

# DAILY MINER

Tuesday, September 06, 2011

## Impact fee alternatives on the table

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Miner Staff Reporter

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KINGMAN - Impact fees are back in the limelight, as they made it on the agenda for Tuesday's City Council meeting for a discussion regarding provisions, alternatives and the implementation of Senate Bill 1525, which overhauled Arizona's impact/development fee system.

On Aug. 8, Council conducted a work session designed to find ways of coming into compliance with the bill, which after Jan. 1 disallows the collection of development fees for anything other than a "necessary public service."

The statute also requires the replacement of existing fee programs by Aug. 1, 2014, meaning the city needs to come up with new fee ordinances, procedures, infrastructure improvement plans and fee studies before the deadline.

However, city staff suggested sidestepping the required impact fee study - since it carries a \$150,000 price tag - by eliminating all impact fees outside of wastewater development investment fees, raising water meter connection fees to help pay for water system infrastructure improvement and creating a construction tax dedicated to capital improvements.

Council will again discuss these options Tuesday and possibly provide staff direction for their implementation.

Currently, developers pay \$528 per 100-square feet of construction in impact fees. If Council institutes a 2-percent construction tax, 100-square feet of development would cost \$200 in tax if the contractor charges \$100 per square foot. City staff estimates the potential tax generating \$700,000 annually.

In other business, Council will hold a public hearing regarding a request from David and Lois Cooley to rezone properties at 2916 Stockton Hill Road and 1912 Miami Ave. from C-1 (commercial/neighborhood convenience) to C-2 (commercial/community business).

The request, which the Kingman Planning and Zoning Commission unanimously voted to recommend denial of, would allow retail sale of guns and firearm safety courses at the sites, according to the agenda.



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A Kingman City Council meeting.

Chairman of the Economic Development and Marketing Commission John Kirby will present suggestions of possible incentives the city can offer to entice businesses to open in Kingman.

Lastly, city staff plans to conduct a review of the agenda setting process. Councilman Richard Anderson asked for a discussion of the process at a previous meeting.

Council meets at 5:30 p.m. today at 310 N. Fourth St.

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- [Kingman proposes alternative to impact fee](#)

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