



Wednesday, February 8, 2006 | Current Weather for NWA: CLOUDY 43 F (more conditions and forecast)

QUICKLINKS: [Obits](#) | [Classifieds](#) | [Jobs](#) | [Coupons](#) | [Business Directory](#) | [Weather](#) | [Subscribe](#) | [NEWCOMERS GUIDE](#)

Search Browse by date in

Replica Edition
SECTIONS
Homepage
News
Sports
Opinion
Business
Living
Academics
Farm
Religion
MORE
What's Up!
MovieStyle
Business Matters
Northwest Outdoors
Wal-Mart Coverage
ANNOUNCEMENTS
Engagements, Weddings, Anniversaries
Births
Obituaries
Tools
Classified Ads
Place a Classified Ad
Subscribe to the Paper
Information
Web Feeds (RSS)
Newspapers in Education (NIE)
Print and Web Advertising Rates



Road impact fees on the horizon for Fayetteville

BY ADAM WALLWORTH Northwest Arkansas Times
 Posted on Tuesday, February 7, 2006
[Email this story](#) | [Printer-friendly version](#)

Fayetteville aldermen will take another step toward adopting impact fees for roads today when they debate the methodology and results of a study by Duncan Associates.



No health insurance?
High deductible or HSA?
Want more traditional service?
DOCS-CLINIC and Institute, PLC
 4220 Crossover Road
 Fayetteville, AR 72703
 Phone: 479-251-1552

www.RandallOatesMD.com

City Attorney Kit Williams says it is important that the City Council take adequate time in considering the fee and carefully review the methods used and results of the study. If aldermen adopt the study, the ordinance to create the fees could be in front of the council by the first meeting of March.

Aldermen need to be in complete agreement over how the study was performed and whether the figures included are appropriate, Williams said. The council will also have to decide whether or not to continue requiring developers to dedicate street right of way, which will dictate how the ordinance is drafted, he said.

City staff members are expected to recommend the council not

Contact Us

Special Sections

Wal-Mart Coverage

NWA Churches

Visit Eureka Springs

Real Estate

Hungry?

ADVERTISING



include right of way in the fee structure, which would produce a smaller annual income from impact fees, but would allow the city to continue receiving the property from developers. The potential annual revenue from road impact fees is \$4,148,618 without right of way, and \$4,578,798 with the right of way included.

The proposed impact fees, without the right of way, are as follows:

- Single-family detached, \$3,443 per unit.
- Multi-family, \$2,386 per dwelling unit.
- Mobile home, \$1,797 per unit.
- Retail, \$4,063, per 1,000 square feet.
- Office, \$2,728, per 1,000 square feet.
- Industrial, \$2,376, per 1,000 square feet.

Because of the amount of money the fees are expected to bring in, there is a greater risk that someone would challenge the fees in the future, which is why it would best if the council put the issue before voters, Williams said. If voters approved the impact fees, the city would be insulated from the potential of someone suing the city for imposing an illegal tax.

The Attorney General has opined that the impact fees, if adopted according to state statute, would not be considered taxes, though the law has not been ruled on by the Supreme Court.

Ward 4 Alderman Lioneld Jordan, one of the sponsors of the fees, said that while he is ready for the impact fees to be enacted so the city can get help in paying for infrastructure needs, he doesn't have any problem with looking at the methodology.

Jordan said that while he is open to focusing on the methodology of the study, he hopes the debate focuses on the same subject. It would be unfortunate if people offer their arguments against the fees in general, when that decision on adopting the fees will come at a later date.

The study is available on the city's Web site, www.accessfayetteville.org, along with the proposed Transportation Improvement Project, which the fees are based on.

In addition to the impact fee study, the council is expected to approve a recommendation by the Sewer Committee to abandon condemnation proceedings for a sewer easement at the Chestnut I apartments. The committee favors pursuit of an alternative route for the sewer line, which is part of the city's \$180 million

Wastewater System Improvement Project. The project is three years behind schedule and at least \$50 million over budget.

The council is scheduled to convene at 6 p.m. in Room 219 of the City Administration Building.

FEEDBACK:

Something to say about this topic? [Submit a Letter to the Editor online](#)

Copyright © 2001-2006 Arkansas Democrat-Gazette, Inc. All rights reserved.

[Contact Us](#)