



Aldermen vote to study impact fees

BY BRETT BENNETT Northwest Arkansas Times

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ELKINS - The city of Elkins does not yet impose impact and sewer fees, but it plans to have a blueprint on how to go about calculating the fees if it decides to implement them.

The basis for that will be an analysis and study the council commissioned on impact fees.

At a meeting Thursday, the City Council voted to approve a resolution to "adopt a water and wastewater capital plan and impact fee analysis for the city."

As City Attorney Danny Wright explained, the council adopted the report as its guide for how to levy impact fees, should they be enacted.

Impact fees are levied on new developments in some cities to pay for the "impact" they have on the sewer and water infrastructure.

Lloyd Stith said he believed the cost of two of the types of fees recommended were \$812 and \$575 each on the local level.

A developer involved with the Oak Leaf subdivision, which currently features many vacant lots, questioned whether any future impact fees would apply to the undeveloped lots in his subdivision. The lots were established before any impact fee ordinance would go into effect, but homes could be built after the ordinance is in place.

Mayor Jack Ladyman said he couldn't answer that question. It will depend on what requirements Fayetteville places on the city after it renegotiates its current contract for Fayetteville to provide sewer service.

"Some of this is set by Fayetteville," Alderman Jeremy Stevens said.

In a separate matter related to Oak Leaf, the council passed the second reading of an ordinance approving the final plat of the subdivision. Elkins' ordinances are finalized after the third reading.

The council also approved the second reading of an ordinance rezoning a property at 2203 Meadowbrook from R-1 residential to C-1 commercial.

The property is owned by Bill Starks and is located at the corner of Meadowbrook and Arkansas 16.

The board approved the second reading of an ordinance to rezone the property, with heavy discussion about the particulars of the ordinance prior to the vote.

One of the conditions for the rezoning was a letter of assurance that any planned building by Starks will "look residential." At a previous meeting, a neighbor opposed the rezoning on the grounds that it was in a residential area.

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