

MERCURY-REGISTER

City brings its park impact fee proposal back

By Mary Weston/Staff Writer

Article Launched: 03/11/2008 09:32:26 PM PDT

The Oroville City Council will hear a presentation on impact fees, consider raising the city's park development impact fee and collecting a fee for the Feather River Recreation and Park District, Thursday.

The city and FRRPD were at odds over park impact fees for most of last year, culminating with the Local Formation Commission refusing to approve city annexations until the issue was resolved. Now the city appears poised to pass a city proposed ordinance to appease LAFCO.

According to the March 13 meeting agenda, the city proposes to collect and distribute the park impact fees to FRRPD at the sole discretion of City Council, overriding the park district's request to have developers pay fees directly to FRRPD.

The meeting begins at 5 p.m. in City Council Chambers, 1735 Montgomery St. The agenda states it's a joint meeting of the Oroville City Council and the Feather River Recreation and Park District. However, the park district has scheduled its own public forum on park impact fees, tonight, from 6 to 8 p.m. at the Oroville Southside Community Center on Lower Wyandotte Road.

Park development impact fees are one-time fees collected on new residential development for new park lands, facilities and improvements to provide service to new residents and to require new development to pay its own way.

In 2003, Revenue and Cost Specialists prepared a nexus study for both the city and FRRPD to collect

park impact fees. The city has been collecting a park impact fee, but the park district lacks a mechanism to collect a portion of the fee.

FRRPD began asking the city last April to pass a resolution requiring developers to pay the park district's impact fee to FRRPD before developers pulled building permits. City Council has nixed the proposal several times asking for more information and/or a meeting.

A meeting, however, didn't come about until the end of 2007, after the Butte Local Agency Formation Commission said to settle the argument or the commission wouldn't approve any more city annexations. The two agencies met, and the agreement was they would work together on a parks masterplan for the fee.

At the next council meeting, City Attorney Dwight Moore proposed an interim ordinance for developers to pay the park impact fee directly to FRRPD before pulling permits, as he had drawn up for the Town of Paradise. The resolution would have been for 12 months, during which time the details of the fee would be worked out, and the nexus studies for both agencies updated. At that meeting, he said the park district had the right to collect impact fees, but the district had no mechanism to collect fees.

At the next LAFCO meeting, the city had an annexation up for approval. A city representative told LAFCO the two agencies had met and come to an agreement. LAFCO commissioners said they needed it in writing before they approved the city's proposed Feather Annexation.

Back at City Council meetings, Administrator Sharon Atteberry, associate planner Jared Hancock and consultant planner Craig Sanders all said that AB-1600 prohibited an impact fee being paid directly to FRRPD, a special district.

Advertisement



A bright idea in online advertising.

PrinterStitial[®] ads by Format Dynamics.



FormatDynamics[®]

Print Powered By  FormatDynamics[®]

MERCURY-REGISTER

Staff proposed the city collect both portions of the impact fee, with a 60/40 split between community sports park acquisition and development and neighborhood parks. The city could allocate the money in both funds "at the sole discretion of city council." Money could be allotted to FRRPD from the sports fund "All or in part" solely at council's discretion.

If FRRPD wanted to use impact fees, the district would have to submit a detailed plan to council, and council would determine if "the use of such revenues for such purpose will serve the best interests of the city and its residents."

The FRRPD board strongly opposed the city's proposal to oversee the fee and distribution. The two agencies currently do not have a good working relationship, and neither trusts each other.

Vice Chair of the FRRPD Board Jan Hill said she felt like they had been led down the primrose path by the city with meetings never scheduled and communications not returned. She said the goal posts keep changing, until the city developed its own proposal.

Hill and board member Loren Gill said the FRRPD board rejected the city's proposal and wanted the council to consider FRRPD's original request. Nonetheless, Thursday, the city is bringing back the same city proposal for City Council's approval.

Advertisement



A bright idea in online advertising.
PrinterStitial® ads by Format Dynamics.

FormatDynamics®

Print Powered By  FormatDynamics™