



**Public Hearing on
Draft Land Use Assumptions and
Infrastructure Improvements Plan**



February 19, 2014

TischlerBise
Fiscal, Economic & Planning Consultants



Overview of Adoption Process

Round 1

- Land Use Assumptions
- Infrastructure Improvement Plans

Round 2

Development Fees

- Modify based on Round 1 input/decisions
 - Revenue projections
 - Required offsets

Effective by August 2014

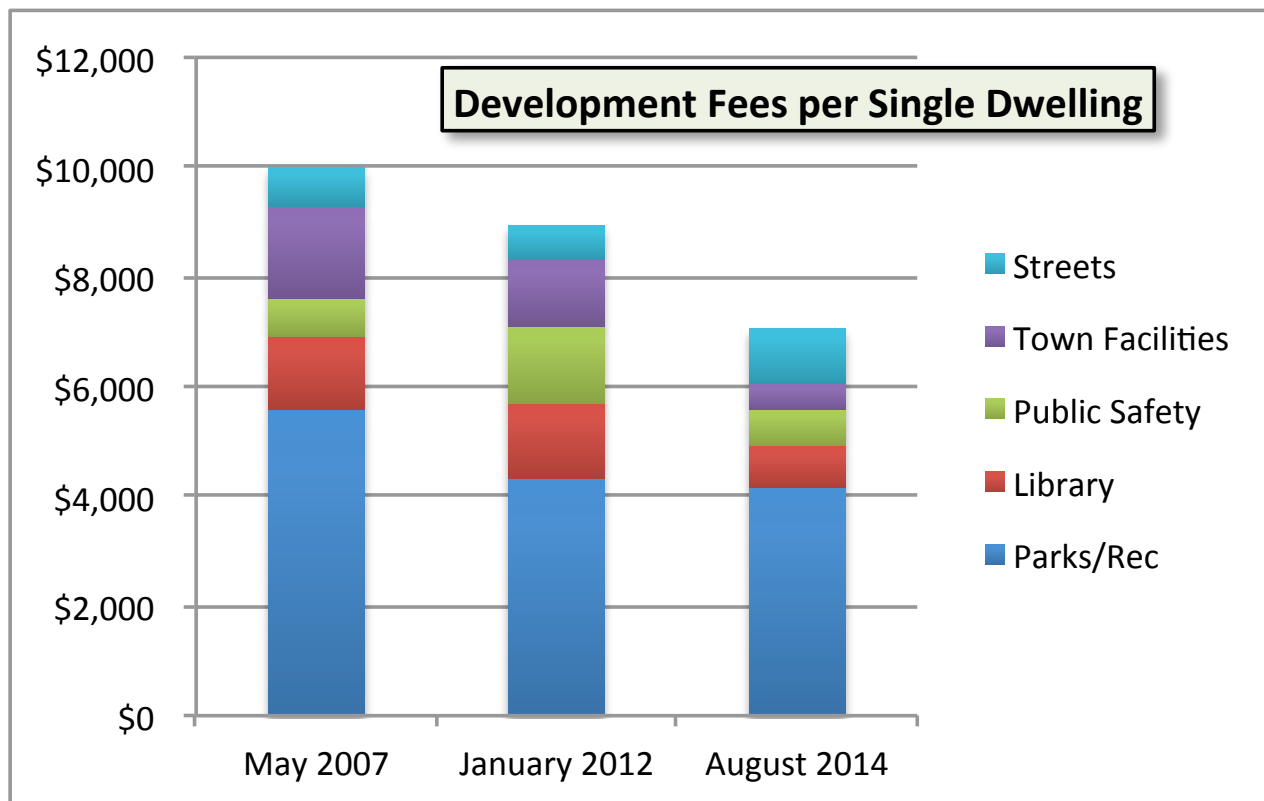
Queen Creek Adoption Process Schedule

- November 6, 2013 Council Meeting
 - Notice of public hearing on Land Use (LUA) assumptions and Infrastructure Improvements Plan (IIP); publish draft on municipal website
- January 15, 2014 Council Meeting
 - First public hearing on LUA & IIP
- February 19, 2014 Council Meeting
 - Second public hearing and possible adoption of LUA & IIP, provide notice of public hearing on development fees, and publish materials on website
- April 2, 2014 Council Meeting
 - First public hearing on development fees
- May 7, 2014 Council Meeting
 - Second public hearing on development fees and possible adoption
- August 1, 2014
 - Fees become effective

Queen Creek Development Fees Over Time

Single Family Detached Residential Unit

	Parks/Rec	Library	Public Safety	Town Facilities	Streets
May 2007	\$5,579	\$1,336	\$687	\$1,687	\$709
January 2012	\$4,325	\$1,370	\$1,397	\$1,218	\$631
August 2014	\$4,161	\$761	\$651	\$475	\$1,003



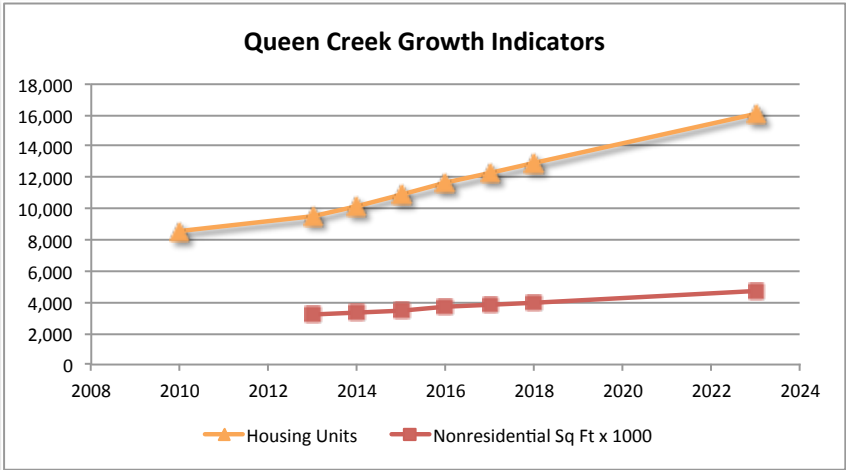
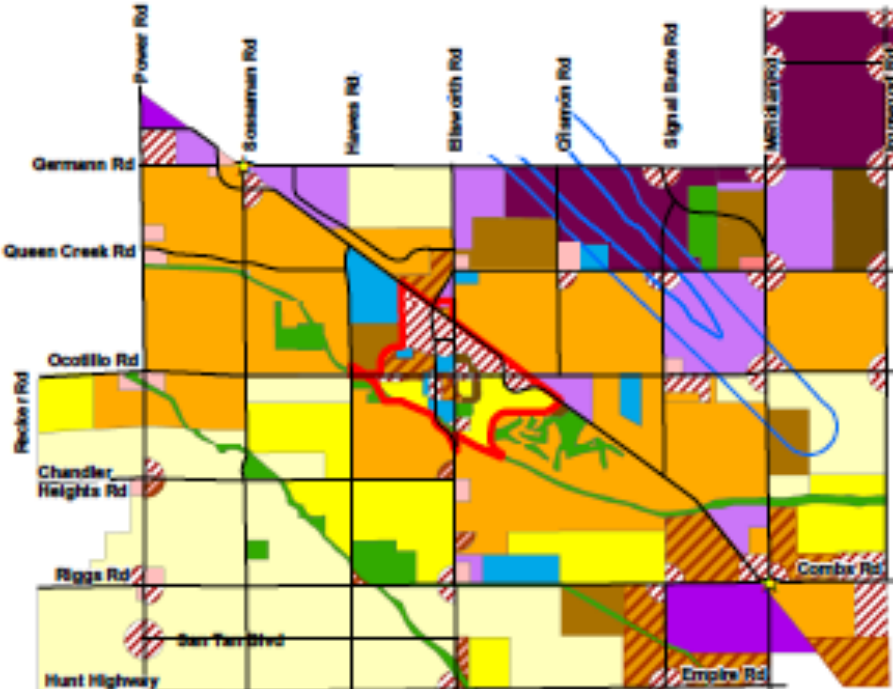
Summary of Required Changes (1 of 2)

Infrastructure Type	2007 Cost Components	Preliminary 2014 Costs
Parks & Recreation	Larger Parks (land + improvements)	Maximum 30-acre Parks (unless direct benefit)
Parks & Recreation	Open Space	excluded
Parks & Recreation	Trails	Trails
Parks & Recreation	Large Recreation, Aquatic, and Equestrian Centers	excluded
Parks & Recreation	Vehicles & Equipment	excluded
Library	Planned Cost of Land & Building (78% growth share)	Debt Service (48% growth share)
Library	Collections	excluded

Summary of Required Changes (2 of 2)

Infrastructure Type	2007 Cost Components	Preliminary 2014 Costs
Town Facilities	Planned Public Works Yard	excluded
Town Facilities	Town Hall	Debt Service
Town Facilities	Vehicles & Equipment	excluded
Streets	20-Year Plan for Six Railroad Crossing	10-Year Plan for One Railroad Crossing
Streets	20-Year Plan for 11 Bridges	Arterial Lane Miles & Intersection Improvements
Streets	Vehicles & Equipment	excluded
Public Safety	Planned Facilities	Existing LOS
Public Safety	Vehicles & Equipment	Vehicles & Equipment

Demographic & Service Areas



Town Center



	2013 to 2018 Average Annual	
	Increase	Linear Growth Rate
Residential Units	688	7.3%
Nonresidential Sq Ft x 1000	152	4.7%

Development Fee Methods and Cost Components

<i>Type of Fee</i>	<i>Cost Recovery* (past)</i>	<i>Incremental Expansion (present)**</i>	<i>Plan-Based (future)**</i>
<i>1. Parks & Recreation</i>	Debt Service (\$10.2 million)	Mid-size Parks (\$17.6 million) Trails (\$3.5 million)	
<i>2. Library</i>	Debt Service (\$6.6 million)		
<i>3. Town Facilities</i>	Debt Service (\$5.6 million)		
<i>4. Streets</i>	Debt Service (\$5.6 million)		Lane Miles of Arterials & RR Crossing (\$4.5 million)
<i>5. Police</i>		Buildings, Vehicles and Equipment (\$1.3 million)	
<i>6. Fire</i>		Fire Stations & Apparatus (\$3.9 million)	

* Dollars are growth amount through fiscal year of final payment.

** Dollars are growth share based on ten-year IIP.

Queen Creek currently collects a development fee for wastewater facilities. TischlerBise recommends switching to capacity charges for both water and wastewater facilities.