

# Heber City - 2010 Impact Fee Summary

## Impact Fees

Although the total build-out of Heber City is not anticipated for many decades, proper planning of the City's public facilities should occur now. The collection of impact fees from new development is one way to offset the cost of adding and/or expanding the existing infrastructure.

Table 1-2 summarizes the impact fees for facilities including Culinary Water, Sanitary Sewer, Streets, Storm Drainage, and Parks and Trails. The recommended impact fees will fund the necessary improvements to the City's infrastructure that will maintain City and State standards.

**Table 1-2 Summary of previous and current impact fees.** (SEC. 15.16.090)

Facility	Base 2004 Impact Fees	2010 Adjusted Impact Fees ***	Units
<b>Culinary Water:</b>	\$2,277	<b>\$2,901</b>	0.75-inch
	\$4,047	<b>\$5,157</b>	1.00-inch
	\$9,107	<b>\$11,604</b>	1.50-inch
	\$16,189	<b>\$20,628</b>	2.00-inch
	\$36,426	<b>\$46,414</b>	3.00-inch
	\$64,758	<b>\$82,515</b>	4.00-inch
Valley Hills Plats A-H	\$325	<b>\$414</b>	0.75-inch
<b>Sanitary Sewer:</b>	\$1,413	<b>\$1,800</b>	ERU*
<b>Streets:</b>	Single Family	\$957	Dwelling Unit
	Multi Family	\$576	Dwelling Unit
	Non-Residential**	\$55	Trip Generated
<b>Storm Drainage:</b>	Residential	\$ 473	Dwelling Unit
	Non-Residential	\$ 0.18	Net Impervious sf
<b>Parks/Trails:</b>	Residential	\$422	ERU
<b>Total Per ERU</b> (Typical Residential)	\$ 5,542	<b>\$7,061</b>	ERU

\* Equivalent Residential Unit

\*\* Subsidized by other funding

\*\*\* 12/2009 ENR Index = 8641.45

In addition to Heber City's impact fees, the City also collects a \$3,290 per ERU sewer impact fee for the Heber Valley Special Service District.

## Annual Adjustment Of Impact Fees

Since population growth, property values, inflation, zoning, and other variables change from year to year and affect the cost of new public facilities, it is in the best interest of Heber City to ensure that the impact fees are adjusted periodically.

The City has adopted a policy that indexes the cost of improvements to inflation and automatically adjusts impact fees. The index used is the Engineering News Record (ENR) 20 City Construction Cost Index. The ENR December 2003 index of 6782.66 will be deemed the base index. An annual adjustment to fees will be made each January 1st based on the percentage change between the December 2003 index and the December index preceding the current year.