

A photograph of a garden scene. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are tall, thin blue flowers. To the right, there is a large, light-colored succulent plant. In the background, a tree trunk is visible on the left, and a white wall or fence is partially visible at the top. The text is overlaid in the center of the image.

IIP and LUA Plans

City Council Work Session
October 15, 2018

Agenda



- Changes to South Area
 - RVWTP Odor Control impact
 - Further analysis of traffic study
- Fee comparisons

Streets - South



CHANGES FROM SEPTEMBER 17

- Traffic study results detailed analysis
 - Estrella bridge, extend growth consumption period and include financing costs
 - Add back Estrella and Cotton intersection project
- No change in fee

Staff Recommended IIP – Resulting Fees Compared to Current Fees



NORTH RESIDENTIAL – NO CHANGES FROM 9/17/18

Service	Current	9/17/2018	Amount Change	% Change
Police	\$ 379	\$ 820	\$ 441	116%
Fire	399	911	512	128%
Streets*	1,573	2,669	1,096	70%
Parks	922	1,375	453	49%
Water	6,368	7,553	1,185	19%
Wastewater	4,210	2,818	(1,392)	-33%
Total	\$13,851	\$16,146	\$ 2,295	17%

*North/Central average

Staff Recommended IIP – Resulting Fees Compared to Current Fees



SOUTH RESIDENTIAL

Service	Current	9/17/2018	Amount Change	% Change	
Police	\$ 379	\$ 820	\$ 441	116%	
Fire	719	971	252	35%	
Streets	1,179	3,330	2,151	182%	< Changed infrastructure, no fee change
Parks	1,065	2,255	1,190	112%	
Water	7,769	7,843	74	1%	
Wastewater	1,541	2,538*	997	65%	< *Fee increased \$210 with odor control, discussed on 9/17/18
Total	\$12,652	\$17,547	\$ 5,105	40%	

Staff Recommended IIP – Resulting Fees Compared to Current Fees



NON-RESIDENTIAL EXAMPLES

	North (Current is Central)				South			
	Current	9/17/2018	\$ Change	% Change	Current	10/15/2018*	\$ Change	% Change
Retail								
20,000 sq. ft.	\$ 119,928	\$ 158,809	\$ 38,881	32%	\$ 121,424	\$ 180,707	\$ 59,283	49%
Office								
40,000 sq. ft.	\$ 177,623	\$ 255,765	\$ 78,142	44%	\$ 213,917	\$ 285,197	\$ 71,280	33%
Industrial								
400,000 sq. ft.	\$ 251,483	\$ 503,933	\$ 252,450	100%	\$ 342,984	\$ 588,733	\$ 245,749	72%

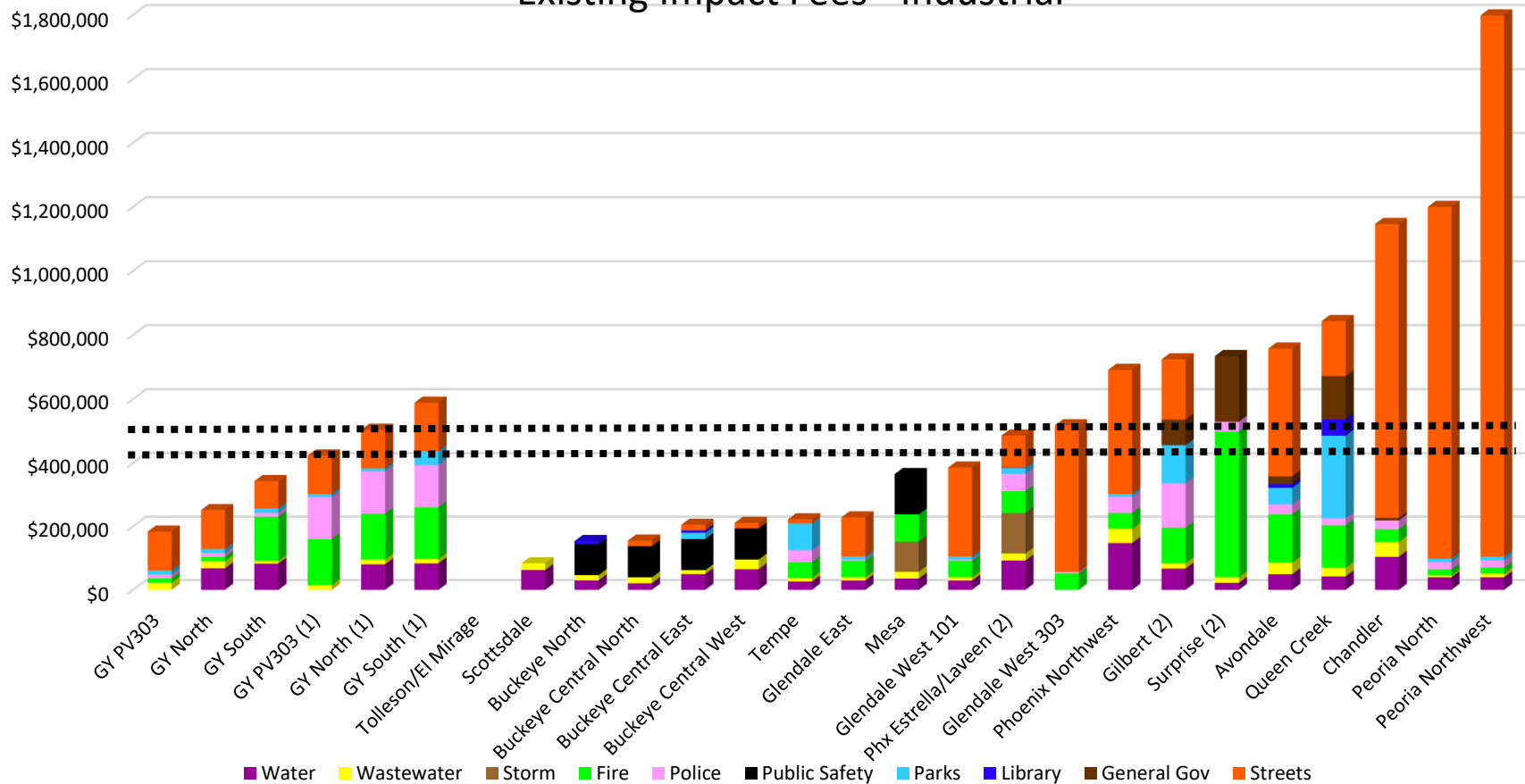
*Reflects RV odor control change discussed on 9/17/18. \$1,000 to \$2,000 change in amounts from 9/17/18 version.

(1) Proposed Fees

Comparisons with Other Cities

Existing Impact Fees - Industrial

(2) Representative of similar fee amounts in multiple areas



Questions, Discussion