



## Springdale Officials Discuss Impact Fees

By [Bob Caudle](#)

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SPRINGDALE -- Planning Commissioners want the Springdale City Council to hire a firm to study implementing impact fees in the city.

Impact fees are charges assessed against newly developing property that attempt to recover the cost incurred in providing the public facilities required to serve the new development.

Commissioners, during a Tuesday work session, asked Patsy Christie, planning and community development director, to draft a resolution for the June commission meeting.

If approved by commissioners, the impact fee resolution would move to the council for consideration.

Commissioner Fadil Bayyari planted the seed for the idea, saying he thinks it's time developers start paying for some of the off-site improvements on projects.

"There needs to be some kind of formula applied to off-site developments where it's fair," Bayyari said. "A formula where the taxpayer doesn't pay for the cost of the improvements."

The way it is now, the first developer in an area does the work and the next developer comes along and benefits from the first developer, Christie said.

"It's the guy who waits it out the longest that gets things the cheapest," Bayyari said.

Phillip Taldo, a Springdale Realtor, said impact fees will work only if the formula behind them is practical.

"You've got to find a way that's fair and equitable based on what you're doing," Taldo said. "It can't just be a number you pull out of the air."

Commissioner Jeff Williams, however, voiced concern about the repercussions of impact fees.

"Maybe the reason we've had so much growth is because we don't have an impact fee," Williams said. "I wouldn't want to discourage anyone from doing something nice for Springdale just because of the impact fees."

Taldo said fair impact fees pose little threat to growth.

"Where you get into trouble with impact fees is trying to make all of a deficit up at one time using the fees," he said.

Bayyari said that a consulting firm, if hired, needs to look at developments across the board.

"I'd hate for us to be perceived as trying to impose impact fees just on single-family homes," Bayyari said. "They need to include multifamily housing, commercial and industrial, too."