



ORDINANCE 2022-23

OF THE VILLAGE OF ASHVILLE

AN ORDINANCE TO AMEND 2005-10 TO REFLECT CHANGES IN THE VILLAGE OF ASHVILLE IMPACT FEE STRUCTURE. THIS ORDINANCE DESIGNATES CERTAIN VILLAGE FEES FOR THE GOVERNMENT, PARKS, POLICE STREETS, AND FIRE; AND TO DECLARE AN EMERGENCY.



NOW, THEREFORE, Be it ordained by Council of the Village of Ashville, Pickaway County, and State of Ohio:

SECTION ONE:

That the Village of Ashville will establish Impact Fees.

SECTION TWO:

These Impact Fees will be based upon the authorized Strand Associates Impact Fee Report, the Village of Ashville will add Chapter 1194 Impact Fees, see Exhibit B. Exhibit C is the complete Strand Associates Impact Fee Report.

SECTION TWO:

That this Ordinance will take effect after the earliest period allowed by law.

Offered by: Nelson R. Embrey

Seconded to the Motion Offered by: R. David Rainey

Upon roll call on the adoption of the ordinance, the vote was as follow:

Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No	Council Member	Yes	No
Roger L. Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Matt Scholl	<input type="checkbox"/>	<input type="checkbox"/>	Steve Welsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Excused Absences																	

PASSED THIS 19th DAY OF DECEMBER, 2022

ATTEST:

 DATE: 12/21/2022
April D. Grube, Clerk-Fiscal Officer

APPROVED:

 DATE: 28-DEC-2022
Charles K. Wise, Mayor

repared: 11/23/2022

vised Date:

iew Date:

of 18 | Page- Exhibits

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the ordinance adopted by the Village of Ashville Council held on 19th day of December 2022, and that I am duly authorized to execute this certificate.



Clerk-Fiscal Officer

(Original signature of April D. Grube)

(TITLE)

Exhibit Six Impact Fee Legislation Continued

Ordinance 2022-23

Exhibit B

CHAPTER 1194 Impact Fees

- | | |
|---|---|
| <p>1194.01 Purpose and intent.</p> <p>1194.02 Definitions.</p> <p>1194.03 Applicability and exemptions.</p> <p>1194.04 Procedures for imposition, calculation, reimbursement, credit, and collection of impact fees.</p> <p>1194.05 Establishment of impact fee fund; use and appropriation of impact fee proceeds; and refunds.</p> | <p>1194.06 Review and adjustments.</p> <p>1194.07 Parks and recreation department/facilities impact fee.</p> <p>1194.08 Police department/facilities impact fee.</p> <p>1194.09 Government facilities impact fee.</p> <p>1194.10 Street department/facilities impact fee.</p> <p>1194.11 Fire department/facilities impact fee.</p> |
|---|---|

1194.01 PURPOSE AND INTENT.

The purpose and intent of this chapter are:

- (a) To establish uniform procedures for the imposition, calculation, collection, expenditure, and administration of impact fees imposed on new development;
- (b) To assure new development contributes its fair and proportionate share towards the costs of public facilities reasonably necessitated by such new development;
- (c) To ensure new development benefits from the provision of the public facilities provided with the proceeds of impact fees;
- (d) To ensure impact fees collected pursuant to this chapter are expended only on public facilities the demand for which is generated by the new development against which the fees are assessed;
- (e) To ensure impact fees assessed pursuant to this chapter are proportionate in amount to the degree of impact new development has on public facilities; and
- (f) To ensure all applicable legal standards and criteria are properly incorporated in these procedures.

1194.02 DEFINITIONS.

Words and terms not specifically defined below carry their normal dictionary meanings. An additional reference for zoning and development terms is The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Lindbloom, ISBN 0-88285-144-6 or the latest edition:

- (a) "Applicant." Any person who files an application with the Village for a zoning permit to undertake new development within the Village.
- (b) "Appropriation or to appropriate." An action by the Village or Village Administrator to identify specific public facilities for which impact fee funds may be utilized. "Appropriation" shall include, but is limited to: inclusion of a public facility in the adopted Village budget, capital improvements plan, or comprehensive plan; execution of a contract or other legal encumbrance for construction or acquisition of a public facility using impact fee funds in whole or in part; and/or the expenditure or transfer of impact fee funds from an impact fee account for the financing of public facilities that provides or will provide a roughly proportionate benefit to new development.
- (c) "Capital Improvement Plan." A schedule of public facility improvements to be undertaken by the Village as determined from time to time by the Village Council or as set forth in the capital budget and/or the comprehensive plan.
- (d) "Codified Ordinances." The Codified Ordinances of Ashville, Ohio, as amended from time to time.
- (e) "Comprehensive Plan" The Comprehensive Plan for the Village and any subsequent plans adopted by Village Council.
- (f) "Credit." A reduction in the amount of an Impact Fee due pursuant to this chapter that may be granted pursuant to an approved reimbursement and validly executed development agreement between the Village and an applicant, which results in the provision of excess public facility capacity sufficient to offset the impacts of the proposed new development on public facilities.
- (g) "Fiscal Officer." The Fiscal Officer for the Village of Ashville, Ohio or their designee.

Ordinance 2022-23

Exhibit B Continued

1194.07 – 1194.11 SUMMARY OF IMPACT FEES.

Residential (per D.U.)	Transportation	Parks and Recreation	Police	Fire	General Government	Total
Single-family Detached Housing	\$1,758.27	\$2,554.72	\$1,366.14	\$954.40	\$1,407.64	\$8,041.17
Multifamily Housing (low-rise)	\$1,607.79	\$1,689.94	\$910.76	\$636.26	\$694.11	\$5,738.87
Nonresidential (per square foot)	Transportation	Parks and Recreation	Police	Fire	General Government	TOTAL
Retail Restaurants	\$4.65	N/A	\$0.27	\$0.23	\$0.83	\$5.98
Commercial and Office Space	\$2.79	N/A	\$0.16	\$0.14	\$0.50	\$3.59
Limited Industrial and Warehousing	\$0.73	N/A	\$0.04	\$0.04	\$0.13	\$0.94
Manufacturing	\$0.66	N/A	\$0.04	\$0.03	\$0.12	\$0.85

Table 7.04-1 Overall Impact Fee Schedule