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Study Session

Item # 2

To: Lemoore City Council
From: JP Prichard, Administrative Analyst
Date: November 30, 2006
Subject: Discussion Item - Impact Fees

STAFF REPORT

Discussion:

During the January 25, 2005 Council meeting, the City Manager and Public Works Director reported that current development impact fees collected by the City are insufficient to meet facility and equipment demands resulting from new development within the City. The discussion provided direction regarding the need to establish new Development Impact Fees, and to aggressively look for areas in which impact fees may address current City facility needs for the future. Additionally, on February 1, 2005 the Council adopted new goals and current objectives, and that one of those objectives is making sure that “new development pays its way”.

The City contracted with Colgan Consulting Corporation in December 2005, to conduct a comprehensive study to determine the types and amounts of impact fees could collect from new development based on current levels of City services and the projected growth of the City. The City received a copy of the report and posted it for public review in its entirety on November 21, 2006.

In an effort to work cooperatively with the development community, whom would be most affected by any change in impact fees, the City staff met with developers with current and future projects in the City to address any concerns they may have. Many areas of the report were discussed, and record made of any concern. In an effort to address all concerns, staff intends to have Colgan Consulting revise the report and continue to seek public comment. There will also be an additional meeting between staff and the development community after the revision.

There are areas addressed by the report found to be without need of revision. Therefore, during the regular Council meeting, Resolution 2006-46 will be submitted to approve seven of the fees proposed in the development impact fee study that have not received public comment during the public notification period. Fees that need to be revised based on public comment will be addressed in future resolutions.

Recommendation:

Staff should continue to work with the development community and the public to clarify information and answer questions on proposed impact fees and provide an update at the next Council meeting.