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City to double developer impact fees

'Developers have to pay their fair share,' says Hesperia's interim general manager

By PETER DAY/Star Editor

Home builders soon will be paying dramatically higher fees, a move designed to meet Hesperia's infrastructure needs over the next 30 years.

Currently at \$4,707, the city's Developer Impact Fees will climb to \$8,167 in July and eventually more than double to \$10,932 in 2007.

The new fees, which are comparable to those in Victorville and Apple Valley, will help pay for streets, drainage, public services, fire and police.

"Developers have to pay their fair share," said Rodney Foster, Hesperia's interim city manager.

Developers are generally OK with the plan, according to City Engineer Mike Podegracz, who presented a report to the City Council last Wednesday. The council approved the fee increase 5-0.

Podegracz outlined an extensive 2001 study that cited a myriad of economic factors in justifying the increases. The 2001 Development Impact Fee Study included an analysis of the city's capital improvement plans for streets, drainage, public services, fire protection and police functions.

According to the study, future development should pay 65 percent of future capital improvements, which amounts to \$206 million of the \$325 million total.

Hesperia's population is growing at rate of 4.5 percent per year since 2001. At 75,000, the city has grown 18 percent over the past four years.

According to a city staff report, many very expensive city projects lay ahead. During the next five years the Hesperia is expected to complete the design and/or construction of projects with estimated costs of \$105 million. Developer Impact Fees are expected to generate about \$50 million over that period.

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