

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. In the background, a white wall is visible, and some green foliage is on the right side.

Adopt Development Impact Fees

January 14, 2019

Process Overview

- ✓ LUA and IIP
 - ✓ Consultant
 - ✓ Stakeholders and Council Work Sessions
 - ✓ Post, Public Hearing and Adopt IIP & LUA
- ✓ Fee Adoption
 - ✓ Post fee report (incorporated in IIP)
 - ✓ Public Hearing
 - Adopt - Today
 - Waiting Period – 75 days; April 1st effective date
 - Exemption – up to 24 months development by development

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%	

City Code Revisions



NOT CHANGING CURRENT PRACTICE

- Incorporate new fees and areas
- Retain and expire existing fees and areas
 - March 31, 2021 expiration
- Eliminate repetition of statute wording by referencing statute
- Eliminate items from statute associated with initial implementation
- Clarify language
 - 24-Month Exemption
 - Definitions

Adopt:

Ordinance 2019- 1416

Resolution 2019-1917

Resolution 2019-1918