

Appendix E – Rules and Regulations of Rangeview Metropolitan District

SKY RANCH SERVICE AREA RESIDENTIAL SYSTEM DEVELOPMENT CHARGES

Article	Fee/Charge	Amount
12	Residential Water System Development Charge	\$26,675 per SFE based on 0.4 acre feet of water use per year
17	Wastewater System Charge	\$4,659 per dwelling

Water System Development charges are based on a “Water Budget” methodology, which calculates projected water demand for each residential lot based on building permit application, lot size, house size, impervious area, and irrigated lawn area. The Sky Ranch Example show Water System Development Charges based on a (i) standard Single Family Equivalent unit with projected water demands at .4 acre feet per year; and (ii) a 5,000 square foot lot, 2,400 square foot home, 2 car garage, with 1,500 square feet of lawn computing to .32 acre feet annual demand or a .8 SFE amount.

SKY RANCH EXAMPLE RESIDENTIAL SYSTEM DEVELOPMENT CHARGES

Component	1.0 SFE Amount*	0.8 SFE Amount**
Total Water System Development Charge	26,675	\$21,500
Wastewater System Charge	\$4,659	\$4,659
Total Water & Wastewater Tap Fee	\$31,334	\$26,159

SFE = Single Family Equivalent

* Assumes 0.4 AFY annual demand and 0.56 gpm max day flow rate.

** Assumes 0.32 AFY annual demand and 0.44 gpm max day flow rate.

Water and Wastewater System Development Fees increase by 2% each year beginning on January 1st.

SKY RANCH SERVICE AREA RESIDENTIAL MONTHLY WATER CHARGES

Fee/Charge	Amount
Potable Water Consumption Charge	
Tier 1 0 - 15,000 gallons	\$4.63 per 1000 gallons
Tier 2 15,000 - 30,000 gallons	\$8.10 per 1000 gallons
Tier 3 >30,000 gallons	\$9.95 per 1000 gallons
Monthly Water Service Charge	\$32.74 per tap

SKY RANCH SERVICE AREA RESIDENTIAL MONTHLY SEWER CHARGES

Fee/Charge	Amount
Potable Water Consumption Charge	\$9.28 per 1000 gallons
Monthly Sewer Service Charge	\$9.35 per tap

* Monthly sewer generation is assumed to be equal to the average potable water consumption in the months of December through February. Monthly sewer generation is recalculated once per year at the beginning of March and is set at this monthly usage rate for the following year. New accounts without historical water consumption data will be assessed a usage of 4,500 gallons per month until their account records actual potable water consumption from December through February. Minimum monthly sewer generation will be set at 2,000 gallons per month.

SKY RANCH SERVICE AREA NON-POTABLE IRRIGATION SYSTEM DEVELOPMENT CHARGES

System development fees for irrigation off of the District’s non-potable lines are calculated based on the table shown below. Development fees for water conserving irrigation systems that utilize rain sensors, timers, water efficiency sprinkler heads, or drip systems will be assessed at the lower rate. Irrigation taps to establish native grasses and plantings will not be assessed a tap fee; however, these taps will be limited to a maximum three-year time period. Instead of paying a tap fee, the owner/applicant will pay a deposit depending on the size of the irrigation system. Prior to the three-year mark once vegetation establishment has occurred, the deposit will be returned to the owner following the disconnection of the non-potable tap from the water main. All connections and disconnections of temporary taps to the irrigation system will be at the sole cost of the applicant/owner.

Irrigation Tap Fee Type	Tap Fee Amount
Non-Water Conserving Irrigation Tap	\$3.05 / square foot of irrigated area
Water Conserving Irrigation Tap	\$1.63 / square foot of irrigated area
Vegetation Establishment Tap	Refundable Tap Deposit

SKY RANCH SERVICE AREA MONTHLY NON-POTABLE IRRIGATION CHARGES

Non-potable water consumption charges are 85% of the District’s potable water charges and are listed below.

Fee/Charge	Amount
Non-Potable Water Consumption Charge	
Tier 1 0 - 15,000 gallons	\$3.94 per 1000 gallons
Tier 2 15,000 - 30,000 gallons	\$6.89 per 1000 gallons
Tier 3 >30,000 gallons	\$8.46 per 1000 gallons
Monthly Water Service Charge	\$32.74 per tap