

Red Bluff Daily News

Red Bluff mulls developer fees

By REBECCA WOLF-DN Staff Writer

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Residential rate may be twice as much

RED BLUFF The City of Red Bluff will consider more than doubling the current developer impact fees from \$6,295 to \$12,613 per single family residence.

Commercial impact fees would be set at \$188,779 per acre and industrial fees would be \$77,222 per acre.

The council received a preview of the proposed developer impact fees increases this week from a presentation by David Taussing and Associates. The group has been analyzing Red Bluff's developer impact fees for the past few months.

The recommendations are based on a list of capital improvement projects the city wants to complete by 2020 to accommodate up to 14,000 new residents in the city.

Public works director Gary Antone said the new rates have been calculated to pay for Red Bluff's needs. "I can truly say these are fees for Red Bluff," he said. "These are not based on Corning or Redding."

Corning recently approved its own developer impact fee increases, which took the total to over \$12,000 per single family unit.

The new impact fees will pay for approximately 83.14 percent of the improvements that include growth for police and fire departments, increased government services and improved transportation.

"Staff believes this is the best effort to provide what is going to be needed for Red Bluff," Antone said.

The fees were last increased in July of 1996, according to Antone.

"The new standardized methodology will replace a previous formula for each identified impact fee which varied," said Red Bluff City Manager Susan Price.

City council member Larry Stevens said the fees should have been looked at before this. "So much of what we're doing is playing catch-up," Stevens said.

The council has spent the last few months reviewing fees for services in several departments that have not been increased in almost a decade.

Proposed developer impact fee increases for single-family residential units include: fire protection from \$382 to \$960; police protection from \$329 to \$1,088; parks and recreation from \$332 to \$1,593; flood and storm drain use from \$287 to \$357, and transportation from \$1,219 to \$4,674.

Three service fees water, waste water treatment, and waste water collection will not change.

Government services, currently called city administration fees, would decrease from \$335 to \$182.

"When the consultants compiled the first draft for the traffic impact fee model, they used a larger city model which we felt was inappropriate for Red Bluff," said Price. "The new proposed fees are a better fit for our community."

This week's discussions were consider preliminary. Antone said the fees will be presented to the city council again at future meetings.

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