

A photograph of a garden scene. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are several tall, thin blue flowers. To the right, there is a large, light-colored succulent plant. In the background, a portion of a building with a textured, light-colored wall is visible. The overall scene is outdoors and appears to be a well-maintained garden.

Public Hearing on LUA and IIP

City Council Meeting
August 27, 2018

Why Are We Here?



- Following statutory requirements
 - Hold Public Hearing on posted LUA and IIP
 - 60 Days to adopt LUA and IIP
- Provide information on stakeholder discussions

Growth Pays for Growth Assumptions Used in Posted IIP



2/26/18 WORK SESSION & 3/21/18 POSTED LUA AND IIP

- Full costs
 - Triggered by expansion
 - Inflation
 - Anticipated financing
- 10-Years demand
 - Full and partial facilities
- Generated much higher fees than currently in place

Stakeholder Meetings



WILL BE MEETINGS BEFORE EACH COUNCIL WORK SESSION ALSO

DATE	PURPOSE
May 2	Review draft, received input More meetings requested
May 8	Shared plan for additional stakeholder meetings
June 5	LUA, Police, Fire, Parks
June 20	Streets
July 16	Water, Wastewater, Overall
August 13	Review presentation

Stakeholder Meetings



- All concerned about high fees associated with initial plan
- All want Goodyear to succeed and grow
- Cooperative environment
- Attended by broad range of stakeholders

Categorize Stakeholder Feedback



- Technical/mechanical corrections
 - Example: Realign growth to geographic areas (too many jobs allocated to South area)
 - Where data is available, these are addressed today
- Policy
 - Example: Streets elements to be included (sidewalks, landscaping)
 - Upcoming Work Session topics

Included in This Update

Overview of Land Use Assumptions



- MAG, DES, recent activity, Elliot Pollack & Company
- Population Growth **< No Change**
 - 4.2% per year citywide
 - 41,300, 10 year added population
- Job Growth **<No Change**
 - 3.7% per year
 - 15,400, 10 year added jobs
- Distributed to geographic areas based on trends **<Redistributed**
- Drives infrastructure need forecast using current service levels

Supported Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATIONS

- Parks
 - Remove Goodyear Ballpark from calculation of current level of service, **reduces North/Central fee-\$750 estimate**
 - Remaining Newland reimbursement is related to 17 acres of land for the proposed park, **no fee change as it moves from an included reimbursement to a cost of project**

Supported Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATION

- Police
 - Use available telecom building capacity and historical cost toward growth demanded, **reduces fee**
- Streets (consistent with original intent)
 - Be sure developer in-lieu or other payments for partial shares of infrastructure are accounted for
 - Ensure replacement costs are excluded

Supported Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATION

- Utilities
 - Reduce multi-family EDU factor, **land use LOS change**
 - Align use with IWMP, **minor impact**
 - Correct surface water related financing assumptions, **shifts costs/fee between areas**

Supported Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATION

- Program wide
 - Assure accuracy in calculations and transition of data between tables, **varies**
 - Update to 10th Edition of ITE, **varies**

Other Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATION

- Streets
 - Significant discussion on streets to include, **reduces fees substantially in North/Central**
 - Included: Arterials needed in the 10-years that will not likely be a development obligation
 - Examples: adjacent to State land, existing intersection requiring expansion
 - Other proposals
 - Street by street analysis with varying levels of street components
 - All streets with allocations to development, growth, other sources

Staff Technical Changes



REFLECTED IN AUGUST UPDATED FEE CALCULATION

- Police
 - Update Police Ops Expansion costs to those in the FY19-23 CIP, **increases fee; presented at 6/5/2018 stakeholder meeting**
- Fire
 - Correct South to current LOS, **increases fee**

Not In August Update

Ongoing Analysis Items



NOT CHANGED IN AUGUST UPDATED FEE CALCULATIONS

- Streets
 - Newland evaluation of growth consumption of bridge project
 - Intend to implement evaluation findings
 - Findings will be included for September Work Session
 - \$1,700 is estimated fee reduction for a change from a 10-year to 15-year assumption
- Police & Fire
 - Assessing ability to distribute costs between land uses on functional population or calls for service basis

Ongoing Analysis Items



NOT CHANGED IN AUGUST UPDATED FEE CALCULATIONS

- Utilities
 - Charge single family 1" meters at $\frac{3}{4}$ " meter rate
 - Rate plan and data support higher use by 1" meter homes
- Program-wide
 - Update fund balances and developer reimbursement amounts to 6/30/18
 - Will be implemented for September Work Session
 - Recalculate financing costs based on updated fund balances
 - Will be implemented for September Work Session



Other Technical Changes

NOT CHANGED IN AUGUST UPDATED FEE CALCULATIONS

- Program-wide
 - Estimate impact of moratorium, no impact to fees
 - Treat credits as excess capacity, case by case analysis used
 - 1% Construction Sales Tax related
 - Revenue pays difference between fee and cap in development agreements where infrastructure was provided and cap was established as repayment method (older agreements, pre-current rules)
 - Exclude from plan, rather than add the infrastructure and tax offset
 - Estimate impact of development agreements with capped fees compared to construction sales tax forecast
 - Carve out non-fee areas as an alternative



Work Session Policy Items

- Streets
 - Address types of costs to be included
- Program-wide
 - Address distribution of costs triggered by growth-related expansions, examples in this update:
 - Street utilities relocations
 - Wastewater plant mandated treatment change

Fee Calculations – North/Central, Single Family



Fee Category	Existing Fee	3/21/18 Draft Calculated Fee	8/7/18 Updated Calculated Fee	8/7/18 Updated Fees Compared to Existing Fees	
				Difference	% Difference
Police	\$379	\$846	\$807	\$428	113%
Fire	399	937	909	510	128%
Parks and Rec	922	2,244	1,466	544	59%
Streets	1,743	8,911	3,654	1,911	110%
Water	6,368	8,719	7,304	936	15%
Wastewater	4,210	2,130	3,133	(1,077)	-26%
Total	\$14,021	\$23,787	\$17,273	\$3,252	23%

Fee Calculations – South, Single Family



Single Family Residential - South Area

Fee Category	Existing Fee	3/21/18 Draft Calculated Fee	8/7/18 Updated Calculated Fee	8/7/18 Updated Fees Compared to Existing Fees	
				\$ Difference	% Difference
Police	\$379	846	\$807	\$428	113%
Fire	719	660	1,015	296	41%
Parks and Rec	1,065	2,293	2,246	1,181	111%
Streets	1,179	6,380	6,192	5,013	425%
Water	7,769	8,052	8,462	693	9%
Wastewater	1,541	2,163	2,157	616	40%
Total	\$12,652	\$20,394	\$20,879	\$8,227	65%

Non-Residential Examples

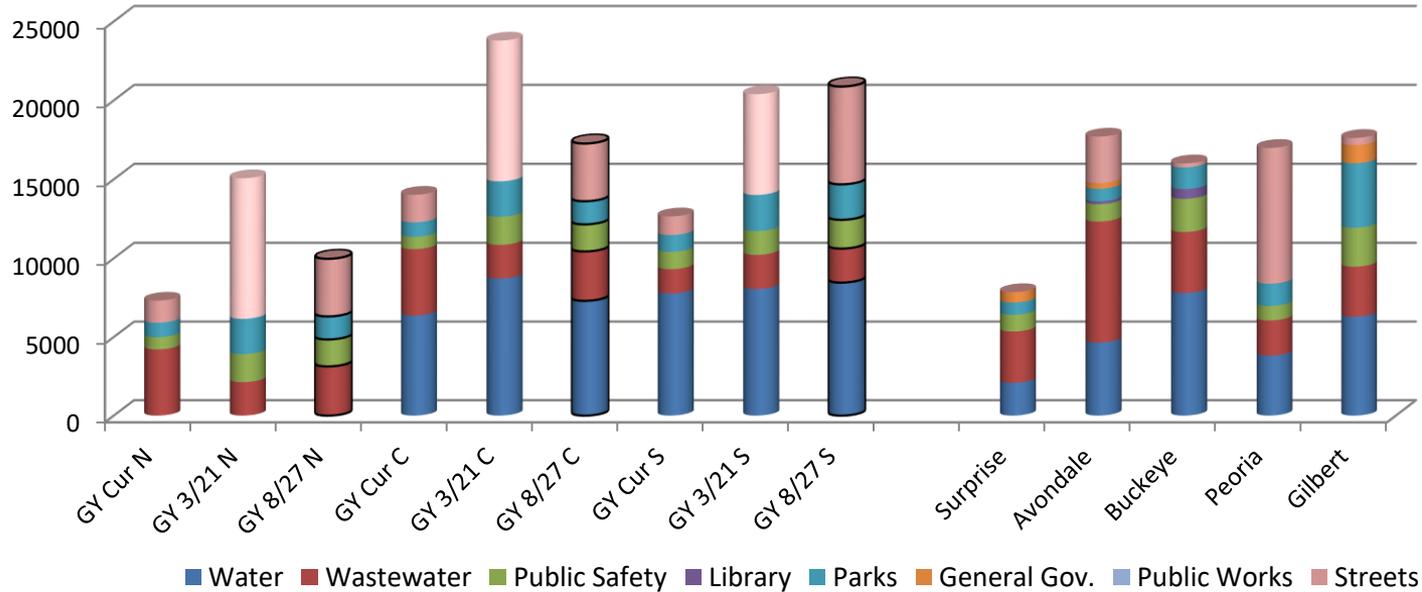


USING AUGUST CALCULATED FEES

Land Use Example	Current South	Calculated 3/21 South	Calculated 8/27 South	Current Central*	Calculated 3/21 Central*	Calculated 8/27 Central*
Retail 20,000 sq. ft.	\$ 121,424	\$ 244,969	\$ 260,969	\$ 119,928	\$ 316,024	\$ 185,305
Office 40,000 sq. ft.	\$ 213,917	\$ 324,298	\$ 362,767	\$ 177,623	\$ 397,928	\$ 280,693
Industrial 400,000 sq. ft.	\$ 342,984	\$ 841,724	\$ 728,500	\$ 251,483	\$ 1,076,296	\$ 545,358

*Used Central for comparison to include Water and Wastewater fees. Recommendation is a single area combining current North and Central areas.

Comparisons with Other Cities



Next Steps



Adopting the Infrastructure Improvement Plan (IIP) is the key step

- Must build the infrastructure
- Must ensure funding is allocated
- Work Sessions for Council discussion and direction
 - September 17
 - October 1 (if needed)

Timeline Overview



MARCH/APRIL 2019 FOR FEES TO BECOME EFFECTIVE

DEVELOP AND ADOPT LUA AND IIP



ADOPT RELATED IMPACT FEES



* 9/17/18 and 10/1/18 – Council policy discussions and direction.

Hold Public Hearing



Included Streets Infrastructure

REFLECTED IN AUGUST UPDATED FEE CALCULATION

- South –
 - Bridge project
 - Extend Estrella Pky & Cotton from 0.71 to 0.88 land miles
- North/Central –
 - March – 18.3 lane miles & 5 intersections
 - August – 3.7 lane miles and 3 intersections
 - Pebble Creek & I-10
 - Lower Buckeye & Sarival
 - McDowell & Citrus
 - Yuma, Canyon Trails to Sarival
 - Sarival, Yuma to Elwood
 - Estrella Pkwy, MC85 to Elwood
 - Citrus, I-10 to Thomas
 - McDowell, Loop 303 to Citrus