

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 dark base is visible, partially obscured by trees and foliage.

Public Hearing on Proposed Impact Fees

December 3, 2018

Overview of Process



Dates	Activities
November – February	Staff and consultant develop forecasts
February – October	4 Council Work Sessions
May – September	8 Stakeholder meetings
March 21	Draft LUA and IIP posted
August 27	Hold Public Hearing on LUA and IIP
October 22	LUA and IIP adopted
October 23	Post proposed fees for adoption

Fee Summary

Resulting Fees Compared to Current Fees



NORTH RESIDENTIAL

Service	Current	2018 IIP Based	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

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%
Parks	1,065	2,255	1,190	112%
Water	7,769	7,843	74	1%
Wastewater	1,541	2,538	997	65%
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
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%	



Next Steps for Fee Adoption

DATE	ACTIVITY
January 14 2019	Adopt Fees
April 1, 2019	Fees Effective
April 1, 2019 – March 31, 2021	Apply Fee Moratorium as Appropriate

Hold Public Hearing on
Proposed Impact Fees