

# Red Bluff Daily News

## Council OKs developer fees

By CHERYL BRINKLEY-DN Staff Writer

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### Residential increase passes 3-2

RED BLUFF The Red Bluff City Council voted 3-2 to accept the city's increased development impact fees on single-family homes and multi-family homes at Wednesday night's special council meeting.

The two dissenting votes were councilmen Larry Stevens and Wayne Brown.

The city council will continue its development impact fee meeting for commercial and industrial fees at 6:30 p.m. on Wednesday, Oct. 26.

The discussion was continued because council members wanted more of a comparison with what neighboring cities charge.

Red Bluff dentist and developer Ron Clark spoke at Wednesday night's meeting of having medical facilities and personnel right here in Tehama County so patients wouldn't have to go to Redding.

"But if you raise our rates, we can't do this. You're talking 150 well-paying jobs," Clark said.

Clark is a partner in the new medical facilities being built south of Red Bluff. He said that with the high development impact fees, they can't charge the type of rents that would be needed to help recover costs.

"I'm not a developer, but I can certainly empathize," said Mayor Andy Houghton. "It's not easy sitting up here with you hammering at us, but we need impact fees. I agree that we need to phase them in."

Councilman Daniel Irving wondered if fees could be negotiated on a case-by-case basis. Public works director Gary Antone said the fees have to be taken at face value to what is being built. Stevens brought up an example of a 1,200 square foot home for a family with children compared to a senior couple that doesn't drive.

"There are a lot of variables," Stevens said.

Stevens' example was about the amount of traffic generated by a family compared to a couple with little or no traffic generated.

The council agreed that there were legitimate concerns, but on the other side, services and facilities would deteriorate without increased development impact fees.

"The only way I can see this as fair is some sort of incremental adjustment annually instead of one big jump," Brown said.

Councilman Forrest Flynn agreed with Brown, saying, "These fees will help us get closer to where we should have been 15 years

ago, but I don't see how we can do it all at once."

Red Bluff City Manager Susan Price said that the biggest impact right now in Red Bluff is traffic. Price said that 49 percent of all fees is traffic.

**The following is a breakdown of the increased development impact fees for single-family homes.**

**Transportation \$4,674**

**Police facilities \$1,088**

**Fire facilities \$960**

**Storm drain facilities \$357**

**Water facilities \$1,298**

**Wastewater collection \$973**

**Wastewater treatment \$1,139**

**Airport facilities \$349**

**Government services**

**facilities \$182**

**Parks and recreation \$1,593**

**Total single-family home development impact fee is: \$12,613.**

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