

RESOLUTION NO. 2010-08-31R

A RESOLUTION OF THE CITY OF AMERICAN FORK FOR THE PURPOSE OF AMENDING SECTION 1 OF THE RESOLUTION 2008-08-028R and 2009-02-06R AS IT RELATES TO THE REVISED PRESSURIZED IRRIGATION RATES.

WHEREAS, the City Council of American Fork has determined that it is necessary to revise the pressurized irrigation rates that were adopted on August 28, 2008, and still meet the following objectives:

1. Encourage water conservation.
2. Depart as little as possible from the originally published rates.
3. Reduce rate burden on high volume users (mostly businesses) because of the accelerated rate structure as usage volume increases.
4. Cover the culinary system operating and maintenance costs.
5. Have culinary water rates that are competitive with neighboring cities to encourage, not discourage, business development in our city.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, UTAH COUNTY, STATE OF UTAH, HEREBY AMENDS SECTION 1 OF RESOLUTION NO 2008-08-28R ESTABLISHING THE CULINARY WATER RATE SCHEDULE AS FOLLOWS:

Section 1.1 Residential Rates

Residential rates are based on two components, a base fee assessed to all connections and a lot size fee that is applied to all lots over 9,000 square feet. The base fee for residential lots is \$14.00 per month. For lots over 9,000 square feet, the monthly lot-size fee is \$0.00175 times the number of square feet in excess of 9,000. The following table shows some examples of typical residential rates:

Lot Size (sf)	Base Fee	Lot-Size Fee (in excess of 9,000 sf) (\$/sf)	\$/month	Monthly User costs
<9,000	\$14.00	\$0.00175	\$ -	\$ 14.00
10,000	\$14.00	\$0.00175	\$ 1.75	\$ 15.75
20,000	\$14.00	\$0.00175	\$19.25	\$ 33.25
30,000	\$14.00	\$0.00175	\$36.75	\$ 50.75
40,000	\$14.00	\$0.00175	\$54.25	\$ 68.25
60,000	\$14.00	\$0.00175	\$89.25	\$103.25

Section 1.2 Commercial Rates

Commercial rates are based on two components, a base fee assessed to all connections and a lot-size fee that is applied to all lots. The base fee for commercial lots is \$14.00 per month. The lot size fee is as follows:

Existing sites already signed up for P.I. or for those sites in existence at the time of the ordinance for which detailed land coverage data is not available:

For commercial-15% of acreage (billed at 0.00175 per square foot)

For churches- 30% of acreage (billed at 0.00175 per square foot)

For schools- 50% of acreage (billed at 0.00175 per square foot)

If the water user or the City demonstrate that the percentage of landscaped acreage varies by more than 5% of the above values then the actual irrigated acreage would be charged at the per square foot rate.

For new sites detailed land use coverage is available:

Commercial, churches, schools: billed per area of pervious coverage at \$0.00175 per square foot with a \$14.00 base fee.

City shall migrate existing sites to billing per actual pervious coverage as detailed information is available.

Section 1.4.4

Record Map Alternative

If a given property is found to possess unique characteristics so as to make application of the rate structures found in section 1.1 or 1.2 impractical due to the following considerations:

- Portions of property cannot be irrigated due to slope, vegetation, or wetland limitations
- Portions of property are watered by an alternative watering method (i.e. wells, etc.)
- Property is found by field verification to contain more than 55% impervious surfacing.
- Portions of property are unable to be watered due to other considerations not stated herein but deemed valid and in accordance with the above provisions by the City Engineer

A record map of the parcel may be created and kept in the office of the City Utility Billing Supervisor to indicate portions of property for which charges set forth in section 1.1 or 1.2 would not apply. These areas shall be designated thereon as areas of utility fee exception. This map shall be kept and modified as deemed necessary by the City until expiration or other rate modification. In all cases the creation of record maps must acknowledge and emulate the percentage of impervious surface used in the City's base rate (9,000 square foot lot with 2,700 square feet of impervious surfacing – 30% impervious) pressurized irrigation rate determination methodology.

Record Map shall be approved in by authorization signature of the City Engineer, City Pressurized Irrigation Superintendent, and City Utility Billing Supervisor before being deemed approved and effective. Map shall expire in February 1 of each calendar year and shall be required to be renewed by inspection of the City prior to March 31 of the same calendar year or property acreage to which rates are established in section 1.1 or 1.2 shall revert to the full property as recorded in the office of the Utah County Recorder.

Inspection of site shall validate that no means of watering the exception areas from the City pressurized irrigation system exists on the given site.

An initial fee of \$200.00 shall be paid by the applicant for the creation of the record map and initial inspection. An annual \$40.00 fee shall apply thereafter for validation of the map each year. Base rate of \$14.00 shall apply as a minimum for the first 9,000 square feet (comparable to primary residential rate) with actual square footage being billed at \$0.00175 per square foot.

Section 1.5 Alternate Rate Structure

1.5.1 Large Residential Property Lot Owners

To qualify for an alternate rate other than as set forth in Section 1.1, the property must be residential and greater than one (1) acre in size. Water-users who qualify under this exception shall be charged the following rate for pressurized irrigation:

Pressurized Irrigation Water Rate Schedule Per Month

<u>Gallons of Usage</u>	<u>Rate</u>
8,000	\$14.00 (Base)
8,000 to 16,000	\$1.25 (per 1,000 gallons)
16,000 and over	\$3.31 (per 1,000 gallons)

In addition, the water-user shall pay the entire cost for purchase and installation of a meter.

Section 1.6 Dual Connections

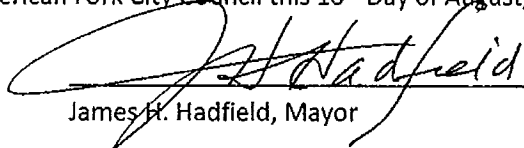
Where after a detailed analysis of a given site, the City Council of American Fork finds that sufficient justification exists to allow both a culinary and pressurized irrigation connection to the landscape system for a given site the City Engineer may be authorized to review and approve construction of a backflow and disconnection system sufficient to prohibit any cross contamination between water sources. City Council may only make such a finding based upon documented land use characteristics which required water usage outside the normal pressurized irrigation watering season. Applicant shall pay appropriate site plan review fees for application review and follow standard City review process for City Council consideration. An annual \$150.00 site inspection fee, and shall submit annual testing verification for all systems required for this connection. A \$75.00 re-inspection fee shall apply when site is able to pass inspection at time of requested and scheduled inspection. City personnel shall supervise the disconnection from one system and connection to the other and shall hold at all times the key to the lock prohibiting unauthorized switching of systems. In all cases, construction of such systems shall be in strict adherence to City approved details for such systems as determined by appropriate City Engineer. Applicant shall pay all associated costs for both culinary and secondary water continuously and annually regardless of which system water connection is associated at any given time.

Summary of Dual Connection conditions of approval:

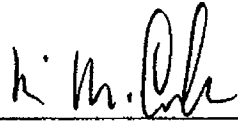
- City Council must make finding of unusual water needs
- Site is a minimum of 2-acres
- Site is supplied by a minimum of a 2-inch pressurized irrigation lateral
- Culinary water is available for use in sprinkler system only outside the pressurized irrigation water window (P.I. water window: April 15 ~ October 15)
- City personnel to maintain all keys for switching
- Annual inspection fees apply
- City Engineer shall review and approve all construction details

The amended pressurized irrigation rates shall take effect on September 1, 2010. Other sections of Resolution 2009-02-06R remain in full force and effect.

PASSED AND ADOPTED by the American Fork City Council this 10th Day of August, 2010.


James H. Hadfield, Mayor

ATTEST:


Richard M. Colborn, City Recorder

