



The BUGLE

The Camp Verde Bugle - serving Camp Verde, Arizona

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Impact fee report released for Camp Verde

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Staff Reporter

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A report on development fees for the Town of Camp Verde was released last week.

The study, prepared by the consulting firm of Tischler-Bice, explored the possible impact fees the town could justifiably charge for new home and commercial building construction.

The study limited itself to the impact on law enforcement, library, general government and parks and recreation.

According to the study, a new single residential home could be charged as much as \$2,627 in impact fees.

In order to justify the cost of an impact fee, a community must first be able to show that the fee substantially advances a government interest (i.e. library, law enforcement, etc.)

Once that link is established, a community must perform a study that establishes the proportionate costs a community would incur in providing capital related improvements for new development.

In other words, how much of a financial burden does the new development cost the community?

The Town of Camp Verde tried establishing impact fees in 2002. The fees were passed by the council, but were eventually voted down by the residents by almost a two-to-one vote.

The fees the town is currently exploring (marshal's office, library, parks and town government) are the same ones they wanted to establish three years ago.

According to Tom Belshe of the League of Arizona Cities and Towns, as of 2003, at least 34 of the 89 incorporated communities in the state have impact fees.

"Those numbers come from an incomplete survey, which we are currently updating," Belshe said. "With all of the growth in the state in recent years, I suspect the number is considerably higher."

Town Council member Ron Smith, one of the major proponents of impact fees sees them as a way for the town to recoup some of its rising cost due to growth.

"The figure in the report of \$2,700 for a single family residence legitimately reflects the cost to the town of that new residence," said Smith. "Impact fees are simply a vehicle to recoup those expenses."

According to the report, the population of Camp Verde will grow from a current estimate of 10,730, to 23,200 in 2025. Housing units are expected to more than double, from 4,763 in 2005 to 10,120 by 2025.

According to Smith, the report presented last week is about 95 percent complete. The final report will be released

towards the end of the month and the council is expected to vote on the impact fees, once again, in May.

The council may choose to assess all or part of the fees.

POLICE GEN GOVT LIBRARY PARKS & REC TOTAL

Residential Per housing unit

Single Family 275 578 549 1,225 \$2,627

Multi Family 300 630 599 1,109 \$2,638

Mobile Home 249 523 497 1,508 \$2,778

Commercial Per 1000 square foot except as noted

Shopping Center 25,000 sq ft or less 1,336 312 \$1,648

Shopping Center 25,000 to 50,000 sq ft 1,048 268 \$1,316

Shopping Center 50,000 to 100,000 sq ft 917 234 \$1,151

Shopping Center 100,000 to 200,000 sq ft 794 208 \$1,002

Shopping Center over 200,000 sq ft 681 187 \$868

Office 25,000 sq ft or less 527 420 \$947

Office 25,000 to 50,000 sq ft 427 388 \$815

Office 50,000 to 100,000 sq ft 364 367 \$731

Office 100,000 to 200,000 sq ft 310 347 \$657

Medical-Dental 841 380 \$1,221

Hospital 409 317 \$726

Business Park 297 296 \$593

Light Industrial 162 217 \$379

Manufacturing 88 168 \$256

Warehouse 115 120 \$235

Lodging (per room) 131 67 \$198

Day Care (per student) 104 15 \$119

Nursing Home (per bed) 55 34 \$89

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