



IMPACT FEES PUBLIC HEARING

Town Council Meeting
September 4, 2019

TONIGHT'S ACTIONS

- Staff Presentation RE. Calculation Error
- Conduct a Public Hearing
- Consider Approval of Resolution No. 1288-99



FORMULA ERROR

- Spreadsheet Contained a Formula Error which Understated the Fire, Police and Parks Fee Amounts



IMPACT FEE REPORT - FIRE

Non-Utility Impact Fee Study
LUA and IIP
May 24, 2019



Table 6-3
Current Equivalent Dwelling Units

Development Type	Functional		10-Year	
	Population per Unit	EDUs per Unit	Development Units	10-Year EDUs
Single Family	2.34	1.000	11,955	11,955
Multifamily	1.68	0.719	464	334
Commercial/Retail	2.22	0.949	2,113	3,275
Office	1.13	0.484	1,088	1,274
Industrial	0.90	0.383	314	295
Total				17,132

INCORRECT

Table 6-4
Incremental Equivalent Dwelling Units

Development Type	Functional		10-Year	
	Population per Unit	EDUs per Unit	Development Units	10-Year EDUs
Single Family	2.34	1.000	11,863	11,863
Multifamily	1.68	0.719	1,857	1,336
Commercial/Retail	2.22	0.949	925	878
Office	1.13	0.484	1,287	623
Industrial	0.90	0.383	502	192
Total				14,892

CORRECT

6.6.3 Proposed Preliminary Fire Impact Fee

The maximum supportable preliminary Fire impact fee that can be assessed to new development is a

ERROR EXAMPLE: FIRE FEE

Fire	Draft Model	Corrected Model	\$ Change
Total Value of Existing Fire System	\$17.5M	\$17.5M	\$ -
Equivalent Dwelling Units (EDUs) Being Served	÷ 17,132	÷ 14,892	
Existing Cost per EDU (Starting Point)	\$1,025	\$1,175	\$150

SINGLE-FAMILY HOME

- Impact to Single-Family Home
 - \$399 Less of a Decrease
 - Fee Decrease of \$3,242 Now (Not \$3,641 as Previously Communicated)

	Draft Fee	Corrected Fee	Increase
Parks	\$3,022	\$3,189	\$167
Fire	\$1,025	\$1,175	\$150
Police	\$558	\$640	<u>\$82</u>
TOTAL			\$399

SINGLE FAMILY HOME ERROR

Single Family Home Impact Fee Summary

	<u>Current</u>	<u>Draft</u>	<u>\$ Change</u>	<u>% Change</u>
1 Parks and Recreation	\$3,681	\$3,022	(\$659)	-18%
2 Wastewater	\$5,082	\$2,901	(\$2,181)	-43%
3 Water	\$4,014	\$2,382	(\$1,632)	-41%
4 Transportation	\$1,263	\$2,118	\$855	68%
5 Fire	\$490	\$1,025	\$535	109%
6 Public Safety	\$167	\$558	\$391	234%
7 Library	\$723	\$167	(\$556)	-77%
8 Town Facilities	\$470	\$76	(\$394)	-84%
Total	\$15,890	\$12,249	(\$3,641)	-23%

	<u>Current</u>	<u>CORRECTED</u>	<u>\$ Change</u>	<u>% Change</u>
	\$3,681	\$3,189	(\$492)	-13%
	\$5,082	\$2,901	(\$2,181)	-43%
	\$4,014	\$2,382	(\$1,632)	-41%
	\$1,263	\$2,118	\$855	68%
	\$490	\$1,175	\$685	140%
	\$167	\$640	\$473	283%
	\$723	\$167	(\$556)	-77%
	\$470	\$76	(\$394)	-84%
Total	\$15,890	\$12,648	(\$3,242)	-20%

	<u>Draft</u>	<u>Corrected</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Note</u>
Single Family Home	\$12,249	\$12,648	\$399	3%	The impact fees for a single family home will increase by \$399 with the corrected fee.

ERROR SUMMARY: EXAMPLES

	Draft Fee	Corrected Fee	Increase
Single Family Home	\$12,249	\$12,648	\$399
Multi-Family per unit	\$4,966	\$5,251	\$285
20K Square Foot Retail	\$106,683	\$111,863	\$5,180
50K Square Foot Office	\$179,609	\$188,159	\$8,550
75K Square Foot Warehouse	\$213,184	\$224,209	\$11,025



REMAINING ACTIONS

- Conduct a Public Hearing
- Consider Approval of Resolution No. 1288-99



QUESTIONS AND COMMENTS