



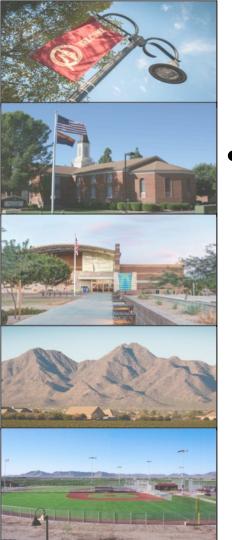
IMPACT FEES PUBLIC HEARING

Town Council Meeting
September 4, 2019



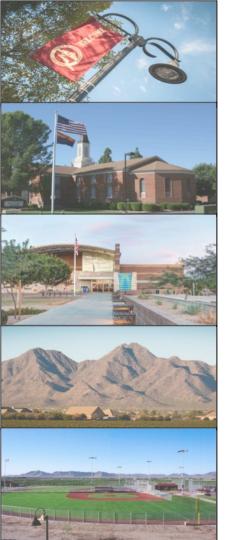
TONIGHT'S ACTIONS

- 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

	Functional	10-Year		
Development	Population	EDUs per	Development	10-Year
Type	per Unit	Unit	Units	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

	Functional 10-Year					
Development	Population	EDUs per	Development	10-Year		
Туре	per Unit	Unit	Units	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	<u>192</u>		
Total				14,892		

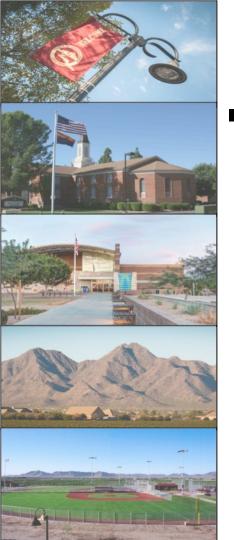
CORRECT

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

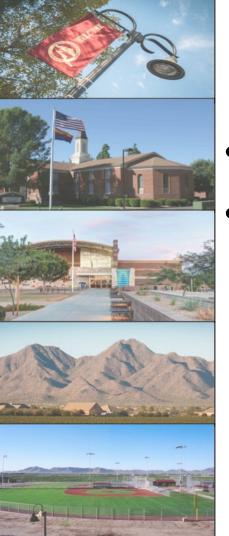
	Current	<u>Draft</u>	\$ Change	% Change
1 Parks and Recreation	\$3,681	\$3,022	(\$659)	-18%
2 Wastewater	\$5,082	\$2,901	(\$2,181)	-43%
3 Water	\$4,014	\$2,382	(\$1,632)	-41%
4 Transportation	\$1,263	\$2,118	\$855	68%
5 Fire	\$490	\$1,025	\$535	109%
6 Public Safety	\$167	\$558	\$391	234%
7 Library	\$723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

Current	CORRECTED	\$ Change	% Change
\$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%
\$15,890	\$12,648	(\$3,242)	-20%

	<u>Draft</u>	Corrected	\$ Change	% Change	<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.

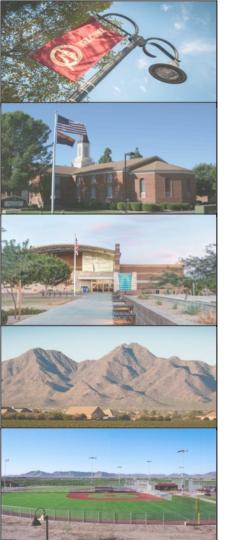
ERROR SUMMARY: EXAMPLES

	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