

City of Milton Impact Fee Ordinance Review

- The Ordinance is based on the Ross + Associates Impact Fee Report, which specifically states that the numbers presented are intended to “establish a ceiling,” where the impact fees calculated are the **Maximum Allowable** fees by State law, not recommendations for reasonable fees based on development trends in the North Fulton Region.
 - The Council recommends considering a reduced Parks and Recreation Impact Fee that will allow the City to generate funding for park improvements, but does not place a disproportionate cost burden on residential developers and new residents.
- GA State law allows for the reduction of one “Public Facility Category” impact fees (i.e. Parks and Recreation), without having to decrease the other categories’ fees. Therefore, reducing the proposed Parks and Recreation fees, would not hinder the City’s ability to collect fees for the Public Safety and Transportation components of the Capital Improvements Element.
- According to the proposed Capital Improvements Element, Impact Fees are expected to pay for 306 acres of new park land, 45 acres and 38 miles of new trails, and 1,138 acres of conservation easements, as well as numerous public facilities. **However**, Impact Fee revenue CANNOT be used to fund the maintenance, operations or replacement of deteriorated facilities. How will the upkeep of these new public parks, trails and facilities be managed and funded?
- Ross + Associates reported a substantial existing Level of Service shortfall for parks, trails and recreational facilities in the City. While only the “new growth demand” is used to calculate the impact fees, existing residents will use and benefit from the parks built with impact fee revenue, without having paid impact fees themselves.
- The Council for Quality Growth is concerned that the adoption of the fees as written, which is an increase from \$0 to almost \$8,000 required per new family in Milton where existing residents have never paid such fees, may place a disproportionate cost burden of parks and infrastructure improvements on new residents.
- At \$7,700, Milton would have the highest Impact Fees in North Fulton and approaching the highest fees in the Atlanta Metro Region.