



CITY COUNCIL MEETING

MAY 17, 2022



Utah County Impact Fee Summary for Single Family Homes - January 2022

	Am Fork	Alpine	Cedar Hills	Sp Fork	Eagle Mt.	Santaquin	Pl Grove	Orem
CULINARY WATER	\$ 2,502.45	\$ 1,123.00	\$ 1,749.00	\$ 1,496.67	\$ 3,668.00	\$ 1,180.00	\$ 1,932.00	\$ 4,407.00
ROADS/TRANSPORTATION	\$ 3,548.30	\$ 1,183.32	\$ 624.90	\$ 1,820.00	\$ 1,235.00	\$ 768.00	\$ 1,533.00	\$ 442.00
SEWER	\$ 840.08	\$ 492.00	\$ 928.80	\$ 2,632.57	\$ 3,462.00	\$ 4,416.00	\$ 1,035.00	\$ 847.00
PARK/RECREATION	\$ 3,855.99	\$ 2,688.00	\$ 2,256.00	\$ 4,795.00	\$ 3,580.00	\$ 3,817.00	\$ 1,804.00	\$ 2,891.00
PUBLIC SAFETY	\$ 755.75		\$ 495.13	\$ 895.25	\$ 42.00	\$ 531.15		\$ 338.00
STORM WATER	\$ 600.00	\$ 800.00		\$ 2,125.00	\$ 640.00	\$ 770.00	\$ 2,242.00	\$ 388.00
ELECTRICITY				\$ 1,830.27				
PRESSURIZED IRRIGATION	\$ 2,800.00	\$ 950.00		\$ 1,400.00		\$ 3,786.00		
IMPACT FEES TOTAL	\$ 14,902.57	\$ 7,216.32	\$6,053.83	\$ 16,994.76	\$ 12,627.00	\$ 15,268.15	\$ 8,546.00	\$ 9,313.00
City Fees/ HookUps	\$ 4,903.29	\$ 1,170.00	\$ 7,058.92	\$ 2,807.00	\$ 650.00	\$ 1,376.00	\$ 5,548.00	\$ 323.00
TSSD	\$ 1,785.55	\$ 1,785.55	\$ 1,785.55		\$ 1,785.55		\$ 1,785.00	
TOTAL 10,000 sq. ft. lot/\$500,000	\$ 21,591.41	\$ 10,171.87	\$14,898.30	\$ 19,801.76	\$ 15,062.55	\$ 16,644.15	\$ 15,915.00	\$ 9,636.00
	Lincon	Highland	Vineyard	Salem	Mapleton	Wd. Hills	Elk Ridge	Sar Spgs
CULINARY WATER	\$ 1,557.00	\$ 603.00	\$ 3,677.00	\$ 1,655.20	\$ 1,417.00	\$ 6,800.00	\$ 5,653.00	\$ 2,485.00
ROADS/TRANSPORTATION		\$ 538.00	\$ 3,586.00	\$ 1,460.00			\$ 3,304.00	\$ 872.00
SEWER	\$ 1,086.00	\$ 2,108.00	\$ 2,391.00	\$ 5,376.67	\$ 3,156.91	\$ 2,065.98	\$ 2,664.00	\$ 908.14
PARK/RECREATION	\$ 4,500.00	\$ 5,854.00		\$ 4,918.83	\$ 3,587.00		\$ 2,393.00	\$ 2,558.02
PUBLIC SAFETY	\$ 314.00	\$ 760.69		\$ 2,382.00	\$ 402.52			\$ 467.13
STORM WATER	\$ 799.00	\$ 1,500.00	\$ 337.00					
ELECTRICITY				\$ 2,896.00				
PRESSURIZED IRRIGATION	\$ 450.00	\$ 4,300.00		\$ 2,505.00	\$ 6,100.00			
IMPACT FEES TOTAL	\$ 8,706.00	\$ 15,663.69	\$ 9,991.00	\$ 21,193.70	\$ 14,663.43	\$ 8,865.98	\$ 14,014.00	\$ 7,290.29
City Fees/HookUps	\$ 4,476.00	\$ 908.00	\$ 5,285.02	\$ 1,530.00	\$ 3,428.00	\$ 3,860.00	\$ 6,100.00	\$ 950.00
TSSD		\$ 1,785.55	\$ 1,785.55					\$ 1,785.55
TOTAL 10,000 sq.ft.lot/\$500,000	\$ 13,182.00	\$ 18,357.24	\$ 17,061.55	\$ 22,723.70	\$ 18,091.43	\$ 12,725.98	\$ 20,114.00	\$ 10,025.84
	Provo	Lehi	Springville	Payson				
CULINARY WATER	\$ 4,042.80	\$ 1,194.07	\$ 1,106.00	\$ 1,299.00				
ROADS/TRANSPORATION	\$ 1,293.06	\$ 1,163.00	\$ 676.00					
SEWER	\$ 2,370.64	\$ 761.43	\$ 1,716.00	\$ 2,065.98				
PARK/RECREATION	\$ 3,105.10	\$ 2,772.98	\$ 3,715.00	\$ 2,800.00				
PUBLIC SAFETY	\$ 580.67	\$ 296.37	\$ 461.00	\$ 770.00				
STORM WATER	\$ 1,667.58	\$ 347.75	\$ 972.00					
ELECTRICITY	\$ 1,750.00	\$ 1,187.71	\$ 1,916.00	\$ 1,515.00				
PRESSURIZED IRRIGATION		\$ 1,094.66	\$ 1,443.00	\$ 1,451.00				
IMPACT FEES TOTAL	\$ 14,809.85	\$ 8,817.97	\$ 12,005.00	\$ 9,900.98				
City Fees/HookUps	\$ 514.02	\$ 5,419.10	\$ 697.00	\$ 892.50				
TSSD		\$ 1,785.55						
POWER	\$ 1,000.00	\$ 374.02	\$ 730.00					
TOTAL 10,000 sq.ft.lot/\$500,000	\$ 16,323.87	\$ 16,396.64	\$ 13,432.00	\$ 10,793.48				

CITY FEES incl bldg permit, plan ck, hook ups etc. Based on **10,000 sq. lot \$500,000**. Ut City Median Price (SF) single family home valuation. This is a fair estimate of what the city will charge. Acknowledge many variables will affect the total cost per SF home. Some cities have multiple districts with different fees. This chart only shows one district. **These are fees that are ordinance approved as of January 31, 2022. (All numbers provided by city officials).



IMPACT FEES

Overall Impact Fees

Cedar Hills	\$6,053.83
Alpine	\$7,216.32
Saratoga Springs	\$7,290.29
Pleasant Grove	\$8,560.00
Lindon	\$8,706.00
Lehi	\$8,817.97
Woodland Hills	\$8,865.98
Orem	\$9,313.00
Payson	\$9,900.98
Vineyard	\$9,991.00
Springville	\$12,005.00
Eagle Mountain	\$12,627.00
Elk Ridge	\$14,014.00
Mapleton	\$14,663.43
Provo	\$14,809.85
American Fork	\$14,902.57
Santaquin	\$15,268.15
Highland	\$15,663.69
Spanish Fork	\$16,994.76
Salem	\$21,193.70

Parks Impact Fees

Vineyard	\$ -
Woodland Hills	\$ -
Pleasant Grove	\$1,804.00
Cedar Hills	\$2,256.00
Elk Ridge	\$2,393.00
Saratoga Springs	\$2,558.02
Alpine	\$2,688.00
Lehi	\$2,772.98
Payson	\$2,800.00
Orem	\$2,891.00
Provo	\$3,105.10
Eagle Mountain	\$3,580.00
Springville	\$3,715.00
American Fork	\$3,855.99
Mapleton	\$3,587.00
Santaquin	\$3,817.00
Lindon	\$4,500.00
Spanish Fork	\$4,795.00
Salem	\$4,918.83
Highland	\$5,854.00

LOS -
acres / 1,000
people

3.7 acres
3.6 acres
2.8 acres
4.8 acres
5.11 acres
4.9 acres
4.7 acres
4.3 acres

• Springville with \$8,661.00 parks impact fee = **\$16,951**

Proposed Parks Impact Fee = **\$8,661**

• Highest = St. George - 5.7 acres
• Rough Ave - 4.15 acres



PAR BOARD RECOMMENDATIONS

1. City Council should adopt the IFA
2. Provide City Council with a comparison of other cities' impact fees
3. Estimate cost of litigation
4. Maintain current Level of Service



STAFF RECOMMENDATION

- Increase Parks and Recreation Impact Fee in Steps
 - Start at 70% of maximum allowed impact fee:
 - \$6,062.70 - single family (max \$8,661)
 - \$4,627.70 - multi-family (max \$6,611)
 - Risk - lose collecting approximately \$916,500.00 in a year (400 units (200 single family/200 multi-family)).
 - Review/Increase every 90 to 180 days
- Reduce Level of Service