



PUBLIC WORKS & UTILITIES

Having been duly posted on the 8th day of December, 2004 and the public having the opportunity to comment on the propriety of the following regulation it will be duly promulgated and become effective on the 15th day of December, 2004.

RE: ADMINISTRATIVE REGULATION NO. 13-04

Public Works and Utilities
City of Grand Junction

ISSUED BY: /s/ Mark Relph 12/8/04
Mark Relph, Public Works & Utilities Director Date
RECOMMENDED BY /s/ Greg Trainor 12/8/04
Greg Trainor, Utility Manager Date

PLANT INVESTMENT FEES: REFUNDS

Background:

- A. When a structure is demolished for redevelopment for other uses, generally there are existing water and sewer taps associated with the property. The payment and/or apportionment of Plant Investment Fees (PIF) and the calculation of water and sewer fees due under the City's Code must be answered.
B. As well, when uses change within an existing structure and the new use results in a greater or lesser utility service requirement, the apportionment of fees is a concern for the owner/developer and/or the City.

IT IS THE ADMINISTRATIVE INTERPRETATION OF THE CITY'S CODES THAT CREDIT OF PLANT INVESTMENT FEES IS ALLOWED ON THE FOLLOWING TERMS.

- 1. The Utility Division will provide credit for water and sewer taps abandoned as a result of property being redeveloped (i.e., demolition of the existing building(s) to 50% or greater of the value or the area.)
2. If a 5/8" water tap served the property and the redeveloped property requires a 1" water tap, then a credit will be allowed toward the 1" Plant Investment Fee (PIF) at the current prevailing PIF for a 5/8" tap. Likewise, if a 4" sewer service line serves a property and the single family equivalent (EQU) rating is 1, one EQU credit will be allowed toward the new EQU rating.
3. If a use changes (i.e., as defined by the City's Zoning and Development Code - Change of Use process) within an existing building and the structure is not demolished as defined herein, then a PIF credit for the existing water tap will be allowed toward a new service, if the new use requires a larger water tap. If the required service(s) are smaller then no refund will be made. The same will be provided for the sewer plant investment fee.

4. If the change of use in an existing building or redevelopment activity results in a need for a smaller water tap or lower sewer EQU rating, no PIF credit or refund will be made; however, monthly sewer service bills will be adjusted based on the new sewer EQU rating.
5. The owner and/or developer shall be required to install at its cost the service lines and otherwise improve the pipes, meters and other facilities required by the service upgrade.