

The background of the slide is a photograph of a garden. In the foreground, there are numerous small white daisies with yellow centers. Behind them, there are taller plants with small blue flowers. In the upper part of the image, a white building with a dark horizontal band is visible. The overall scene is a lush garden setting.

Hold Public Hearing on Proposed Impact Fees

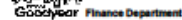
Northwest Rainbow Valley Service Area Extension

City Council Meeting
December 16, 2019

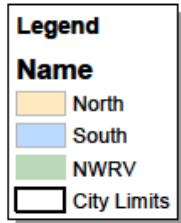
Scope of Proposed Impact Fees



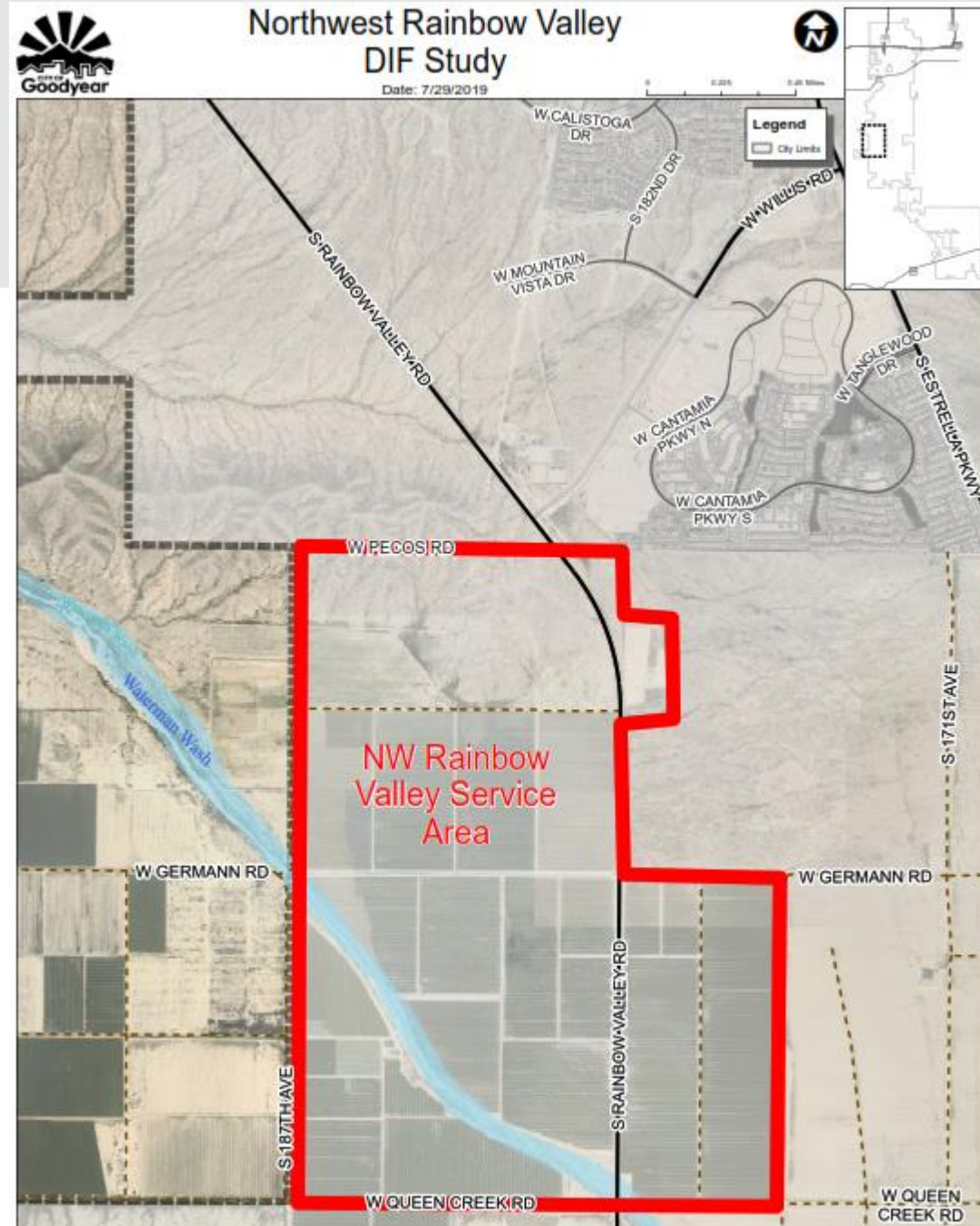
- Extending existing geographic fee area(s)
- No fees change
- Police, Fire, & Streets service areas only
- Water, Wastewater and Parks to be provided by development without impact fees/credits



Date: 9/3/2019



Northwest Rainbow Valley Study Area



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
Complete study; Rafetelis	Spring/Summer 2019
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
<i>Public hearing on DIF Fees - Council Meeting</i>	<i>Monday, December 16, 2019</i>
<i>Adopt DIFs and Related Ordinance Revisions - Council Meeting</i>	<i>Monday, January 27, 2020</i>
<i>DIF Fee Effective Date</i>	<i>Monday, April 13, 2020</i>



HOLD PUBLIC HEARING

EXTEND EXISTING POLICE, FIRE, & STREETS IMPACT FFES
INTO NORTHWEST RAINBOW VALLEY