

CITY COUNCIL WORK SESSION
Tuesday, January 21, 2014 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Michael Geddes, Jenney Rees, Daniel Zappala, Rob Crawley (6:05 p.m.)
David Bunker, City Manager
Courtney Hammond, City Meeting Transcriptionist
Others: Lt. Sam Liddiard, Matthew Millis, Kirby Snyderman

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:02 p.m. by Mayor Gygi.

Impact Fee Study

Matthew Millis and Kirby Snyderman of Zion's Bank gave a presentation on impact fees. An impact fee is a one-time fee assessed at the time a building permit is issued and covers the capital cost of providing service to new growth. Calculations that go into determining impact fees include existing facilities, number of existing users, excess capacity, future facilities and the number of future users. An impact fee analysis includes a thorough analysis of existing projects and demands and an in depth review of future projects and demands. Impact fees have to show equity between past and future users. Impact fees cannot be used to increase the level of service. Impact fee studies can only include future projects that will be built within the next 10 years. Population projection for Cedar Hills in 2023 is 10,778. Today's population is 9,957. Impact fees were last updated by 2007. The methodology for determining the park impact fee changed from acres/population to cost of parkland investment/population. Proposed impact fees for the lower water zone are \$5,107 (excluding roads) down from \$9,705. For the upper water zone the proposed impact fees (minus roads) are \$5,775, down from \$10,211. The change is primarily due to changes in the law.

This meeting was adjourned at 6:57 p.m. by Mayor Gygi.

/s/ Colleen A. Mulvey, CMC _____
City Recorder