



Orland development proceeding with caution

By [Rick Longley/Orland Press-Register](#)

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Orland's development impact fees to offset the city's rising costs of infrastructure and service will not likely be going up very soon.

The City Council wants the Orland Planning Commission to discuss facility and growth goals with Interim Planner Scott Friend and come back with recommendations before the council reviews the issue again.

Orland is considering doing an impact fee study to examine what Orland should charge for police, fire, water lines, sewer lines and other services when new homes and commercial or industrial buildings are built.

But the council decided to be cautious about moving forward too quickly on Monday night.

Finance Director Daryl Brock explained the last impact fee study was done by a Roseville firm in 1995 and is to run through 2015 as a 20-year plan.

However, things have changed significantly in the past 17 years, he said, and he believed it would be "premature" to do another study until the Council and Planning Commission sit down and determine if the goals are the same.

Brock said the Roseville company suggested it might update the plan if the city could provide a copy of the original but did not give a cost estimate when he spoke with a company representative last week.

Interim Planner Scott Friend's company, Pacific Municipal Consultants of Chico, also might do the study, Brock said.

Brock mentioned one public building in the old study was a proposed \$4.2 million community center.

Yet the city would have to add up to 2,600 more homes to pay for that building, he said, based on the current fees charged.

But Orland's building activity is very limited these days due to the economy, he said.

"We are not building at the same clip we were in the early 2000's," Brock added, when the city was adding 400 to 500 units a year.

Mayor Wade Elliott suggested some planning goals may not have been completed and others may be on the radar.

He said it might be good to have Friend discuss those with the Planning Commission and council.

Councilman Dennis Hoffman said it might be less costly to revise the old study than start from scratch with a new one.

Vice Mayor Charles Gee asked for the Planning Commission to start the review and bring it back to the council later for a joint-meeting or workshop.

Councilman Bruce Roundy has lobbied for an impact fee study since last year because of rising costs with things like municipal wells that need replacement or repairs and other concerns.

But Monday night he said he changed his mind about the urgency to change them.

"Impact fees are needed," he said, but a complete review is necessary.

"I haven't thought about the community center in years," Gee said.

He said since Orland has a new recreational center that serves many of those functions a community center may no longer be needed.

The council's decision to go slowly likely will please builders who are just starting to build again.

Building contractor Kale Graham of Larjer, Inc. of Marysville expressed dismay Monday morning at the prospect of paying higher fees.

He noted his company had paid about \$20,000 in impact fees recently on a home it is building on Blake Road for a private customer.

"This is a great community and great place to build," Graham said, but things are getting more expensive to build due to added building requirements from the state and local agencies.

At the same time, he said builders are still reducing prices on homes to sell them. A model home nearby listed at \$189,000 just had a price drop, he said.

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