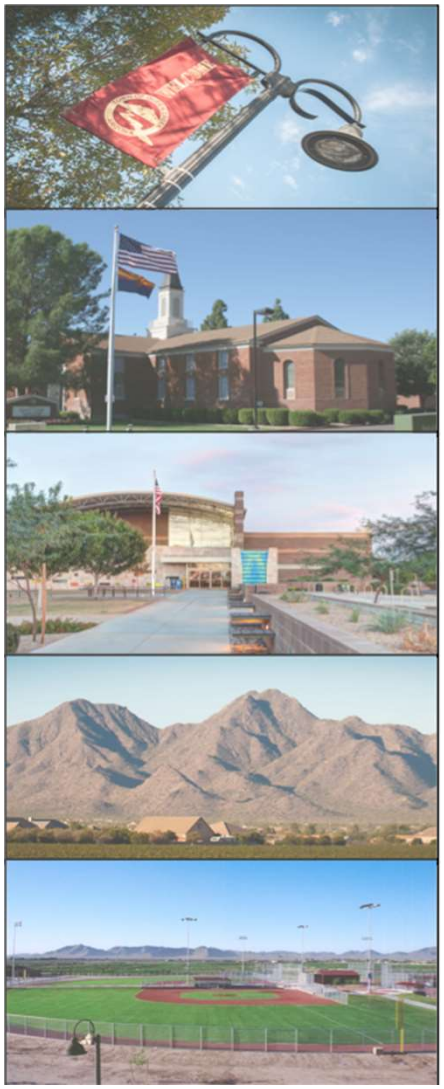
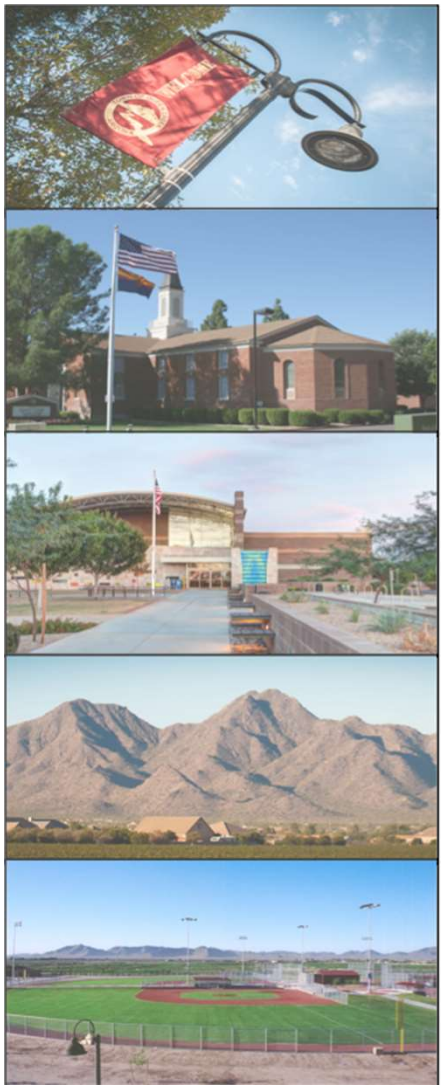


Public Hearing: 2024 Development Impact Fee Study and Proposed Fees

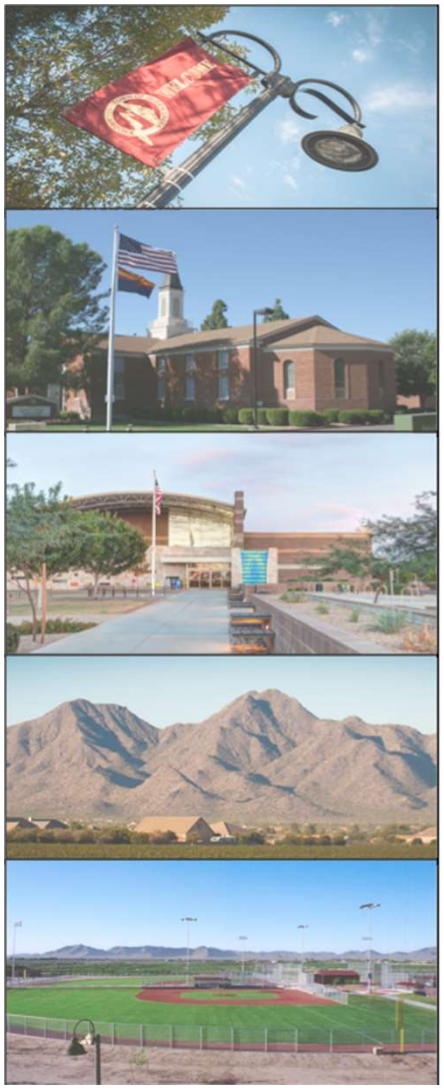
Town Council Meeting

December 18, 2024



Purpose of Presentation

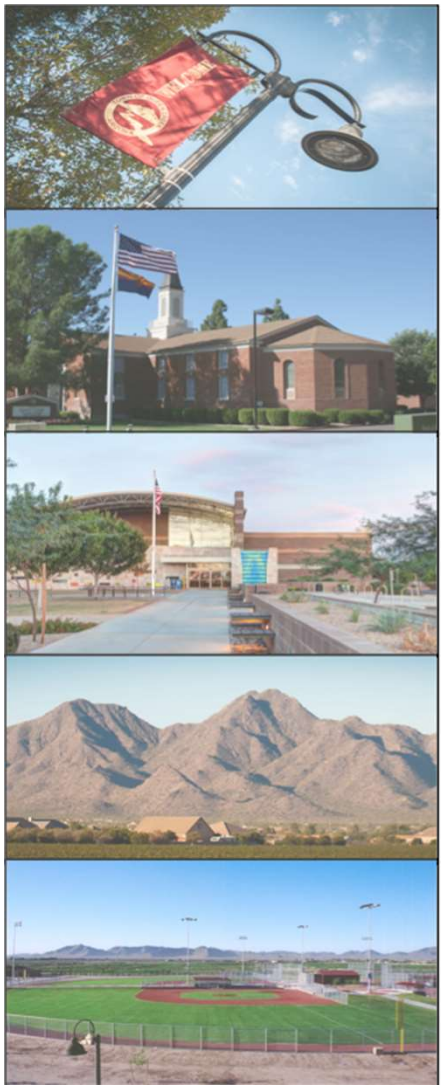
1. Review the Proposed Calendar
2. Review the Development Fee Impact Fee Program
3. Review Total Project Costs and Funding Sources
4. Comparison of the Current Fee Structure to Proposed Impact Fees
5. Conduct the Public Hearing



1. Review the Proposed Calendar

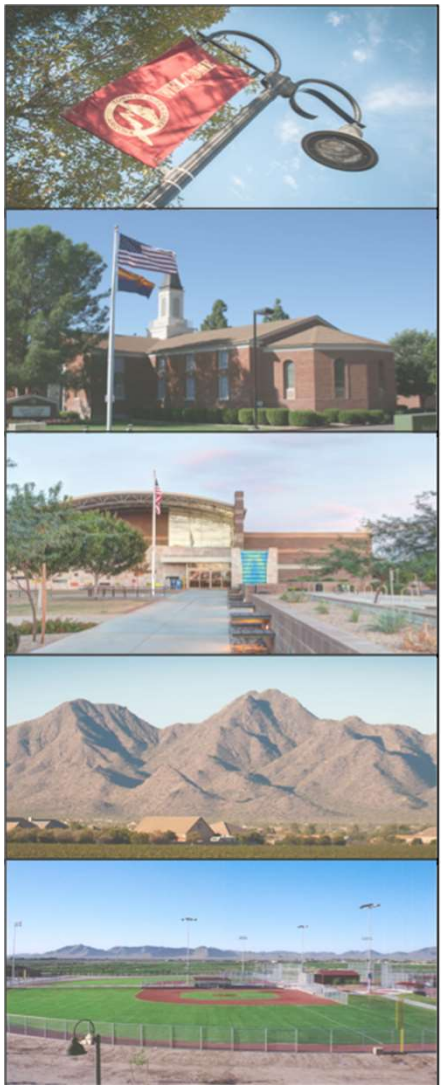
Proposed Calendar

Step #	Step	Date
1	Focus Group Meeting #5 (Review Draft Report and Proposed Fees)	October 23, 2024
2	**Authorize Notice of Intent to Assess Development Impact Fees**	**November 6, 2024 Town Council Meeting**
3	Publish Notice of Intent to Adopt Development Impact Fees (2024 Development Impact Fees)	November 7, 2024
	30-Day Notice Period	
4	**Conduct Public Hearing on the Town's 2024 Development Impact Fee Study and Proposed Fees**	**December 18, 2024 Town Council Meeting (Tonight)**
	30 to 60-Day Waiting Period	
5	**Adopt 2024 Development Impact Fee Study and Proposed Fees**	**February 5, 2025 Town Council Meeting**
	75-Day Waiting Period	
6	Effective Date – New Development Impact Fees	May 12, 2025

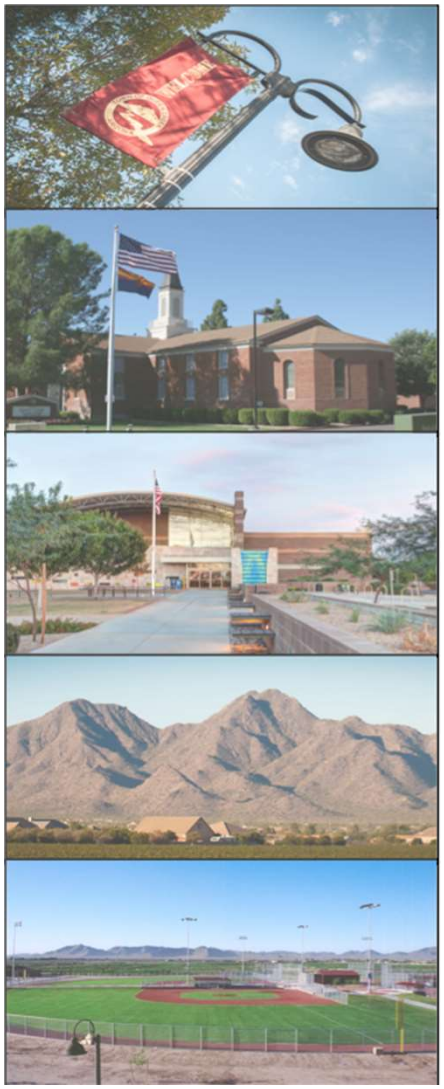


Communication Plan

- News Release
- Website
- Social Posts
- Letter from Community Development Director

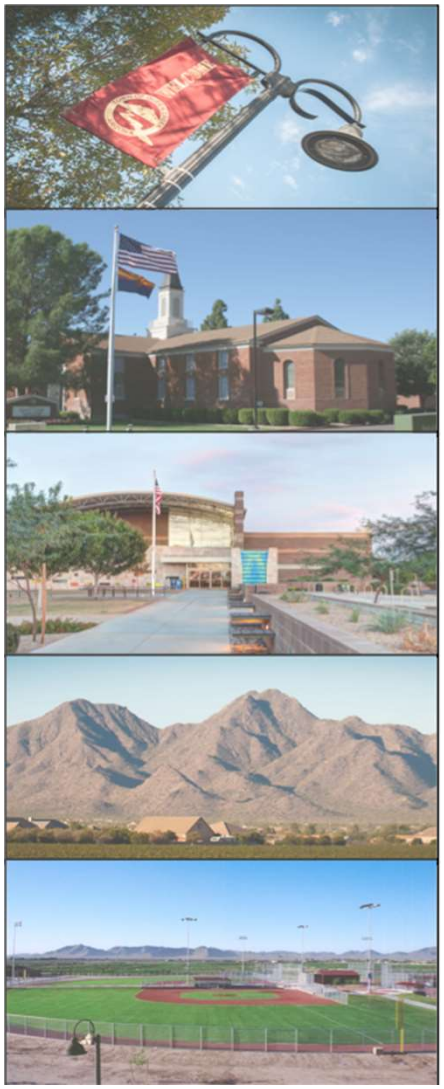


2. Review the Development Impact Fee Program



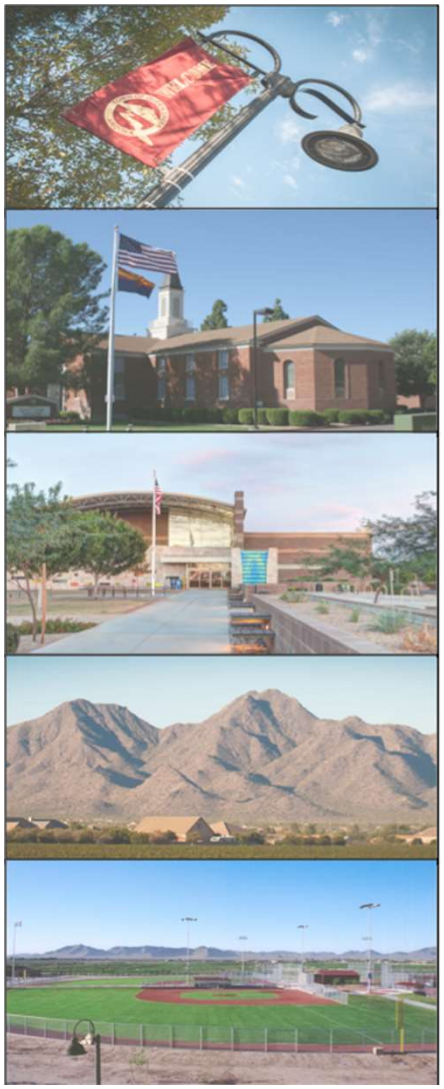
Development Impact Fees

- **One-Time Payments** Assessed to **New Development** to Help **Pay their Proportionate Share** of Infrastructure Costs Caused by New Development
- "Growth Pays for Growth"
- Critical to Funding the Town's Infrastructure
  - Town Does Not Have a Voter-Approved Property Tax to Construct Infrastructure
- Existing Residents and Businesses **DO NOT** Pay Impact Fees



Development Impact Fees
(continued)

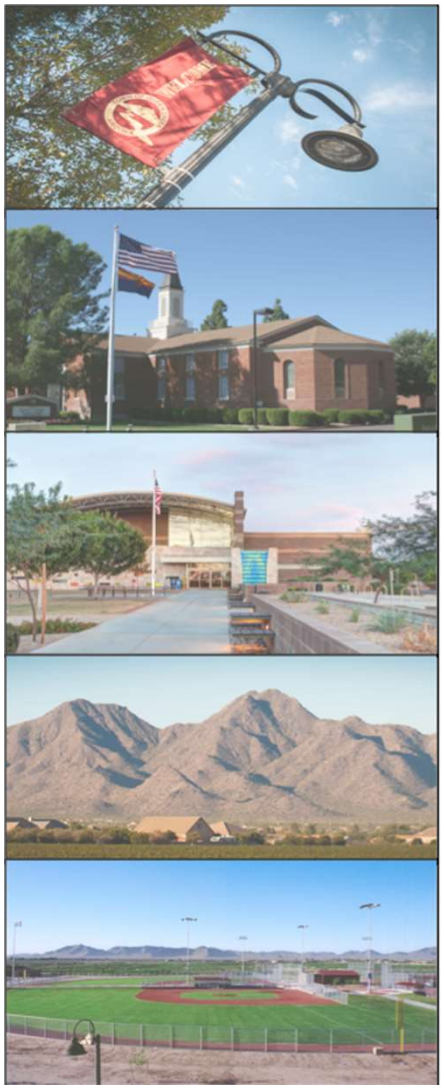
- State Law Defines the Process to Set and Update Fees
  1. Must be Updated at Least Every 5 Years
  2. Must be Prepared by a Consultant
  3. Uses a 10-Year Planning Period
  4. Set Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP)
  5. Calculate “Maximum Supportable Fee”



Development Impact Fees
(concluded)

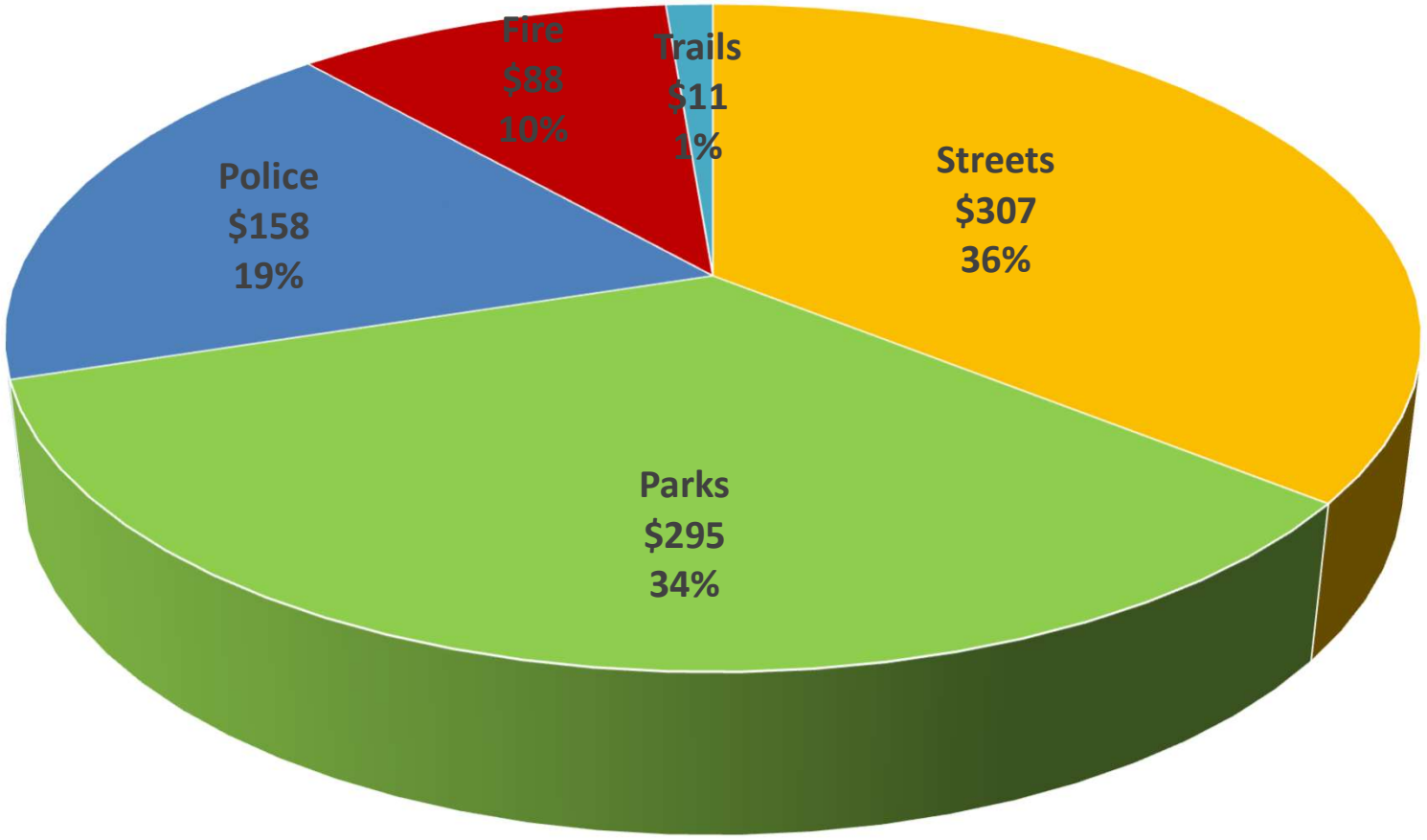
- 5 Impact Fees are Being Updated
  1. Police
  2. Fire & Medical
  3. Streets
  4. Parks
  5. Trails

- 2 Impact Fees Have Been Eliminated (Paid Off)
  1. Town Facilities
  2. Library

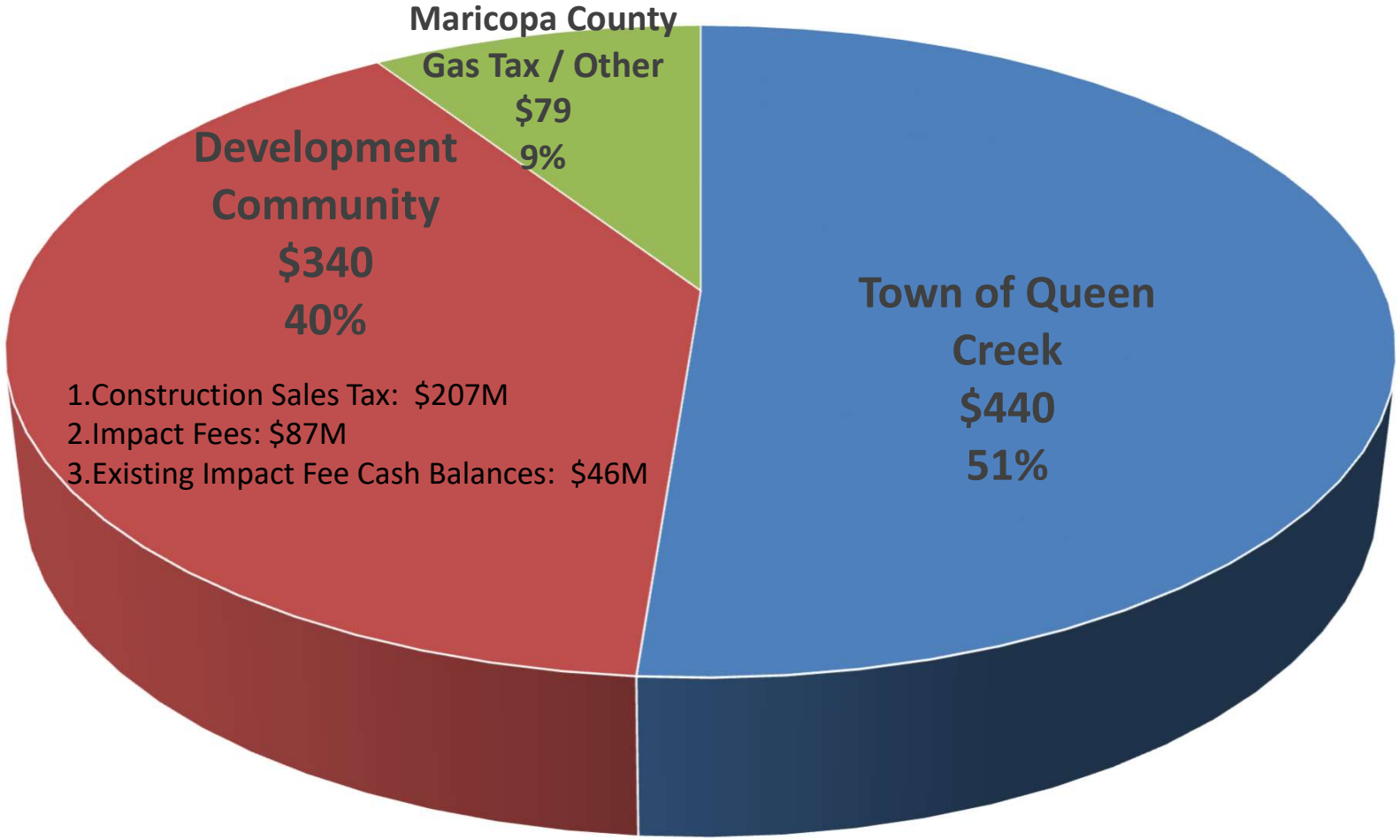


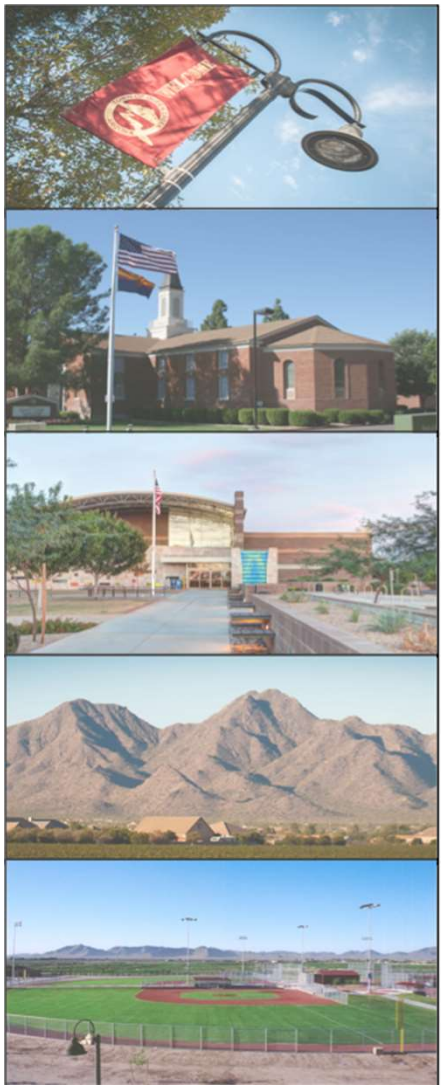
3. Review Funding of Infrastructure Improvement Plans

10-Year Projects: $859M

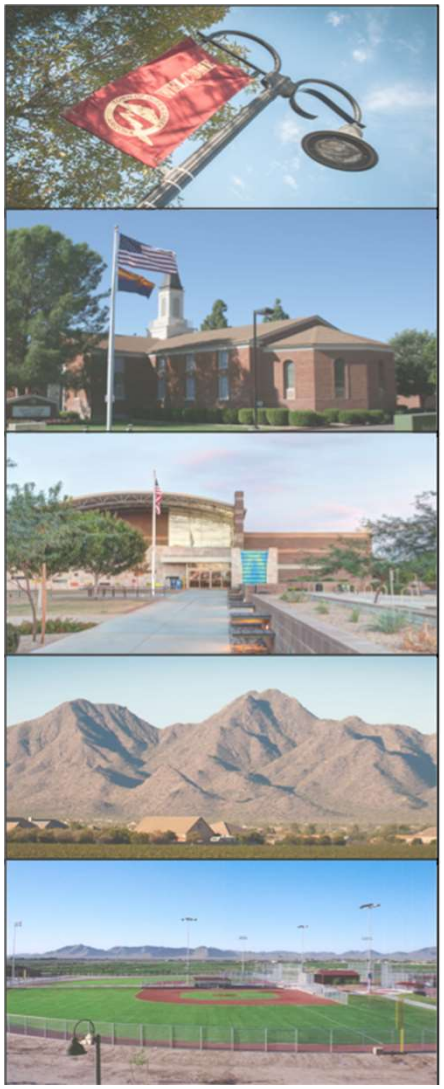


10-Year Project Funding: $859M





4. Comparison of the Current Fee Structure to Proposed Impact Fees



Fee Summary

- Fees for All 5 Land Use Categories are Decreasing
  - Single-Family, Multi-Family, Commercial, Office / Other, and Industrial
  - Amount of Decrease Varies from 32% to 43%
- $207M Dedicated Construction Sales Tax in the Primary Reason for the Decrease

	Amount
1. Parks	$84M
2. Streets	$58M
3. Fire and EMS	$40M
4. Police	$20M
5. Trails	$5M
TOTAL	**$207M**

PROPOSED Development Impact Fees By Type of Land Use

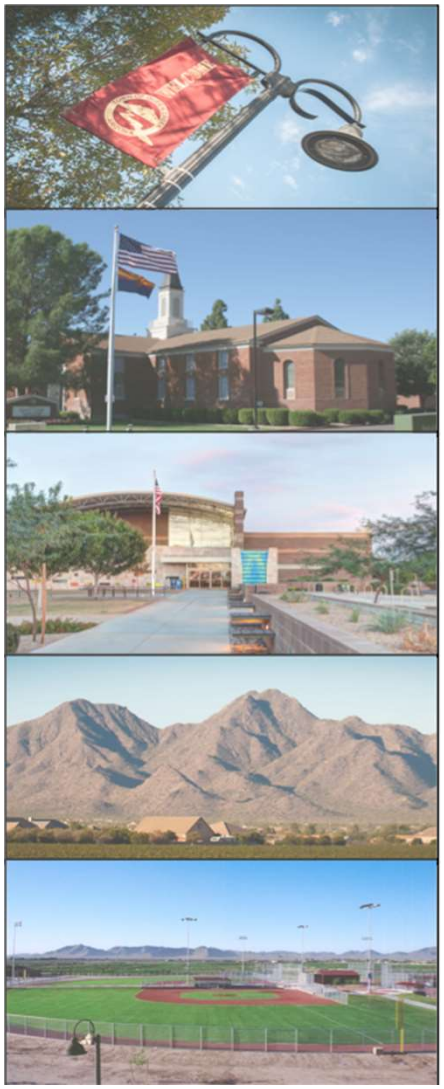
Land Use	Current Fee	Proposed Fee	$ Change	% Change
Single-Family Home	$7,122	$4,512	($2,610)	(37%)
Multi-Family Home	$5,077	$3,399	($1,678)	(33%)
Commercial (per 1K S.F.)	$5,093	$2,881	($2,212)	(43%)
Office / Other (per 1K S.F.)	$3,118	$2,109	($1,009)	(32%)
Industrial (per 1K S.F.)	$2,525	$1,458	($1,067)	(42%)

Single Family Home: $2,610 Reduction

Fee	Current Fee	Proposed Fee	$ Reduction	% Change
1.Parks	$2,719	$1,933	($786)	(29%)
2.Streets	$2,118	$1,189	($929)	(44%)
3. Fire & Medical	$1,175	$840	($335)	(28%)
4. Police	$640	$422	($218)	(34%)
5. Trails	$470	$128	($342)	(73%)
TOTAL	**$7,122**	**$4,512**	**($2,610)**	**(37%)**

Non-Residential Land Use Examples

Fee	Current Fee	Proposed Fee	$ Reduction	% Change
Commercial (20K SF)	$102K	$58K	($44K)	(43%)
Office / Other (50K SF)	$156K	$105K	($51K)	(32%)
Industrial (75K SF)	$190K	$110K	($80K)	(42%)



5. Conduct the Public Hearing