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## Proposed impact fees draw resistance in Logan

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LOGAN - Businessman Larry Miller doesn't want his hometown to be like other communities in Cache County, the state of Utah and throughout the nation, most of which assess impact fees for new development.

Miller was joined by contractors, mortgage lenders, real-estate appraisers, lumber salespersons, young homeowners and retirees. All denounced a proposed \$4,380 city levy on each new home under construction and \$61,581 for a new 20,000 square-foot commercial development.

"You add all these [costs] up, up, up, up - and it gets a business buried in so bad you can't make it work," said Miller, a Utah auto dealer and owner of professional sports teams.

Logan City officials have discussed this option for the past two years and recently commissioned a \$150,000 study by consulting firm TischlerBise to determine the most efficient means of assessing and expending the fees on capital improvements.

"One of the goals is to be competitive with our neighbors," said City Attorney Kymber Housley. "It's something that's got to be done."

Logan Community Development Director Jay Nielson said Mayor Doug Thompson, on July 20, will present to the City Council a revised fee schedule, likely much lower than current estimates.

"We're trying to reduce them, particularly in the commercial and industrial area, particularly because there's a benefit in the sales and property tax they bring," Nielson said.

The impact fees will likely bring financial benefits to all Logan residents in the long run, Nielson added.

If implemented, contractors on Tuesday night say they would have no choice but to pass the costs of impact fees along to their customers. Logan mortgage lender Ryan Jones said would-be home buyers would remain apartment dwellers for months, and even years, longer.

Contractor Kimball Fife of Logan said he is not entirely opposed to reasonable impact fees and asked officials to scale in the levies slowly over a few years to give developers a "chance to catch our breath."

Fife criticized the council's recent resolutions enacted to preserve scenic corridors, while burdening home and business developers with new fees.

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