A photograph of a garden scene. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are taller plants with many small blue flowers. In the background, a white building with a textured wall is visible, partially obscured by trees and foliage. The overall lighting is soft, suggesting an overcast day or shade.

# Adopt Land Use Assumption and Infrastructure Improvement Plan

October 22, 2018

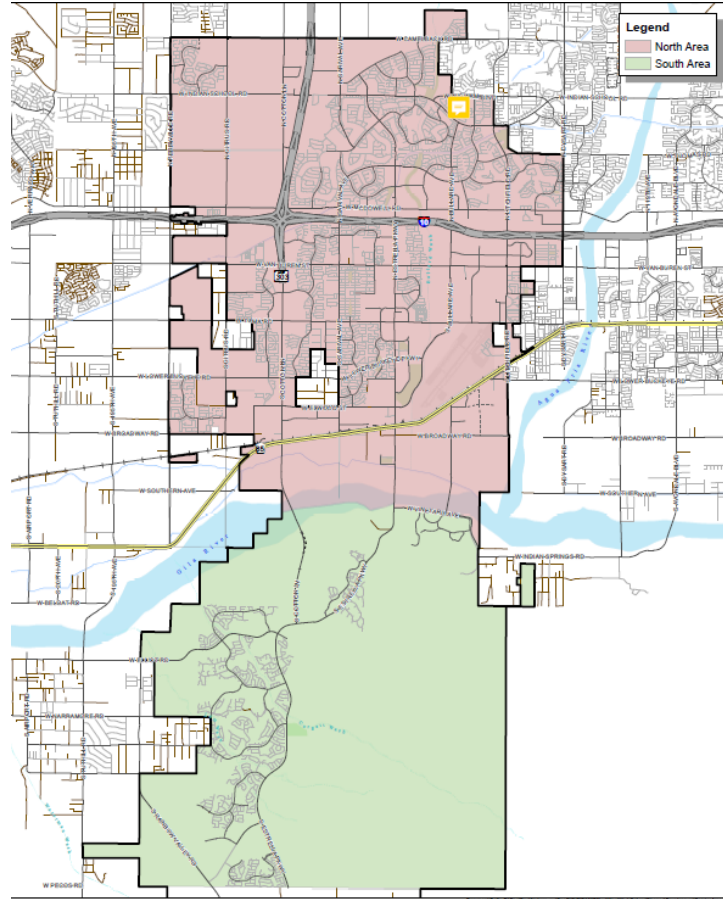
# Agenda



- Infrastructure summary
- Fee summary
- Economic Development program
- Adopt Resolution 2018-2019
- Set December 3, 2018 as the public hearing for fee adoption

# Impact Fee Areas

Water and Wastewater do not apply outside Goodyear service area in either region.



## PROGRAM-WIDE

### **Infrastructure Included**

- 18,698 sq. ft. of building
- 33 vehicles
- 1 radio tower

# Fire and Parks



## INFRASTRUCTURE

### NORTH

#### **Fire**

- 22k sq. ft. building
- 4 vehicles

#### **Parks**

- 32.6 acres (30 acres in design now)

### SOUTH

#### **Fire**

- 12k sq. ft. building
- 2 vehicles

#### **Parks**

- 17 acres (demand is 20.5 acres)
  - Foothills Community park expansion

## INFRASTRUCTURE INCLUDED

### NORTH

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#### Arterial Streets

- Yuma Road: Canyon Trail to Sarival
- Sarival: Yuma Road to Elwood Street
- Estrella Pkwy: MC85 to Elwood Street
- Citrus: I-10 to Thomas Rd

#### Intersections

- Pebble Creek & I-10
- Lower Buckeye & Sarival
- McDowell & Citrus

### SOUTH

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- Estrella: Vineyard to MC85 (bridge)
- Estrella and Cotton Lane intersection



## INFRASTRUCTURE

### **BOTH AREAS**

Proportionate, demand based share of Surface Water Project

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#### **NORTH**

- GRIC Lease debt service
- Transmission and storage projects

#### **SOUTH**

- Northern solutions transmission and wells
- Rainbow Valley booster reimburse
- 1.5MGD reservoir

# Wastewater



## INFRASTRUCTURE

### NORTH

- GYWRF expansions
  - Proportionate share of anaerobic digestion – change from 8/27
- WIFA debt service
- Major sewer line

### SOUTH

- Rainbow Valley WRF
  - Reimbursement and expansions
  - Proportionate share of odor control



# Fee Summary

## Resulting Fees Compared to Current Fees



### NORTH RESIDENTIAL

<b>Service</b>	<b>Current</b>	<b>2018 IIP Based</b>	<b>Amount Change</b>	<b>% Change</b>
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

# Fee Summary

## Resulting Fees Compared to Current Fees



### SOUTH RESIDENTIAL

Service	Current	2018 IIP Based	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%	

# Sample Fees

## Resulting Fees Compared to Current Fees



### NON-RESIDENTIAL EXAMPLES

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

# Economic Development Program



- Develop incentive based program
  - Flexible, adaptable
- Use FY2019 budgeted funding for retail impact fee reduction program as seed funding
  - To address potential needs in FY2019
- Pursue one-time funding in FY2020 and future budget processes consistent with potential need



# Next Steps for Fee Adoption

DATE	ITEM
October 23, 2018	Post Intent to Adopt Fees
December 3, 2018	Hold Public Hearing on Fees
January 14, 2019	Adopt Fees
April 1, 2019	Fees Effective
April 1, 2019 – March 31, 2021	Apply Fee Moratorium as Appropriate

Adopt Resolution 2018-1912  
Adopting the 2018 LUA and IIP  
and  
Set December 3, 2018 as the  
Public Hearing for Fee  
Adoption