



General Facility Charges

City of Spokane

Council Briefing March 6th, 2023



GFC Recommendation

Our recommendation:

- A Citywide update to the GFCs that represents current costs and anticipated projects over time and helps to keep monthly rates more affordable for everyone.
- Using a reasonable and rational approach to assign costs.
- Tying the GFCs to an inflationary index to avoid having the fees quickly get behind and avoid having to make such major changes in the future.
- Eliminating waivers of the GFCs to allow projects to get built. Economic development will look for other strategies to promote desired development.
- Implementing the new costs over time to allow our community time to adjust.
- Basing the fees on meter sizes that support our goals around water conservation.

Proposed Ordinance changes

- ▶ Creates an Upper and Lower Zone for **Water** GFC fee
 - ▶ Aligns where new facilities are needed
- ▶ **Sewer** GFC fee is one charge City wide
- ▶ Removes waiver areas
 - ▶ The Lower Zone overlays with 90-95% of where waivers would have been
 - ▶ The City can choose to fund a program that helps pay for developer's GFCs to encourage development in specific areas
- ▶ Accurately reflects the capacity of the different meter sizes
 - ▶ AWWA M2 standard for capacity
- ▶ Uses $\frac{3}{4}$ -inch meter as the basis for the fees
 - ▶ Conservation

Proposed Ordinance changes- continued

- ▶ Allows meters 8 inches and larger to have a GFC calculated based on type of meter used to align with its full potential to move water
- ▶ Includes an Inflationary Index
 - ▶ The Index is the same as for Transportation Impact Fees
- ▶ Suggests GFCs be reviewed every 3 to 5 years to ensure they are consistent with system costs

Also:

- ▶ Developer-constructed infrastructure would continue to be deducted from their GFC charge through a developer agreement with the City

Look at Meter Sizes in our System

Meter Size	Existing Meters in Use	Percentage
3/4" or less	54,311	71%
1"	17,814	23%
2" & 1.5"	3,382	4%
3"	231	0.30%
4"	289	0.38%
6"	263	0.34%
8"	165	0.22%
10"	51	0.07%

Total meters ->

76,506

Proposed Fees

Meter Size	Maximum-Rated Safe Operating Flow (gpm)*	Meter Equivalency Ratio	Water Lower Zone	Water Upper Zone
3/4"	30	1.00	\$ 2,823	\$ 10,407
1"	50	1.67	4,705	17,345
1.5"	100	3.33	9,409	34,690
2"	160	5.33	15,055	55,503
3"	350	11.67	32,932	121,413
4"	600	20.00	56,455	208,137
6"	1,350	45.00	127,025	468,309
8"	Based on needed flow rates		Will be calculated	Will be calculated
10"	Based on needed flow rates		Will be calculated	Will be calculated

*per AWWA M22 Table 6-1

Meter Size	Maximum-Rated Safe Operating Flow (gpm)*	Meter Equivalency Ratio	Sewer City Wide
3/4"	30	1.00	\$ 7,461
1"	50	1.67	12,435
1.5"	100	3.33	24,870
2"	160	5.33	39,792
3"	350	11.67	87,046
4"	600	20.00	149,221
6"	1,350	45.00	335,747
8"	Based on needed flow rates		Will be calculated
10"	Based on needed flow rates		Will be calculated

*per AWWA M22 Table 6-1



Impact Fee Option 7 overlayed with GFC zones

Water GFC Lower Zone

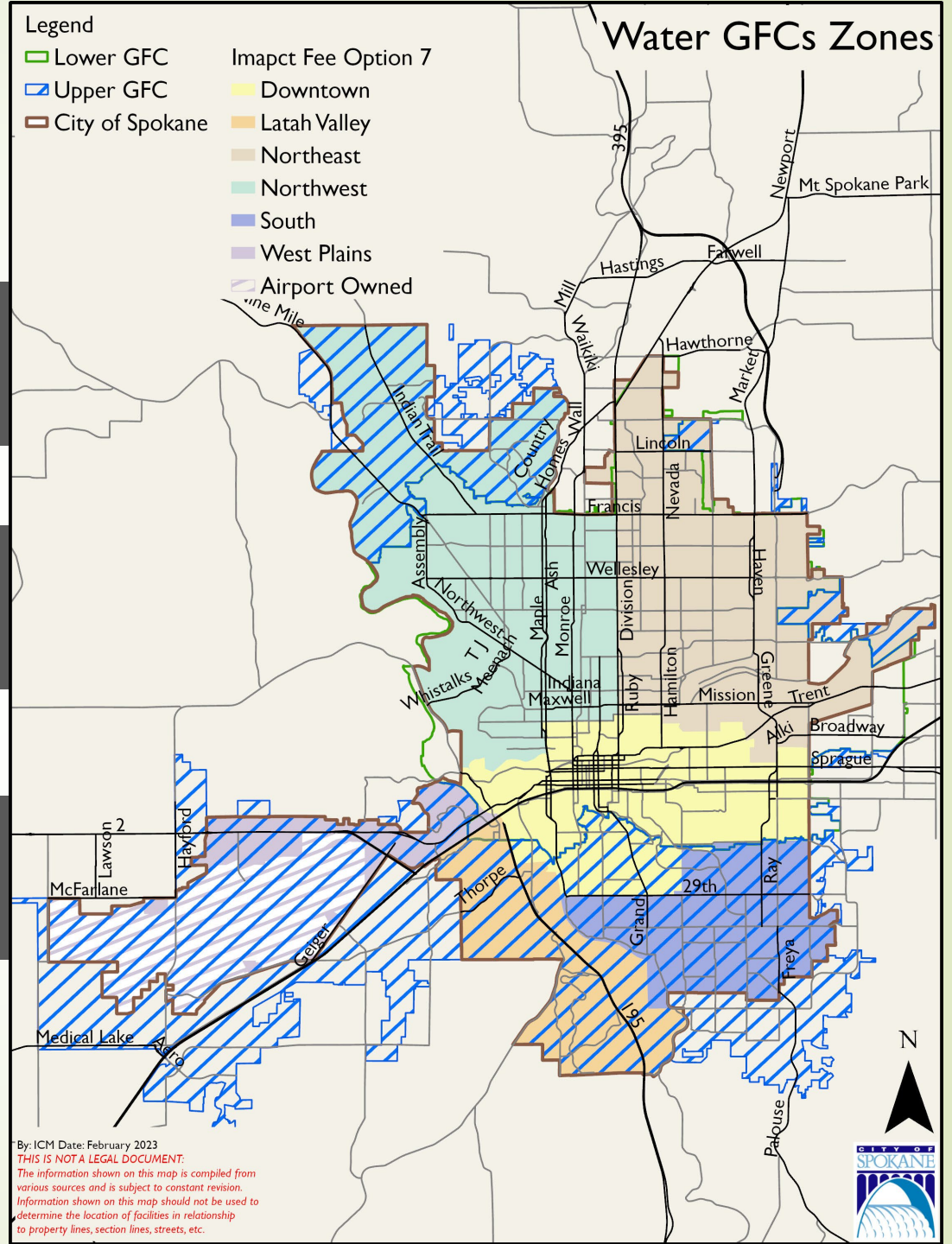
Meter Size	Maximum-Rated Safe Operating Flow (gpm)*	Meter Equivalency Ratio	Water Lower Zone	Year 1	Year 2
3/4"	30	1.00	\$ 2,823	\$1,232	\$2,823
1"	50	1.67	4,705	\$1,800	\$4,705

Water GFC Upper Zone

Meter Size	Maximum-Rated Safe Operating Flow (gpm)*	Meter Equivalency Ratio	Water Upper Zone
3/4"	30	1.00	\$ 10,407
1"	50	1.67	17,345

SEWER GFC

Meter Size	Maximum-Rated Safe Operating Flow (gpm)*	Meter Equivalency Ratio	Sewer City Wide
3/4"	30	1.00	\$ 7,461
1"	50	1.67	12,435



By: ICM Date: February 2023
 THIS IS NOT A LEGAL DOCUMENT.
 The information shown on this map is compiled from various sources and is subject to constant revision.
 Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.


\$6,385*- this amount reflects engineering only for tunnels



Public Meetings and interactions

- **February 16th**- Council Study Session on GFCs
- **February 16th** – Virtual Public Meeting
 - An invitation was emailed to a list of 90 developers was sent on **Feb 6th** announcing the public meeting
 - A reminder email about the public meeting was resent **Feb 15th**
- **Feb. 21st** - A follow up email to the same developer list was sent on **Feb 21st** with links to both the study session and public meeting
- **Feb 24th** met with interested developers to answer questions and review the modeled information
- **Feb 24th** - Webpage was published and links provided

<https://my.spokanecity.org/publicworks/general-facilities-charges/>



Public Meetings and interactions (continued)

- ▶ **Feb 27th** – PIES presentation
 - ▶ An email was sent to the same list of 90 developers informing stakeholders of PIES prior to the meeting
- ▶ **Feb 28th** – GFC information included in the Community Update (85,000 emails)
 - ▶ Update also was shared on City's Facebook page
- ▶ **March 8th** – Downtown Spokane Partnership Policy Committee presentation
- ▶ **March 9th** – S3R3 Presentation
- ▶ Responding to public records requests

Questions?

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