

ORDINANCE NO. 26-22

AN ORDINANCE AMENDING SECTION 3.14.110 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO POWER IMPACT FEES.

PREAMBLE

Murray City (the "City") commissioned Bowen Collins & Associates to prepare an Impact Fee Facilities Plan ("IFFP") and Impact Fee Analysis ("IFA") for the purpose of updating the current power impact fees. The City recognizes the need to plan for increased demands on its power system as a result of growth. The IFFP and IFA will allow the City to charge applicable impact fees to help pay for capital projects necessary to support future growth and to recoup the City's costs for existing capacity that will serve new development. The updated impact fee structure satisfies the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101 et. Seq., and represents the maximum impact fees the City may assess.

Since the last time the impact fees were adjusted, power costs and various market factors have caused costs to rise. To account for rising costs and changes in the market, the City has undertaken this impact fee update.

The City assesses power impact fees to recover the City's costs of building capacity for new residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

A duly noticed public hearing was held to consider amendments to the power impact fee. The Murray City Municipal Council, having heard public comment, wants to adopt amendments to the power impact fees.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Section 3.14.110 of the Murray City Municipal Code relating to power impact fees.

Section 2. Amendment to Section 3.14.110 of the Murray City Municipal Code. Section 3.14.110 of the Murray City Municipal Code shall be amended to read as follows:

3.14.110: SCHEDULE OF IMPACT FEES:

...

D. Power Impact Fee:

1. For the purposes of this subsection, new development shall include remodeling, building enlargement, or any other construction or improvement which will place an increased burden on the City's power system.

2. Power impact fees are computed as capacity-based fees derived from unit costs of system capacity per kilowatt (kW) of coincident peak power demand, as calculated in the Impact Fee Analysis, without assuming the location or type of development to be served. Using this approach, power impact fees are calculated in terms of cost per unit of capacity, rather than cost per unit of development, which fees shall be imposed on all developments made on or after the effective date hereof, as follows:

Residential Single Phase 240 / 120 Volt							
Current (Amp)	Average CPPD Estimate (kW)	2026 Impact Fee	2027 Impact Fee	2028 Impact Fee	2029 Impact Fee	2030 Impact Fee	2031 Impact Fee
200	3.07	\$3,361	\$3,384	\$3,408	\$3,431	\$3,454	\$3,477

Commercial Single Phase 240 / 120 Volt							
Current (Amp)	Average CPPD Estimate (kW)	2026 Impact Fee	2027 Impact Fee	2028 Impact Fee	2029 Impact Fee	2030 Impact Fee	2031 Impact Fee
50	0.77	\$840	\$846	\$852	\$858	\$864	\$869
100	1.54	\$1,681	\$1,692	\$1,704	\$1,716	\$1,727	\$1,738
200	3.07	\$3,361	\$3,384	\$3,408	\$3,431	\$3,454	\$3,477
320	4.91	\$5,378	\$5,414	\$5,453	\$5,490	\$5,527	\$5,563

**Commercial Three Phase
120 / 208 Volt & 120 / 240 Volt**

Current (Amp)	Average CPPD Estimate (kW)	2026 Impact Fee	2027 Impact Fee	2028 Impact Fee	2029 Impact Fee	2030 Impact Fee	2031 Impact Fee
50	1.15	\$1,261	\$1,269	\$1,278	\$1,287	\$1,295	\$1,304
100	2.30	\$2,521	\$2,538	\$2,556	\$2,574	\$2,591	\$2,607
200	4.61	\$5,042	\$5,076	\$5,112	\$5,147	\$5,182	\$5,215
800	18.42	\$20,168	\$20,304	\$20,448	\$20,589	\$20,727	\$20,859
1,000	23.03	\$25,210	\$25,380	\$25,560	\$25,736	\$25,908	\$26,074
1,200	27.63	\$30,252	\$30,455	\$30,672	\$30,883	\$31,090	\$31,289
1,400	32.24	\$35,294	\$35,531	\$35,784	\$36,030	\$36,272	\$36,504
1,600	36.84	\$40,336	\$40,607	\$40,896	\$41,177	\$41,454	\$41,719
1,800	41.45	\$45,378	\$45,683	\$46,009	\$46,324	\$46,635	\$46,934
2,000	46.05	\$50,420	\$50,759	\$51,121	\$51,471	\$51,817	\$52,149
2,200	50.66	\$55,462	\$55,835	\$56,233	\$56,619	\$56,999	\$57,364
2,400	55.26	\$60,504	\$60,911	\$61,345	\$61,766	\$62,180	\$62,578
2,600	59.87	\$65,546	\$65,987	\$66,457	\$66,913	\$67,362	\$67,793
2,800	64.47	\$70,588	\$71,063	\$71,569	\$72,060	\$72,544	\$73,008
3,000	69.08	\$75,630	\$76,139	\$76,681	\$77,207	\$77,725	\$78,223

Commercial Three Phase 277 / 480 Volt							
Current (Amp)	Average CPPD Estimate (kW)	2026 Impact Fee	2027 Impact Fee	2028 Impact Fee	2029 Impact Fee	2030 Impact Fee	2031 Impact Fee
200	10.63	\$11,639	\$11,717	\$11,800	\$11,881	\$11,961	\$12,038
400	21.26	\$23,277	\$23,434	\$23,601	\$23,763	\$23,922	\$24,075
600	31.89	\$34,916	\$35,151	\$35,401	\$35,644	\$35,883	\$36,113
800	42.52	\$46,555	\$46,868	\$47,201	\$47,525	\$47,844	\$48,151
1,000	53.15	\$58,193	\$58,584	\$59,002	\$59,407	\$59,805	\$60,188
1,200	63.78	\$69,832	\$70,301	\$70,802	\$71,288	\$71,766	\$72,226
1,400	74.41	\$81,471	\$82,018	\$82,602	\$83,169	\$83,727	\$84,264
1,600	85.04	\$93,109	\$93,735	\$94,403	\$95,051	\$95,689	\$96,301
1,800	95.67	\$104,748	\$105,452	\$106,203	\$106,932	\$107,650	\$108,339
2,000	106.30	\$116,387	\$117,169	\$118,003	\$118,813	\$119,611	\$120,377
2,200	116.93	\$128,026	\$128,886	\$129,804	\$130,695	\$131,572	\$132,414
2,400	127.56	\$139,664	\$140,603	\$141,604	\$142,576	\$143,533	\$144,452
2,600	138.19	\$151,303	\$152,319	\$153,404	\$154,457	\$155,494	\$156,490
2,800	148.82	\$162,942	\$164,036	\$165,205	\$166,338	\$167,455	\$168,527
3,000	159.45	\$174,580	\$175,753	\$177,005	\$178,220	\$179,416	\$180,565

- a. The Power Department Director may adjust the impact fees imposed pursuant to this chapter as necessary to:
- i. Respond to unusual circumstances in specific cases;
 - ii. Ensure that the impact fees are imposed fairly, such as when a development's anticipated load profile materially differs from average City demand patterns; or
 - iii. Ensure that the fee represents the proportionate share of the costs of providing such facilities which are reasonably related to and necessary to provide the services in question to anticipated future growth and development activities.
- b. Impact fees adjusted under this chapter shall be based upon studies and data submitted by the developer. Adjusted impact fees shall be calculated based on the estimated coincident peak power demand of the new development, according to the following formula:

$$\text{Peak Power Demand (kW)} \times \text{City Average Coincident Factor} \times \text{Impact Fee per kW} = \text{Impact Fee}$$

Where:

"Peak Power Demand" means the estimated maximum (non-coincident) power demand of the new development.

"City Average Coincident Factor" is 0.655 as established in the Impact Fee Analysis.

"Impact Fee per kW" is established for each calendar year in the Impact Fee Analysis.

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Section 3. Effective date. This Ordinance shall take effect ninety (90) days after approval from the Murray City Municipal Council.

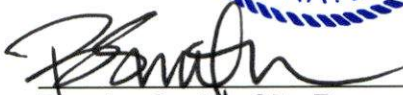
PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 4th day of August 2026.



MURRAY CITY MUNICIPAL COUNCIL


Adam Hock, Chair

ATTEST:


Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 11th day of August, 2026.

MAYOR'S ACTION: Approved

DATED this 11th day of August, 2026

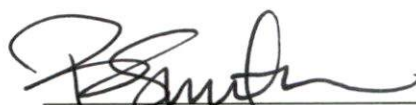

Brett A. Hales, Mayor

ATTEST:


Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the 11th day of August, 2026.


Brooke Smith, City Recorder