

Heber City – 2021 Impact Fee Summary (effective 5-17-21)

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, Pressurized Irrigation 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 | 2021 Impact Fees | Units |
|--|------------------|----------------|
| Culinary Water: Residential | \$2,431 | ERU* |
| Non-Residential | \$2,431 | 0.75-inch |
| | \$4,322 | 1.00-inch |
| | \$9,724 | 1.50-inch |
| | \$17,278 | 2.00-inch |
| | \$38,896 | 3.00-inch |
| | \$69,149 | 4.00-inch |
| Sanitary Sewer: | \$1,898 | ERU* |
| Streets: Single Family | \$1,852 | Dwelling Unit |
| Multi Family | \$1,077 | Dwelling Unit |
| Non-Residential** | \$108 | Trip Generated |
| Storm Drainage: Single Family | \$ 0 | Dwelling Unit |
| Multi Family | \$ 0 | Dwelling Unit |
| Non-Residential | \$ 0 | Trip Generated |
| Pressurized Irrigation: Residential | \$973 | ERU* |
| Non-Residential | \$0.14 | Landscaped SF |
| Parks/Trails: Residential | \$3,411 | Dwelling Unit |
| Multi Family | \$2,610 | Dwelling Unit |
| Total Per ERU (Typical Residential) | \$ 10,565 | ERU* |

* Equivalent Residential Unit ** Subsidized by other funding *** 12/21/20 ENR Index = 11,625.95

In addition to Heber City’s impact fees, the City also collects a \$2,179 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 2017 index of 10,870.06 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 2017 index and the December index proceeding the current year.