

A photograph of a garden scene. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are taller blue flowers, possibly delphiniums. In the background, a white building with a dark horizontal band is visible, along with some trees and dry grass. The text is overlaid on the image in a yellow, sans-serif font.

Public Hearing on LUA and IIP

Northwest Rainbow Valley Service Area Extension

City Council Meeting
September 9, 2019

Why Are We Here?



HOLD A REQUIRED PUBLIC HEARING

- Extend geographic coverage of certain impact fees
 - Development agreement
 - State law requirements

What Is Changing?



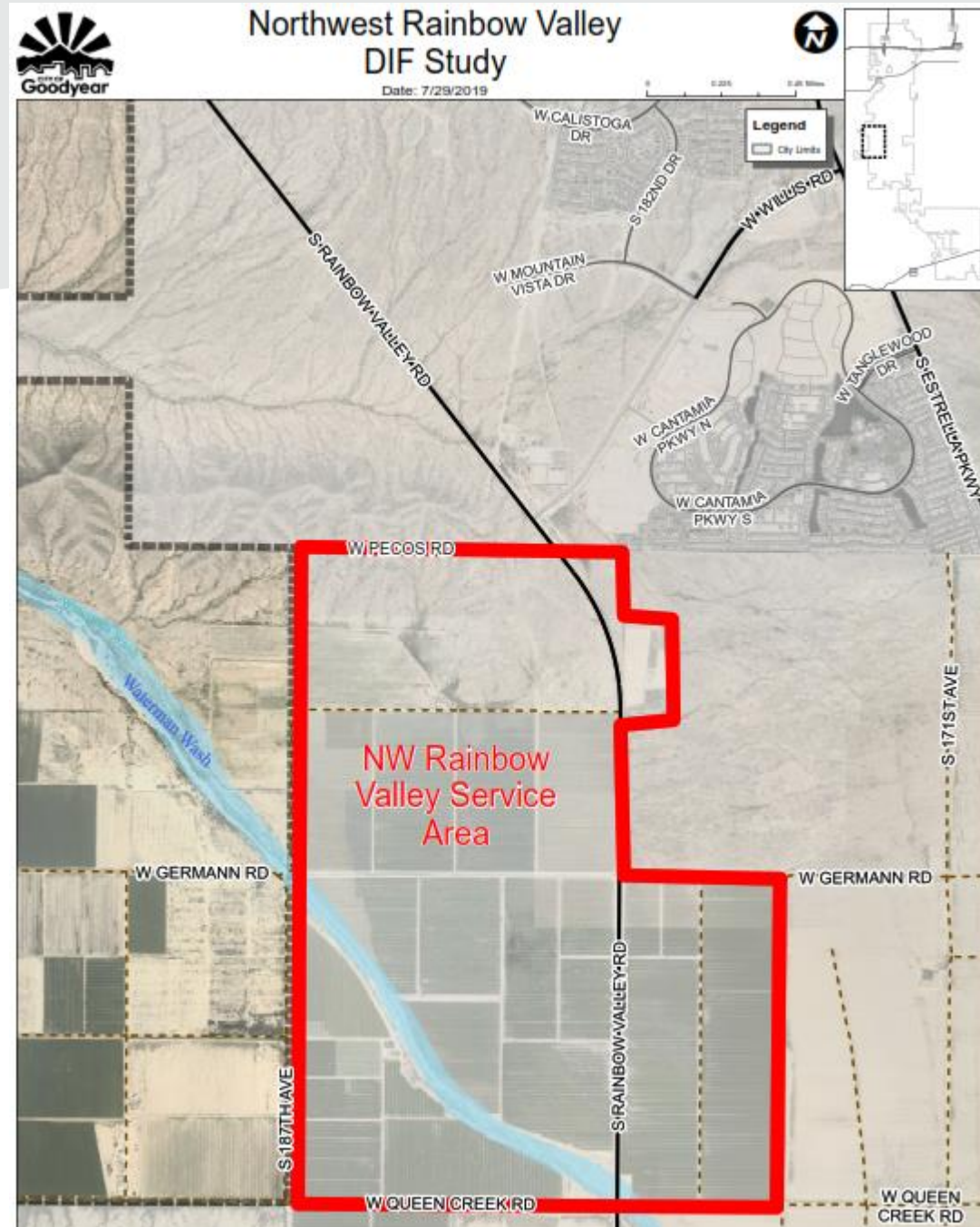
- Update October 2018 IIP and LUA
- No change in infrastructure
- No change in fees for service types included
 - Police, Citywide
 - Fire & Streets, South

Scope of Update



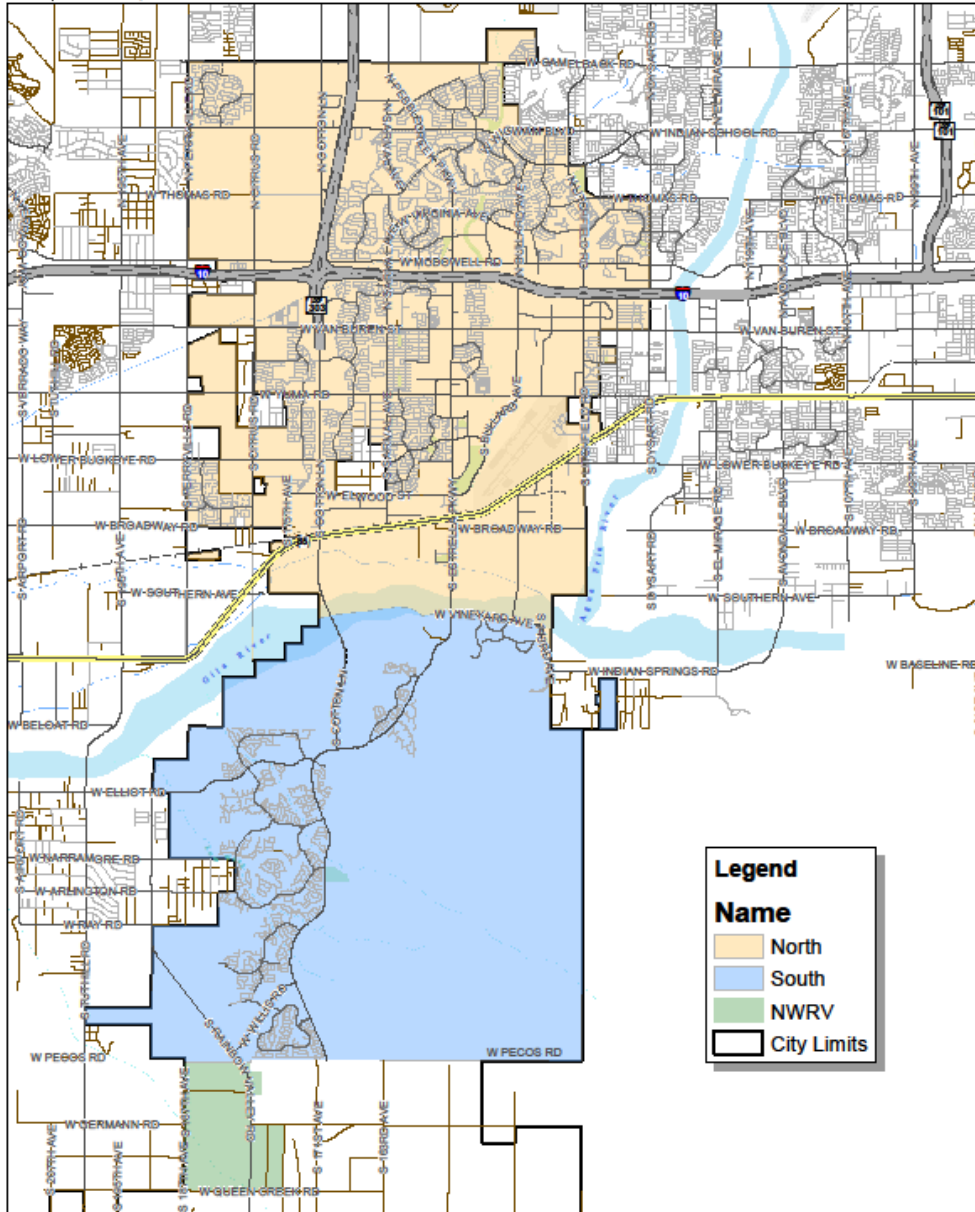
- New vs. extending existing geographic fee area
- Police, Fire, & Streets service areas only
- Water, Wastewater and Parks to be provided by development without impact fees/credits

Northwest Rainbow Valley Study Area





Date: 01/3/2019



NWRV Land Use Assumptions (LUA)

- Area is contiguous with existing South service area
- NWRV Development
 - › Forecast aligned with MAG data
 - › Same basis as 2018 LUA
 - › Additional units to 2018 LUA

Source: Appendix B – June 26, 2019 Draft DIF Report

Fiscal Year	Residential Units	Population
2020	0	0
2021	57	148
2022	82	212
2023	111	289
2024	122	318
2025	135	350
2026	148	385
2027	163	424
2028	179	466
2029	197	513
Total Units	1,194	3,105

Fire IIP Projects South Service Area

Infrastructure	Level of Service	Current Cost	Year	Escalated Cost	Allocation to Growth
Fire Station 186	0.61 sf per service unit	\$7,505,100	2020	\$7,505,100	\$7,505,100
2.5 Fire Apparatus	0.12 per 1,000 service units	2,137,500	2020-2023	2,191,000	2,191,000
LUA/IIP Updates & Audits		50,000		50,000	50,000
Total		\$9,692,600		\$9,746,100	\$9,746,100

Single Family Fee	2018/Current	2019 Update
Fire South	\$971	\$971

Police IIP Projects

Description	Level of Service	Current Cost	Year	Escalated Cost	Allocation to Growth
PD Phase II		\$13,697,200	2022	\$15,416,000	\$6,387,000
Existing Police Telecom Building		5,500,000	Ongoing	5,500,000	1,787,500
Future Police Facilities Expansion		3,439,500	2025	4,230,000	4,230,000
Subtotal - Building Space	0.33 sf per service unit	\$22,636,700		\$25,146,000	\$12,404,500
Police Vehicles (36 Vehicles)	0.57 per 1,000 service units	1,735,200	Ongoing	2,072,000	2,072,000
Radio Tower Expansion	0.22 per 1,000 service units	4,000,000	2025	4,919,000	4,919,000
LUA/IIP Updates and Audits		50,000		50,000	50,000
Total		\$28,421,900		\$32,187,000	\$19,445,500

Single Family Fee	2018/Current	2019 Update
Police – All DIF areas	\$820	\$820

Streets IIP Projects South Service Area

Description	Current Cost	Year	Escalated Cost	Allocation to Growth
Estrella Parkway and Cotton Lane Intersection	\$6,453,600	2024	\$7,481,000	\$7,481,000
Estrella Parkway, Vineyard Avenue to MC 85	28,679,000	2024	33,247,000	14,329,000
Financing Costs			5,924,000	5,924,000
LUA/IIP Updates and Audits			50,000	50,000
Total	\$35,132,600		\$46,702,000	\$27,784,000

Level of Service: 0.48 Lane Miles and 0.04 Traffic Signals per 10,000 VMT

Single Family Fee	2018/Current	2019 Update
Streets South	\$3,330	\$3,330



Summary of Update – Single Family Fees

Fee by Category (per dwelling unit)	2018 Current	2019 Update	2019 NWRV Geographic Area – Only
Police – All DIF areas	\$820	\$820	\$820
Fire – South	971	971	971
Streets – South	3,330	3,330	3,330
Parks – South	2,255	2,255	Not applicable
Water – Existing South geographic sub-area	7,843	7,843	Not applicable
Wastewater – Existing South geographic sub-area	2,538	2,538	Not applicable
Total South	\$17,757	\$17,757	\$5,941



Summary of Update – Non-Residential Fees

Fee by Category	2018 Current-South	2019 Update South	2019 NWRV Geographic Area – Only*
Office (40,000 SF, water meters 2-2” domestic and 1-1” landscape)	\$285,197	\$285,197	\$151,560
Industrial (400,000 SF, water meters 1-2” domestic and 1-2” landscape)	\$588,733	\$588,733	\$447,600
Retail (20,000 SF, water meters 1-2” domestic and 1-1” landscape)	\$180,707	\$180,707	\$109,440

*Water, Wastewater and Parks to be provided by development without impact fees/credits



Steps Completed and Remaining

Event	Date
Post notice of intent to hold Public Hearing and posting of LUA Posted	July 1, 2019
Stakeholder meeting	July 31, 2019
Public Hearing on IIP and LUA - Council Meeting	Monday, September 9, 2019
Approve LUA and IIP - Council Meeting	Monday, October 28, 2019
Post notice of intent to hold Public Hearing to modify DIF and posting of IIP, LAU, and Fees	Tuesday, October 29, 2019
Public hearing on DIF Fees - Council Meeting	Monday, December 16, 2019
Adopt DIFs - Council Meeting*	Monday, January 27, 2020
DIF Fee Effective Date*	Monday, April 13, 2020

*Dates may change pending adoption of 2020 Council Meeting Calendar.



Action for Today



- Take public comment on propose IIP and LUA