

Public Works Department
Development Fees

(Effective 7/17/12, per Resolution No. 12-58, Development Impact Fees were continued with no change.)

WATER CAPITAL IMPROVEMENT:

(Effective 5/1/09 per Ord. No. 758 adopted 2/3/09 - AMC § 13.16.005)

Single Family	\$ 2,185.00 per unit
Duplex	\$ 1,403.00 per unit
Multiple Family	\$ 1,820.00 per unit for the first unit + \$ 605.00 per unit for each unit thereafter
Hotels and Motels	\$ 1,520.00 per unit for the first transient unit + \$ 305.00 per each transient unit thereafter
Mobile Home Parks	\$ 1,820.00 per unit or pad for the first unit or pad + \$ 605.00 for each unit or pad thereafter

Non-residential construction

Non-residential connections shall pay a capital improvement fee based upon meter size as follows:

5/8 inch meter	\$ 2,185.00
1 inch meter	\$ 3,685.00
1-1/2 inch meter	\$ 6,780.00
2 inch meter	\$11,140.00
3 inch meter	\$23,515.00
4 inch meter	\$40,855.00
6 inch meter	\$90,450.00

In those commercial or industrial connections where the water meter size has been increased solely to provide adequate water flows to a fire sprinkler system then the capital improvement fee shall be established by the Public Works Director based on equivalent dwelling units. No such fee shall be less than \$2,185.00

The Director of Public Works may recommend to the City Council that the City accepts facilities determined to be beneficial to the City as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

NOTE: Ordinance No. 758 deleted the water main line cost fees as a separate item and these fees are now incorporated in the Capital Improvement fee.

Public Works Department

Development Fees

WATER METER NEW SERVICE FEE

(Effective 11/1/2006 per Reso. 06-79 adopted 9/5/2006 - AMC 13.28.060(A))

FEE FOR COMPLETE SERVICE

(Includes installation of lateral, meter, meter box, and water turn on)

<u>Meter Size</u>	<u>Service Line</u>	<u>Fee</u>
5/8 x 3/4"	1"	\$2,467.00
1"	1"	\$2,654.00
1-1/2"	1-1/2"	\$2,921.00
2"	2"	\$3,417.00
over 2"	over 2"	Cost

All meters shall be supplied and installed by the City at the rate herein. Developers shall deposit with the City a fee, in accordance with this section, to cover the cost of water meters.

INSTALLATION FEE FOR METER AND METER BOX

(Effective 11/1/2006 per Reso. 06-79 adopted 9/5/2006 - AMC 13.28.060(A))

<u>Meter Size</u>	<u>Furnish & Install Meter, Meter Box & Turn-on Fee</u>	<u>Furnish & Install Meter only & Turn-on Fee</u>
5/8" or 3/4"	\$130.00	\$110.00
1"	\$215.00	\$190.00
1 1/2"	\$480.00	\$455.00
2"	\$660.00	\$596.00
over 2"	Cost	Cost

All meters shall be supplied and installed by the City at the rate herein. Developers shall deposit with the City a fee, in accordance with this section, to cover the cost of water meters.

Public Works Department
Development Fees

SEWER INCLUSION FEE (SEWER CAPITAL IMPROVEMENT):

(Effective 5/1/09 per Ord. No. 758 adopted 2/03/09 – AMC § 13.80.205)

Sewer Inclusion Fee: (Riverside East Assessment District Area)

Single Family	\$ 2,315.00 per unit
Duplex	\$ 1,980.00 per unit
Multiple Family	\$ 1,980.00 per unit
Mobile Home Park	\$ 1,980.00 per unit or pad
Non-residential	\$ 2,140.00 X the H.E.*

Sewer Inclusion Fee: (Northwest and Central Areas)

[Described as all areas within the City outside the Riverside East Assessment area and the Southern area]

Single Family	\$ 3,590.00 per unit
Duplex	\$ 2,618.00 per unit
Multiple Family	\$ 3,255.00 per unit for the 1 st unit and \$1,980.00 per unit thereafter
Mobile Home Park	\$ 3,255.00 per unit or pad for the 1 st unit and \$1,980.00 per unit or pad thereafter
Non-residential	\$ 3,415.00 X the 1 st H.E. * and \$2,140.00 X each H.E.* thereafter

Sewer Inclusion Fee: (Southern Area)

(See map attached as Figure 1 to Ord. No. 726 adopted 4/20/04 – AMC § 13.80.205)

Single Family	\$ 4,565.00 per unit
Duplex	\$ 3,453.00 per unit
Multiple Family	\$ 4,090.00 per unit for the 1 st unit and \$2,815.00 per unit thereafter
Mobile Home Park	\$ 4,090.00 per unit for the 1 st unit or pad and \$2,815.00 per unit for each unit or pad thereafter
Non-residential	\$ 4,565.00 X the 1 st H.E.* and \$3,290.00 X each H.E.* thereafter

- * **H.E.** equals Household Equivalent. **H**ousehold **E**quivalent - The household equivalent is determined on the basis of flow, suspended solids and biochemical oxygen demand as determined by the Public Works Department.

The Director of Public Works may recommend to the City Council that the City accepts facilities determined to be beneficial to the City as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

Provided, however, that fees due for non-residential construction may, at the option of the City Council, be deferred for a period of not to exceed three years and that during such deferral period the fees may be adjusted up or down according to the actual household equivalent found by the Department of Public Works to exist as a result of actual flow through a flow meter and periodic sampling conducted by the Department of Public Works. The actual cost of sampling and a flow meter device shall be borne by the owner.

Sewer inclusion fees shall be due at the time of issuance of a building permit or, if no such permit is to be issued, then due and payable at the time of making a sewer connection. If a building permit is issued, sewer inclusion fees are payable prior to city issuance of a certificate of occupancy.

NOTE: Ordinance No. 758 deleted the sewer line fee as a separate item and this fee is now incorporated in the Sewer Inclusion fee.

STORM DRAIN FEE

(Effective 5/1/09 per Ord. 758 adopted 2/3/09 – AMC § 15.36.020)

Single Family and Duplex -----	\$153.00 per unit base, plus \$0.31 per square foot of floor area including garage or carport.
Multi-Family Residential -----	\$0.31 per square foot of impervious surface construction.
Mobile Home Parks -----	\$209.00 per mobile home, unit or pad.
Non-residential Construction -----	\$0.31 per square foot of impervious surface construction.

The fees shall be collected by the city and paid by the developer not later than issuance of the certificate of occupancy, and shall be place in a designated special drainage capital improvement fund.

The Director of Public Works may recommend to the City Council that the City accept facilities determined to be beneficial to the City as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

Single Family	\$3,667.74 per dwelling unit
Duplex	\$3,667.74 per dwelling unit
Multi-Family	\$2,567.53 per dwelling unit
Commercial	Calculate using Method A or B below
Office	Calculate using Method A or B below
Government	Calculate using Method A or B below
Education	Calculate using Method A or B below
Religious	Calculate using Method A or B below
Industrial	No fee

Public Works Department
Development Fees

TRAFFIC IMPACT FEE - Continued

Note: Effective 2/1/2007, the area within the city limits of the City of Anderson determined to be within Zone 1 of the Shasta County Southern Region Traffic Impact Fee area is hereby removed from the area of the city-wide traffic impact fee as described in Resolution No. 05-24 adopted April 5, 2005. (Per Reso No. 06-109, adopted 11/21/2006)

(Effective 5/1/2009, per Ord. No. 758 adopted 2/3/2009, Section 15.40.110)

Except as otherwise provided by chapter 15.40 of the Anderson Municipal code, fees imposed pursuant to said chapter shall be due upon the issuance of any building permit for any development, project or building and payable not later than issuance of the certificate of occupancy.

TRAFFIC IMPACT FEE CALCULATION METHODS

Method A: \$366.77 per p.m. peak hour trip charge times the Institute of Traffic Engineers Trip Generation Factors By Land Use times a by-pass trip reduction factor of .5 for commercial uses, .7 for office uses, and 1.0 for other uses, or

Method B: Fee-payer paid report by a registered traffic engineer of p.m. peak hour trip generation times \$366.77 per p.m. peak hour trip, provided that neither Method A nor Method B shall produce a fee exceeding \$8.25 per square foot of new building.

(Both methods A and B are explained in more detail in the complete Traffic Impact Fee Program Report on file in Anderson City Hall, Office of the City Clerk, for public review).

TRAFFIC IMPACT FEE FOR I-5 AND DESCHUTES ROAD INTERCHANGE

(Effective 8/01/07 per Ord. No. 737 adopted 12/20/05 – AMC §15.40.130 and §15.40.170)

Effective 8/1/2009: \$1,598.52 per EDU (Equivalent Dwelling Unit)

- EDU rates for any development, project or building for which a Building Permit is issued shall be determined by the Public Works Director.
- For “Existing Development” and “Fee Adjustments” refer to AMC Chapter 15.40.

Note: For fees within the Anderson Market Place see Resolution No’s. 05-68, 05-69, 05-70, the Wal-Mart Reimbursement Agreement, and have approved by City Manager Dana Shigley before issuing a permit.

Public Works Department
Development Fees

ANDERSON MARKETPLACE REIMBURSEMENT AGREEMENT

(Effective 8/17/04 per Reso. No. 04-76 adopted 8/17/04)

Apportionment: The Reimbursement Amount of the Off-Site Improvement costs are apportioned to the following owners or developers of the Additional Property pursuant to the following information extracted from Table 8 of the Reimbursement Agreement Exhibit D:

No.	Ltr.	Property	Traffic	Water	Sewer	Share of Reimbursement Amount
1	A	Sanderson Subdivision	\$542,761	\$0	\$75,050	\$617,811
2	B	Pleasant Hills Subdivision	\$117,804	\$0	\$13,753	\$131,558
3	C	Gossner Residential	\$105,359	\$0	\$18,593	\$123,951
4	E	Gossner Commercial	\$338,986	\$24,797	\$4,245	\$368,028
5	F1	Wilms Commercial	\$204,899	\$20,829	\$3,566	\$229,294
6	F2	Wilms Commercial	\$247,203	\$19,252	\$9,148	\$275,603
		Totals	\$1,557,012	\$64,878	\$124,355	\$1,746,245

Note 1: See attached Map for area identification.

Note 2: Agreement to be updated when final costs Wal-Mart paid for constructing the eligible offsites are calculated and approved by an amendment to the agreement by resolution of the City Council.

Note 3: See City Manager Scott Morgan for calculation/apportionment of reimbursement with each building permit.

Public Works Department
Development Fees

SHASTA COUNTY SOUTHERN REGION TRAFFIC IMPACT FEES

(Effective 2/1/2007 per Reso. No. 06-109) – Fees to be forwarded to Shasta County

Zone 1 Zone of Benefit: Those properties as shown on Exhibit 1 to Resolution No. 06-109.

\$5,229 per equivalent dwelling unit, with equivalent dwelling unit equivalents defined in Table 30 on page 62 of the “Shasta County Southern Region Transportation Planning Study and Traffic Impact Fee Program Project” report prepared by Omni-Means Engineers & Planners November 2006, or by a feepayer paid report by a registered traffic engineer of p.m. peak hour trips for the particular land use.

***NOTE:** **The area within the city limits of the City of Anderson determined to be within Zone 1 of the Shasta County Southern Region Traffic Impact Fee area is hereby removed from the area of the city-wide traffic impact fee as described in Resolution No. 05-24 adopted April 5, 2005.**

Zone 2 Zone of Benefit: Those properties as shown on Exhibit 2 of Resolution No. 06-109.

\$2,801 per equivalent dwelling unit, with equivalent dwelling unit equivalents defined in Table 30 on page 62 of the “Shasta County Southern Region Transportation Planning Study and Traffic Impact Fee Program Project” report prepared by Omni-Means Engineers & Planners November 2006, or by a feepayer paid report by a registered traffic engineer of p.m. peak hour trips for the particular land use.