

The Daily Courier

Tuesday, March 30, 2010

PV officials: No plans for moratorium on impact fees

By [Ken Hedler](#)

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PRESCOTT VALLEY - Town government officials have no plans to follow the examples of their counterparts in Prescott and possibly Chino Valley when it comes to impact fees for residential development.

"I'm not aware that we are looking at it," Councilwoman Fran Schumacher said Monday.

Concurring, Councilman Mike Flannery said, "We have not dealt with it so far (this year). I haven't really thought about it. It is not on our table."

Four years have elapsed since the council adjusted one-time impact fees, which offset the effects of development and growth on police, parks and other services. At the same time, the council voted to waive fees for commercial and industrial development on the theory that doing so would stimulate the creation of jobs.

A week ago Tuesday, the [Prescott City Council](#) voted unanimously to roll back increases in water and sewer impact fees that went into effect this past July. The council took the action, which affected more than two dozen home builders, to comply with a moratorium on impact fee hikes that the [Arizona State Legislature](#) approved this past August - and made retroactive to June.

On Thursday, four members of the Chino Valley Town Council voted to postpone until April 8 a decision on whether to place a moratorium on impact fees for residential development.

Prescott Valley established fees that vary according to subdivisions, according to the Community Development Department.

For instance, the impact fees are \$4,029 at the Orchard Park mobile home park, and \$6,857 at Raven Ridge, Victorian Estates, Granville, StoneRidge, Pronghorn Ranch and other subdivisions.

Overall fees range from \$5,390.76 for Orchard Park to \$13,115 for Pronghorn Ranch, Viewpoint and Mingus West.

The other fees are \$415 for water meters (5/8-inch), \$629.28 to \$1,570 for water capacity, \$732.48 to \$1,526 for water resource and \$3,162 for sewer capacity.

The water capacity fees pay for pumps and pipes, the water resource fee pays for ownership of the water, and the sewer capacity fee covers expansion of the sewer plant, Community Development Director Richard Parker said.

Parker produced a report Tuesday that indicated the town collected \$535,928 in impact fees in the 2008-2009 fiscal year, which concluded this past June 30.

Town Manager Larry Tarkowski said, "We are continuing to collect our development impact fees as they come in, although at a dramatically reduced amount. There was a time when we were building 140 houses a month."

Tarkowski referred to the lawsuit that the Home Builders Association of Central Arizona filed against Prescott Valley and Prescott after both jurisdictions waived fees for commercial and industrial. The association contended the waiver discriminated against homebuilders.

The homebuilders appealed a Yavapai County Superior Court decision in favor of Prescott and Prescott Valley to the state Court of Appeals in Phoenix, Town Attorney Ivan Legler said. He added the court plans to hear arguments later this month.

Meanwhile, the Yavapai County Contractors Association would like to see a relaxation of the impact fees in Prescott Valley.

"The first plank of our leaders' platform should be a commitment to the builders and developers in the community because it is going to be a trickle-down effect," said Sandy Griffis, executive director of the association, which has more than 300 members.

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