

Impact fees support Payson infrastructure

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*By Carolyn Wall, Gazette Correspondent*

There's a large Town of Payson map on the wall in the Community Development Building at Town Hall complex. It's a map of many colors, depicting a schedule of impact fees the town has collected or will collect.

Zoning Administrator Ray Erlandsen said the impact fees were put in place more than 10 years ago and are collected when an individual homeowner or commercial builder submits building plans. "You pay your fee and go from there," said Chief Financial Officer Douglas Hill.

Impact fees are paid at the time the building permit is issued and vary by location, hence the multi-colored map.

Erlandsen said some developers chose to pay their impact fee in advance. "Whoever is pulling the permit pays the fee," Erlandsen said. "That could be the homeowner or the contractor."

Owners of single homes or large subdivisions with single homes have a different fee schedule than a multi-family development.

On Thursday, November 20, the Payson Town Council will consider a request by Colin P. Walker, Assistant Public Works Director, to direct the town's legal department to draft documents to implement changes to determine water use in new housing developments.

The fees go to fund water development, repair streets, parks, and public safety.

"Each one of those has a different fee, and all the fees depend on the location," Erlandsen said.

"We're paying off the park development debt. Public safety is paying for capital projects, equipment and those kinds of things. Water fees go to pay for CC Cragin, the Blue Ridge development. And street fees go to repairs."

Hill said that in the budget year July 1, 2007, to June 30, 2008, the street fund took in \$89,000 in impact fees. Park development debt was reduced by \$71,000, which was paid in impact fees. Public safety fees totaled \$37,000, and the water fund received \$103,000 in impact fees.

"When a new building is built in Payson, there is a big impact to the community," Hill said. "There is a cost for each new home."