

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 small blue flowers. In the background, a white building with a dark horizontal band is visible. The text is overlaid on the image in a yellow, sans-serif font.

Adopted LUA and IIP

Northwest Rainbow Valley Service Area Extension

City Council Meeting
October 28, 2019

What Is Changing?

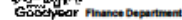


- Update October 2018 IIP and LUA
- No change in infrastructure
- No change in fees for service types included
 - Police, Citywide
 - Fire & Streets, South

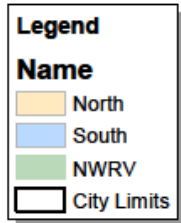
Scope of Update



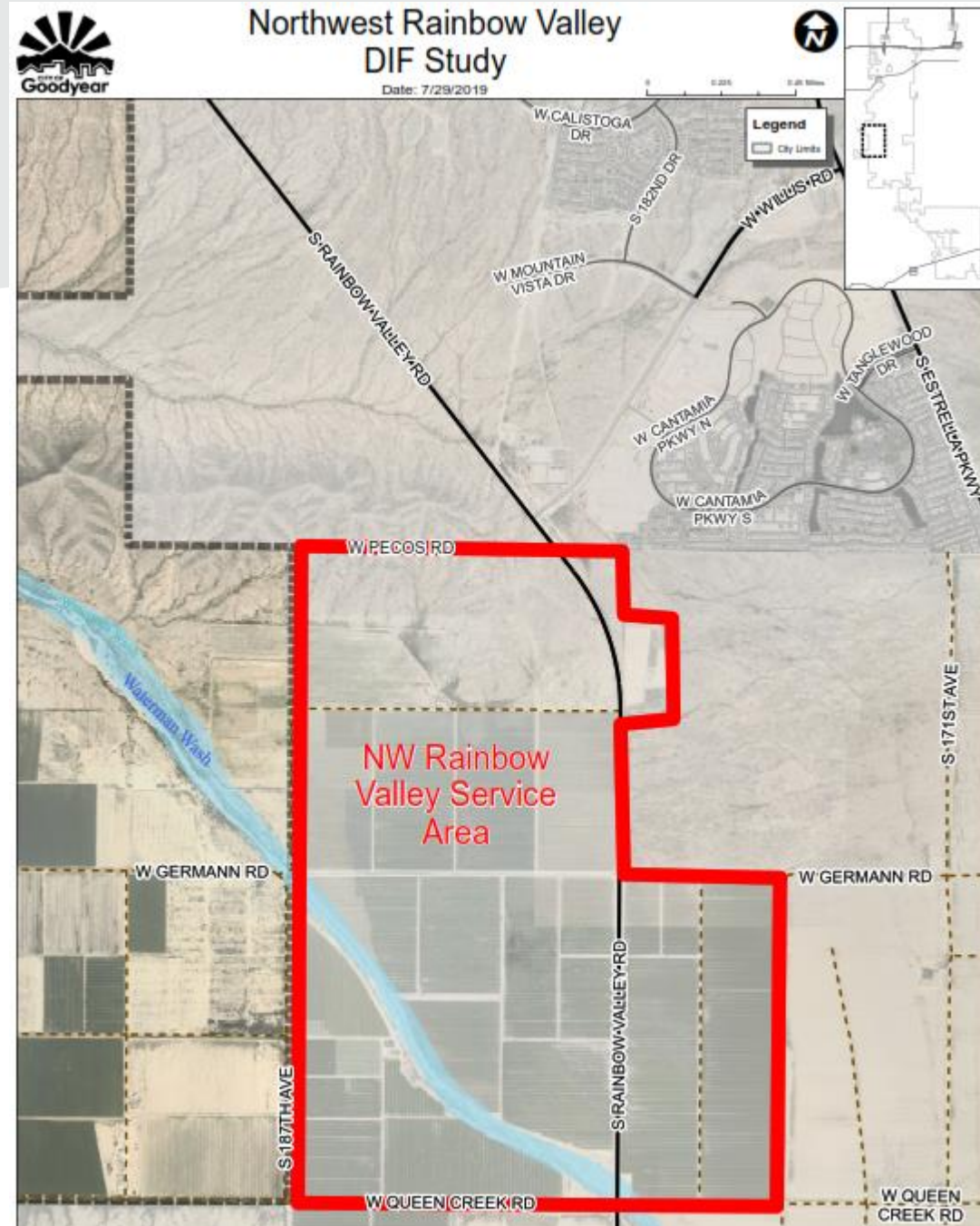
- New vs. extending existing geographic fee area
- Police, Fire, & Streets service areas only
- Water, Wastewater and Parks to be provided by development without impact fees/credits



Date: 9/3/2019



Northwest Rainbow Valley Study Area



Land Use Assumptions



- Slide 10-year window
- Add NWRV to projections
- Consistent with prior study and MAG

Police Infrastructure



EXTEND FEE AREA

- Eligible portions of Op Phase 2
- Absorb remaining capacity in Telecom building
- Future building needs
- Radio tower
- Vehicles

Fire Infrastructure



EXTEND SOUTH FEE AREA

- 1 fire station (FS186)
- 2.5 apparatus

Streets Infrastructure



EXTEND SOUTH FEE AREA

- Estrella Pkwy & Cotton Ln intersection expansion
- Widen Estrella Pkwy, Vineyard to MC85 (bridge)
- Related financing costs

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
<i>Approve LUA and IIP - Council Meeting</i>	<i>Monday, October 28, 2019</i>
<i>Post notice of intent to hold Public Hearing to modify DIF and posting of IIP, LAU, and Fees</i>	<i>Tuesday, October 29, 2019</i>
<i>Public hearing on DIF Fees - Council Meeting</i>	<i>Monday, December 16, 2019</i>
<i>Adopt DIFs - Council Meeting*</i>	<i>Monday, January 27, 2020</i>
<i>DIF Fee Effective Date*</i>	<i>Monday, April 13, 2020</i>

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



Action for Today



Approve Resolution 2019-2006

- Adopting the LUA and IIP
- Stating intent to assess impact fees