



**City of Phoenix
Water Services Department**

Procedure for Issuance of Water Meters to Mixed Use Developments

Purpose: This procedure provides guidance on the Water Services Department (WSD) requirements for issuance of water meters to mixed use developments that contain both residential and commercial uses.

Background: The City has seen a marked increase in the number of mixed use developments that are being proposed in both the downtown area and in more suburban-type locations such as Desert Ridge. These mixed use developments often have both residential and commercial uses combined in the same structures. In many cases a building will have one or two floors of retail and restaurant space, with additional residential floors above; in other cases a condominium residential use may be combined with a hotel, office, and other commercial uses in one building or multi-structure development that has common parking facilities. Some of these developments have proposed to include a single water meter that would serve both residential and commercial uses.

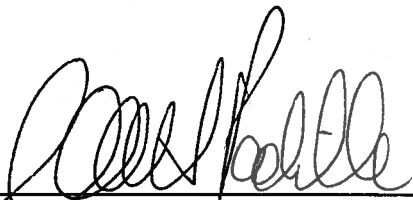
The use of common water meters for both residential and commercial uses can cause the following problems:

- The City's water impact fees, water resource allocation fees, and development occupational fees are assessed on the basis of number of units for residential uses and the number and sizes of water meters for commercial uses. Combining residential and commercial uses into common meters makes the calculation and collection of fees extremely difficult.
- The City's charges wastewater rates differently for residential and commercial uses. In the future the City may also begin to charge different water rates for commercial and residential uses. Having mixed use developments using common meters for both residential and commercial services causes billing issues.
- Potential restrictions on water use imposed as the result of sustained water shortages in the future will be more difficult to implement if too many uses are permitted to use common meters. For example, if specific commercial uses are required to introduce strict water use programs, it would be almost impossible to tract the implementation of reduction requirements if water use data from numerous types of customers have been combined.

Procedure:

1. All new mixed use developments are required to have separate water meters for each type of use. The multiple meters should be easily identifiable as serving either residential or commercial uses.

2. In situations where one small meter (such as 3/4" meter) will meet the needs of both residential and commercial uses, or in which it is physically impossible to install two separate domestic systems, this requirement may be appealed through the Development Services Department (DSD) technical appeal process. Cases such as this will be reviewed by a panel comprised of DSD, WSD Distribution/Collection Engineering Division, and WSD Customer Service Division staff, to see if a means can be found to separate the meters in an efficient and cost-effective manner. In those limited cases where separate water meters cannot be installed, DSD and WSD staff will document the fact that a combined meter is being used and develop arrangements for the calculation of relevant fees and future water billing for that specific development.



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