



IMPACT FEE PUBLIC HEARING

PH-19-042

November 19, 2019

Required Process (Complete)

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1. Appoint a CIAC committee with specific membership to ensure input from affected parties.
2. Receive CIAC recommendations regarding the land-use assumptions, growth projections, and potential projects that could apply to future impact fees.
3. Hold a public hearing on CIAC recommendations.
4. City Council approves, rejects or amends CIAC recommendations.
5. CIAC receives engineering report regarding infrastructure costs and maximum allowable fees.

Required Process (Next Steps)

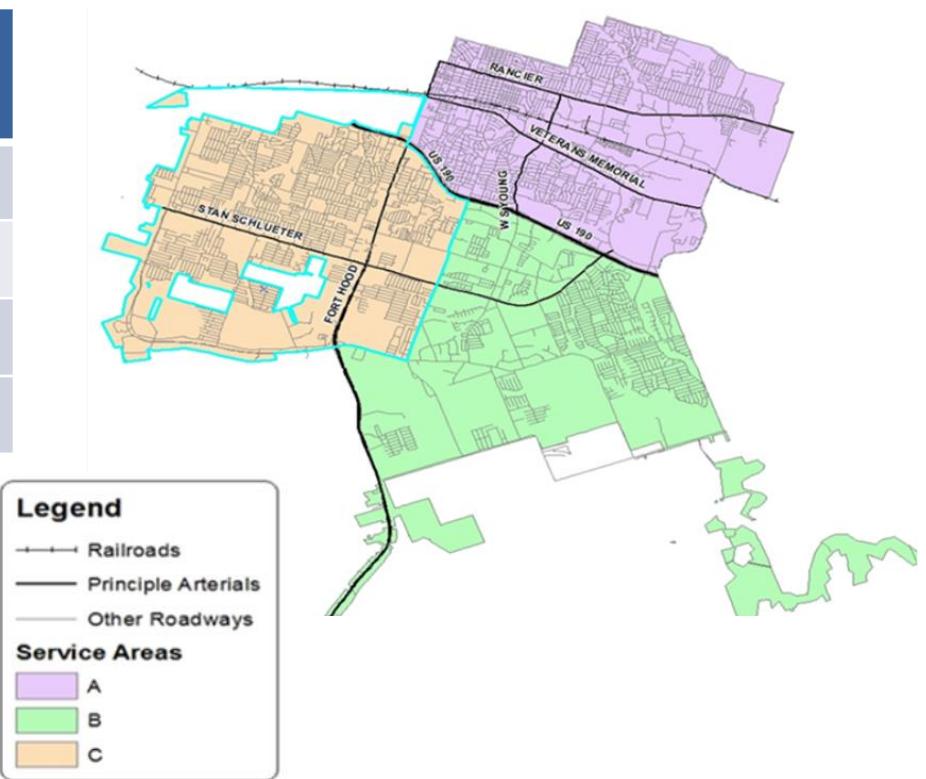
3

6. CIAC makes a recommendation on the engineering study.
November 12, 2019
 - Hold special joint workshop with CIAC (in the main conference room)
7. Hold a second public hearing on the CIAC recommendations regarding infrastructure costs and maximum allowable fees.
November 19, 2019
8. City Council approves, rejects, or amends CIAC recommendations. **December 3, 2019**
9. If approved, Impact Fees are established, but an ordinance is still required to collect fees. **December 17, 2019**

Maximum Assessable Impact Fees

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	Maximum Assessable Fee per Service Unit
Water	\$1,161
Wastewater	\$418
Roadway	
	A B C
	\$190 \$127 \$706



CIAC Recommendations (W&WW)

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- Implement impact fees in increasing intervals
 - 20% for Year 1
 - Increase by 20% each year until Year 5

	Impact Fee per Service Unit				
	Year 1 20%	Year 2 40%	Year 3 60%	Year 4 80%	Year 5 100%
Water	\$232	\$464	\$697	\$929	\$1,161
Wastewater	\$84	\$167	\$251	\$334	\$418

CIAC Recommendations (Roadway)

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- Implement impact fees in increasing intervals
 - 20% for Year 1
 - Increase by 20% each year until Year 5

	Impact Fee per Service Unit				
Roadway Service Area	Year 1	Year 2	Year 3	Year 4	Year 5
A	\$38	\$76	\$114	\$152	\$190
B	\$25	\$51	\$76	\$102	\$127
C	\$141	\$282	\$424	\$565	\$706

Future Alternatives

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- Do not continue the process of implementing impact fees
- Continue discussing impact fees
- Amend CIAC recommendation on the adoption of impact fees
- Direct staff to draft an ordinance for the adoption of impact fees as outlined by CIAC recommendations

Recommendation

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- Hold the 2nd Public Hearing on Impact Fees
- Direct staff to draft an ordinance for the adoption of impact fees as outlined by CIAC recommendations. **December 3, 2019**