

Oroville Mercury Register

Supervisors approve non-residential impact fees

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BACKGROUND: For months the Butte County Board of Supervisors has discussed the imposition of impact fees on non-residential developments.

WHAT'S NEW: Tuesday the supervisors adopted a fee schedule for commercial, industrial and office developments.

WHAT'S NEXT: The fees go into effect in 60 days.

ROGER H. AYLWORTH/MediaNews Group

In just under two months it is going to get more expensive to build commercial and industrial developments in Butte County.

Tuesday the Board of Supervisors established a schedule of "impact fees" that will be levied on commercial/shopping, general office, and industrial developments.

The fees, which are used to pay for county facilities and equipment that become necessary because of increased development, will range from \$7 per square-foot, for a an office of 25,000 square-feet or less, to a low of just over 41 cents per square-foot, for a mini-storage facility.

The supervisors have discussed putting impact fees on non-residential developments since at least last December.

In June the board reviewed a fee proposal and sent it back to county staff for further work.

At the time the board members provided staff with a laundry list of things they wanted to see and not see in the proposed fee schedule.

On the do not see list, the board asked that any business development in an "enterprise zone" areas where job-creating development is being encouraged not be charged the fees.

Also the board wanted to see that traffic fees collected in new developments should be reserved for the areas collected.

Tuesday Jennifer MCarthy, county project manager and resource developer, told the board all 11 of the panel's concerns except one, had been incorporated in the ordinance being put before the supervisors.

The one concern that didn't make the final cut was a request that the impact fees be established on a flat rate with \$2 a square-foot for industrial developments, \$6 for commercial/shopping construction, and \$7 a square-foot for general office developments.

Mcarthy said state law requires there "be a reasonable relationship between the fee and the cost of the public facility or equipment," and an analysis of the impacts of different sorts of development required a much expanded fee schedule.

For example, each of the three overall categories was divided into three sub-categories.

That means even within a single category, the commercial/shopping center, facilities less than 200,000 square-feet would be charged impact fees to the tune of \$6 per square-foot.

The same sort of development between 200,000 and 399,000 square-feet would be charged \$5.34 per square-foot, and anything 400,000 square-feet and bigger would pay \$5 per square-foot.

The ordinance will also impose additional fees on business construction in any of the incorporated cities in the county.

Within a city the county would impose just under one cent per-square-foot for a mini-storage facility or just over 40 cents per square-foot for a commercial development of 200,000 square-feet or less.

Mcarthy said the new fees will become effective 60 days after the board approved them and the supervisors them voted unanimously to approve the fees.

ER staff writer Roger Aylworth can be reached at 896-7762 or at raylworth@chicoer.com.