

**RICHMOND CITY CORPORATION
ORDINANCE 2026-09**

WHEREAS the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS the City Council of Richmond is directly responsible for the judicious and responsible management of the financial aspects of the City; and

WHEREAS Utah Code Annotated Title 11, Chapter 36a establishes the process and procedure wherein cities may impose Impact Fees; and

WHEREAS the City of Richmond has complied with all requirements found within said provisions cited above; and

WHEREAS on-going capital improvements of a major nature to the Richmond City culinary water and sewer systems are resulting in the incurrence of major expenses; and

WHEREAS Richmond City contracted with competent and licensed engineers and financial experts to evaluate the respective cost, impacts, and reasonable mitigation relative to said capital improvements;

NOW THEREFORE the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes, and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL
CODE TITLE 6-000 “FINANCES AND TAXATION”, PARTS 6-410
“IMPACT FEES” AND 6-420 “CULINARY WATER IMPACT FEES”.**

- A. All fees listed in their respective schedule will go into effect on June 17, 2026 after passage of this ordinance.
- B. The Richmond City Council may adjust the impact fee in the event of:
 - 1. Response to unusual circumstances in specific cases; or
 - 2. Respond to a request for a prompt and individualized impact fee review for the development activity of the State or a school district or charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; or
 - 3. Ensure that the impact fees are imposed fairly; and
 - 4. In the event of a particular development that:
 - (a) permits adjustment of the amount of the fee based upon studies and data submitted by the developer; and

- (b) allows a developer, including a school district or charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement; builds and dedicates some or all of a system improvement; or dedicates a public facility that the Richmond City Council and the developer agree will reduce the need for a system improvement; and
- (c) grants a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer, if the facilities are system improvements, or are dedicated to the public; and offset the need for an identified system improvement.

C. The text of Chapter 6-400 shall now read as follows:

1. Sections/Parts shall be amended such that the highlighted areas below shall be added and the ~~strikeout~~ areas shall be deleted.

CHAPTER 6-400 IMPACT FEES AND HOOK-UP FEES FOR CULINARY WATER AND THE SEWER SYSTEM.

PART 6-410 IMPACT FEES

~~A. Based upon engineered data contained in the Final Water and Wastewater Impact Fees Analyses prepared by Emily S. Sim, Public Sector Economics and accepted by the Richmond City Council on December 10, 2019 for wastewater and on January 21, 2020 for culinary water the following base impact fee schedules are hereby established.~~

A. Based upon engineered data contained in the Water Impact Fees Analyses prepared by Zions Public Finance, Inc. in May 2026, the following base impact fee schedules for culinary water are hereby established.

B. Based upon engineered data contained in the Wastewater Impact Fee Analyses prepared by Emily S. Sim, Public Sector Economics, and accepted by the Richmond City Council on December 10, 2019 for wastewater the following base impact fee schedules are hereby established.

PART 6-420 CULINARY WATER IMPACT FEES

- A. Engineering, including the use of a computerized culinary water model, has ascertained that there is but a single culinary water service district within the bounds of Richmond City.

June 17 – December 31, 2026

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,028
1.0	\$13,408
1.5	\$26,735
2.0	\$42,793
3.0	\$85,667
4.0	\$200,720
6.0	\$428,177
8.0	\$749,329

Calendar Year 2027

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,058
1.0	\$13,457
1.5	\$26,835
2.0	\$42,952
3.0	\$85,985
4.0	\$201,464
6.0	\$429,765
8.0	\$752,108

Calendar Year 2028

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,091
1.0	\$13,512
1.5	\$26,943
2.0	\$43,126
3.0	\$86,333
4.0	\$202,280
6.0	\$431,505
8.0	\$755,154

Calendar Year 2029

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,126
1.0	\$13,571
1.5	\$27,061
2.0	\$43,315
3.0	\$86,711
4.0	\$203,167
6.0	\$433,397
8.0	\$758,465

Calendar Year 2030

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,165
1.0	\$13,635
1.5	\$27,189
2.0	\$43,519
3.0	\$87,120
4.0	\$204,125
6.0	\$435,441
8.0	\$762,042

Calendar Year 2031

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,206
1.0	\$13,705
1.5	\$27,328
2.0	\$43,742
3.0	\$87,566
4.0	\$205,168
6.0	\$437,666
8.0	\$765,936

Calendar Year 2032

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,251
1.0	\$13,779
1.5	\$27,477
2.0	\$43,979
3.0	\$88,041
4.0	\$206,283
6.0	\$440,044
8.0	\$770,098

Calendar Year 2033

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,299
1.0	\$13,859
1.5	\$27,636
2.0	\$44,235
3.0	\$88,554
4.0	\$207,483
6.0	\$442,604
8.0	\$774,578

Calendar Year 2034

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,351
1.0	\$13,946
1.5	\$27,809
2.0	\$44,512
3.0	\$89,108
4.0	\$208,781
6.0	\$445,373
8.0	\$779,424

Calendar Year 2035

Meter Size

<u>In Inches</u>	<u>Cost Per Unit</u>
3/4	\$8,406
1.0	\$14,039
1.5	\$27,994
2.0	\$44,807
3.0	\$89,699
4.0	\$210,166
6.0	\$448,327
8.0	\$784,593

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 16th day of June, 2026.

RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder