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Mapleton considering adjusting fee collection schedule

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MAPLETON — Facing a dramatic reduction in building fees, the City Council is considering phasing the payment of the fees to attract more building, particularly in multi-family homes.

A forecast of residential construction shows it as 42 percent of normal, Mayor Laurel Brady said at a recent City Council meeting. Last year, the city issued 78 new home building permits. This year the number of issued permits dropped to 29.

Most of the ongoing construction around the region is in multi-family homes, Brady said, and the city wants to attract its share.

"With the present economy we have a 10-year supply of lots," Councilman Mike Cobia said. "If we want any income from developers we need to be reasonable with our requirements. If our requirements are above the market we won't get them here. Everything we do is market-driven."

Mapleton requires all fees be paid up front before a building lot can be recorded or construction can begin. In the past that has resulted in a new City Hall and improved parks, "but now we need fees that are an inducement," he said.

"Maybe (we shouldn't) require all impact fees be paid up front," Cobia said.

He suggested that the city be more consumer friendly and come up with a collection schedule for impact fees to attract developers. That idea would work for multi-family developments, Brady said.

"We need to adjust to changes in the economy," he said. "When (building) was hot we adjusted then."

— Rodger L. Hardy

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