

CEEDAR CITY REVIEW



Sunday, September 2nd, 2007

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What is your favorite season in Cedar City?

- Spring
- Summer
- Fall
- Winter

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Vol. 3 , No. 14 , August 16, 2007

Cedar City Council Approves Impact Fee Use

By: Cathy Wentz The Cedar City Council unanimously approved the use of Parks and Recreation impact fee monies to build a sidewalk trail along Northfield Road during its July 8 meeting.

City Manager Ron Chandler said the amount that could be allowed in the impact fee budget for the trails requested by City Parks and Recreation Director Bob Tate this fiscal year is \$67,000.

Finance Director Jace Bunting said, in a telephone interview, the \$67,000 was previously unallocated in the 2007-2008 budget. However, with the council's approval the money has now been set aside to reimburse developers for any trail work being done on a list of projects.

The city reimburses developers for the difference between the cost of standard sidewalks that would otherwise be put in during the construction of subdivisions and the cost of widening sidewalks to trail width.

Tate said the city administration staff met and committed to incorporate trails in the master plan into the future subdivisions for which they were planned. The trail costs would also be factored into the plan.

Chandler said at the time of final plat for new subdivisions, the financial analysis would not only provide the costs for trails, but all other upgrades.

Tate said, in a telephone interview, the trail work that was approved at the meeting is for currently existing subdivisions. He said when no route could be found through a subdivision, trails could be built along the road and function as a sidewalk and trail.

He also said sidewalks that are built to be used as trails would be 10 feet wide rather than the average of four feet. He said two other trail projects on the west side of the city would be built this fiscal year with the newly budgeted funds from parks and recreation impact fees. One of the other trails would be built along Cody Drive, and another would be located in Hidden Hills.

Councilor Nina Barnes asked if there would be no other trails built in other developments unless they were in the master plan.

Chandler said that is correct.

The council also unanimously approved an ordinance to consolidate all the city fees into one central fee schedule.

It was a two-step process in which the council voted to take specific references to fees out of all ordinances requiring fees. Instead all fee amounts would be set by resolution of the council and be centralized into one fee schedule.

Assistant City Attorney Randall McUne said, in a telephone interview, that the city would have fees mandated by

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ordinances and those set by resolution all in one location.

McUne also said fee increases and changes, except for any that have recently changed, were also approved by the council.

He gave examples of some of the fee changes as an excavation fee permit, franchise application fee and returned check fees. All of those fees have not been previously charged.

He said if the city collects the fee for returned checks, they would charge \$20, but the city would not charge that if the account gets sent to a collection agency. In that case, any returned check fees would be collected by the agency.

"The city is nicer about it than a private agency," McUne said.

He also said the city is adding an excavation permit fee of \$25 so the city is made aware when any building process has begun and can be prepared to conduct periodic inspections.

"People start to excavate and build, and the city doesn't know," McUne said.

He said another new fee is the franchise application fee. He said the fee has been set at \$500 because of the time taken by city staff to process those applications.

He said his research of other Utah cities such as Bountiful, Provo and West Valley shows the fee amount is appropriate.

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