the boundaries of the City; and

WHEREAS: The Impact Fee Act allows for the imposition of impact fees to offset the burden caused by new development; and

WHEREAS: The City has hired outside consultants to create the Impact Fee Facilities Plan and Impact Fee Analysis; and

WHEREAS: The North Ogden City Council has reviewed and considered the recommendations of the Consultants and decided to adopt the Impact Fee Facilities Plan, Impact Fee Analysis and enact a Culinary Water Impact Fee.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Culinary Water Impact Fee Facilities Plan and Culinary Water Impact Fee Analysis be adopted. Further, the Culinary Water Impact Fee be adopted, and the Consolidated Fee Schedule be updated to include the Culinary Water Impact Fee.

SECTION 1:

Required Provisions of the Impact Fee Act

1. For purposes of the Culinary Water Impact Fee, the City of North Ogden hereby adopts a single, city-wide service area.
2. The schedule for the Culinary Water Impact Fee is based upon a residential meter up to 1" as follows:

Year	Payment	ERCs	Payment per ERC	NPV*	Maximum Single-Family Fee	Max Multi-Family Fee
2025	\$411,069	7,978	\$51.53	\$367.41	\$6,273.70	\$5,583.60
2026	\$411,069	8,138	\$50.51	\$334.25	\$6,306.86	\$5,613.10
2027	\$411,069	8,301	\$49.52	\$300.45	\$6,340.66	\$5,643.19
2028	\$411,069	8,467	\$48.55	\$265.96	\$6,375.16	\$5,673.89
2029	\$411,069	8,636	\$47.60	\$230.71	\$6,410.41	\$5,705.26
2030	\$411,069	8,809	\$46.66	\$194.64	\$6,446.47	\$5,737.36
2031	\$411,069	8,985	\$45.75	\$157.71	\$6,483.40	\$5,770.23
2032	\$411,069	9,165	\$44.85	\$119.84	\$6,521.27	\$5,803.93
2033	\$411,069	9,348	\$43.97	\$80.98	\$6,560.13	\$5,838.52
2034	\$411,069	9,535	\$43.11	\$41.06	\$6,600.05	\$5,874.05

2035	\$411,069	9,725	\$42.27	\$79.40	\$6,561.71	\$5,839.93
------	-----------	-------	---------	---------	------------	------------

*NPV = net present value discounted at 5 percent

3. Commercial Meters are based on the following multipliers for meter size:

Meter Size (inches)	Maximum Flow Rate (gpm)	AWWA Ratio	Table Used (AWWA M6, 2018 Addendum, Table 5-3)	2025	2026	2027	2028	2029
0.75	25.00	1.0	Multijet Meter Table (AWWA C708)	\$6,274	\$6,307	\$6,341	\$6,375	\$6,410
1	35.00	1.4	Multijet Meter Table (AWWA C708)	\$8,783	\$8,830	\$8,877	\$8,925	\$8,975
1.5	70.00	2.8	Multijet Meter Table (AWWA C708)	\$17,566	\$17,659	\$17,754	\$17,850	\$17,949
2	100.00	4.0	Multijet Meter Table (AWWA C708)	\$25,095	\$25,227	\$25,363	\$25,501	\$25,642
3	200.00	8.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)	\$50,190	\$50,455	\$50,725	\$51,001	\$51,283
4	400.00	16.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)	\$100,379	\$100,910	\$101,451	\$102,002	\$102,567
6	800.00	32.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)	\$200,759	\$201,819	\$202,901	\$204,005	\$205,133
8	1000.00	40.0	Electromagnetic and Ultrasonic Meter Type 1 Table (AWWA C715)	\$250,948	\$252,274	\$253,626	\$255,006	\$256,416

4. The Building Department and Finance Department can adjust the impact fee based upon:
 - a. unusual circumstances or for an individualized review of the anticipated impact,
 - b. to ensure that the impact fee is imposed fairly, or
 - c. to respond to studies and data submitted by the developer, or
 - d. the actual daily water need, not just the fire riser requirements.
5. All developers, including schools, may receive a credit against impact fees, in whole or part, when the developer:
 - a. dedicates land for a system improvement, or
 - b. builds and dedicates some or all of a system improvement, or

- c. dedicates a public facility that the City and developer agree will reduce the need for a system improvement.
- 6. The City may provide for an impact fee exemption for:
 - a. low-income housing, or
 - b. state facilities, or
 - c. school facilities, or
 - d. other development activity with broad public purpose.

SECTION 2: The Consolidated Fee Schedule in effect at the time this ordinance takes effect will be updated to include the Culinary Water Impact Fee, in the amount identified in Section 1 above.

SECTION 3: This ordinance shall take effect 90 days from its adoption.

PASSED and ADOPTED this 8th day of July 2025.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u> X </u>	<u> </u>
Council Member Cevering:	<u> X </u>	<u> </u>
Council Member Dalpiaz:	<u> X </u>	<u> </u>
Council Member Pulver:	<u> X </u>	<u> </u>
Council Member Watson:	<u> X </u>	<u> </u>

(In event of a tie vote of the Council):

Mayor Berube	<u> </u>	<u> </u>
---------------------	---------------	---------------

ATTEST: 
Rian Santoro
City Recorder

