



Plain City may increase impact fees

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They may be tripled

PLAIN CITY -- The city may more than triple impact fees charged on new housing, based on a suggestion from the city engineer.

The city's impact fees now total \$200, but the council is considering increasing that to \$611.16.

City Engineer Brad Jensen suggested the costs should be covered throughout the city because current residents as well as new residents benefit from the improvements the fees provide.

"What was the estimated build-out (of the city)?" Councilman Brett Ferrin asked.

Jensen said based on the general plan it was approximately 25,000 to 30,000 homes.

He said it was hard to imagine that amount but looking at aerial photos, there is still a lot of open space in the city.

"We try to be conservative, so we're as close to the actual estimate as possible," said Jensen. "Adding this is the city's best guess on how the city is going to develop."

"When looking into grants, they ask what are you going to do, how are you going to do it, and how are you going to pay for it?" Councilwoman LaFray Kelley said.

"Grant or a low-interest loan, they want to make sure it's in your capital facilities plan," said Jensen.

City attorney Brandon Richards said that to increase the impact fee, the city must pass an impact fee enactment and the fee cannot be higher than what is set out in the plan.

When Ferrin moved to approve an impact fee enactment, Mayor Jay Jenkins asked, "You want to go right to the max on everyone?"

"I think I do," said Ferrin.

"I did a survey of North Ogden, Harrisville and South Ogden. These fees are right in line with other cities," Jensen said.

"We just lowered taxes right before you guys came in," Jenkins told the council.

"I would recommend not going right to the maximum."

Councilman Bruce Higley also said he was not comfortable going right to the maximum amount.

Jensen explained the fees have to be used within six years of when they are collected and must be used for something in the capital facilities plan.

"You can't hang on to it, just in case," Jensen said. He recommended the city update the impact fees every two or three years.

"Things change in a growing community," said Jensen.

"Construction costs go up, they never go down."

Three council members voted to approve the impact fee enactment and Higley voted against it.

"I will just say I hate to see you guys do this, raise fees, just because we can," Jenkins said.

City Recorder Diane Hirschi explained the fees are not yet raised, but will have to go through a public hearing before a final vote.



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