

Draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees

Buckeye, Arizona

August 6, 2024

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

Overview

- **Development Fee Basics**
- **Project Timeline**
- **Land Use Assumptions (LUA)**
- **Infrastructure Improvements Plan (IIP)**
 - Fire
 - Library
 - Parks and Recreational
 - Police
 - Street
 - Water
 - Wastewater
- **Fee Summary and Examples**

- **One-time payment for growth-related infrastructure needs.**
 - *Provide infrastructure as growth occurs*
 - *Restricted to specific uses by state law*
- **New development's proportionate share of capital cost for system improvements**
 - *Demographic analysis and development projections*
 - *Infrastructure needs and cost analysis*
- **Fee payers must receive a benefit**
 - *Geographic service areas*
 - *Accounting and expenditure controls*

- **Three Integrated Products:**
 - **Land Use Assumptions:** 10+ years
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** part of broader revenue strategy
- **Level of Service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Impact Fee Timeline



October 2023 –
April 2024:
Stakeholder Mtg
& Draft(s)



August 2024:
Publish LUA and
IIP



October 2024:
Public Hearing,
LUA and IIP



November 2024:
Adoption, LUA and
IIP



November 2024:
Publish Development
Fees



December 2024:
Public Hearing,
Development Fees



January 2025:
Adoption,
Development
Fees



April 7, 2025:
Development
Fees Effective

Land Use Assumptions

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Residential: Single-family units based on MAG; multi-family units based on the development pipeline.

Nonresidential: Institutional based on MAG; industrial, commercial, and office based on recent trends.

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
Population												
Total	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,439	4,684	5,037	5,389	5,741	6,148	2,933
Total	18,246	20,688	23,649	25,863	27,792	29,956	32,139	34,606	37,072	39,539	42,176	23,930
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,561	1,641	1,758	1,874	1,990	2,165	1,008
Total	21,419	24,019	26,871	29,370	31,027	33,072	35,127	37,030	38,934	40,837	42,854	21,435

Infrastructure Improvement Plan (IIP)

- **Forecasts of necessary infrastructure costs**
- **Allocates costs by unit**
 - Persons per Housing unit
 - Non-residential (per 1,000 Sq Ft)
 - Meter size
 - Usage in gallons
- **Methodology for non-utility fees have not changed**
 - Fee Increases related to cost of projects
- **Water and wastewater methodology has changed to adequately capture impact on system**
 - Fee Increases related to cost of projects **AND** methodology change

Major Modification to Utility Methodology

Water and Wastewater

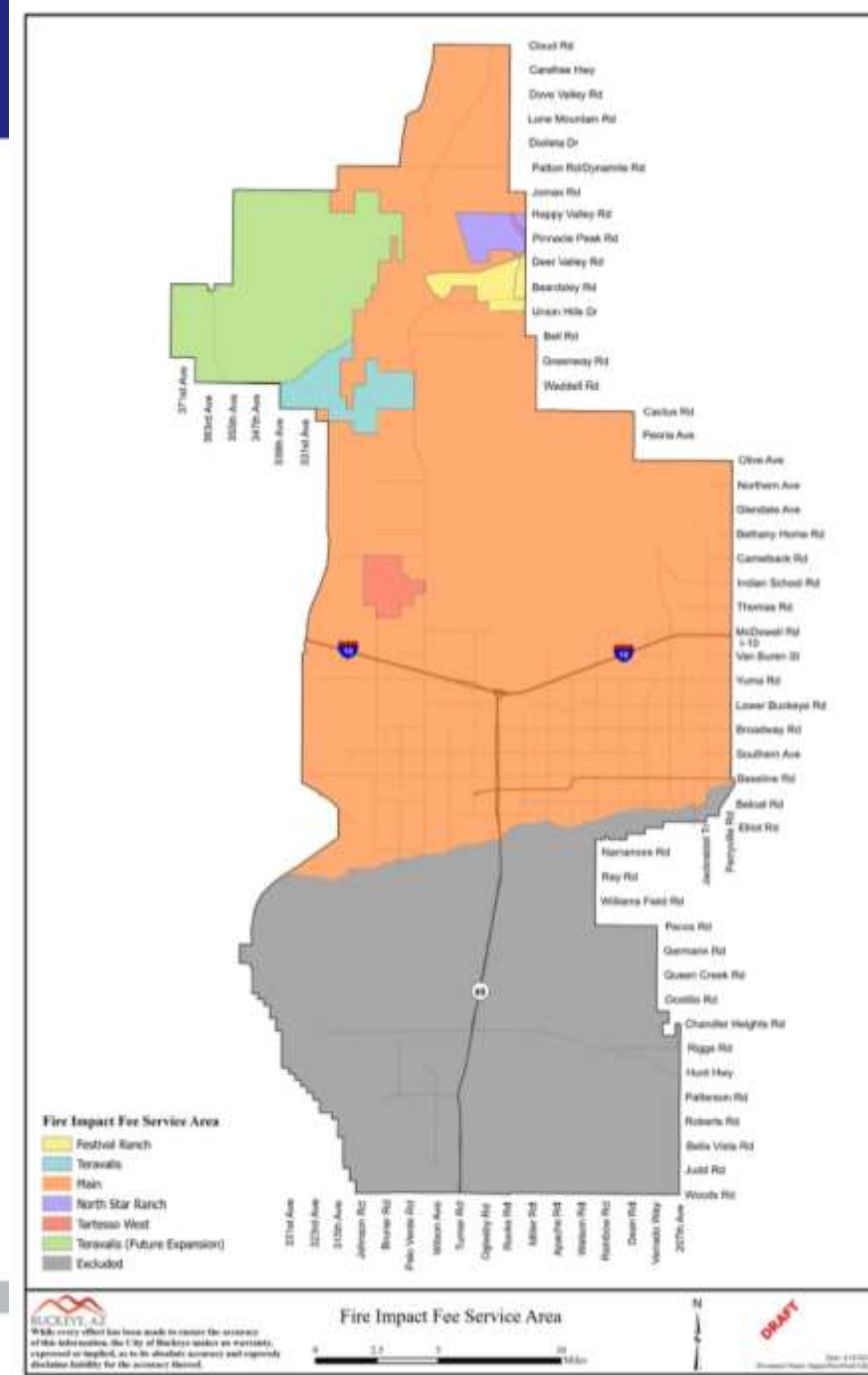
- **Single Family Residential (SFR) – unchanged based on meter size**
- **Non-Residential Meter sizes 1.5” and below unchanged**
 - Based upon Single Family Residential consumption factors
- **Non-Residential Meters in excess of 1.5”**
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - **Accurately captures impact of high water users on system**
 - There is no relationship between a SFR and commercial water use
 - Ability for applicant to provide water usage report to calculate a reduced fee
 - Comparable Cities
 - Goodyear uses this methodology
 - Phoenix uses a factor methodology
 - All others base on SFR factor
 - Ability for applicant to provide water usage report to calculate a reduced fee

• Fee Components

- Fire Stations
 - City Wide
 - Festival Ranch: Cost Recovery
 - North Star Ranch: Cost Recovery
 - Tartesso West: Cost Recovery
 - Teravalis (Floreo): Developer will build w/o fees
- Fire Facilities: City Wide
- Fire Apparatus: City Wide
- Fire Equipment: City Wide

Service Area

Citywide



Proposed Fire Fees

MAIN

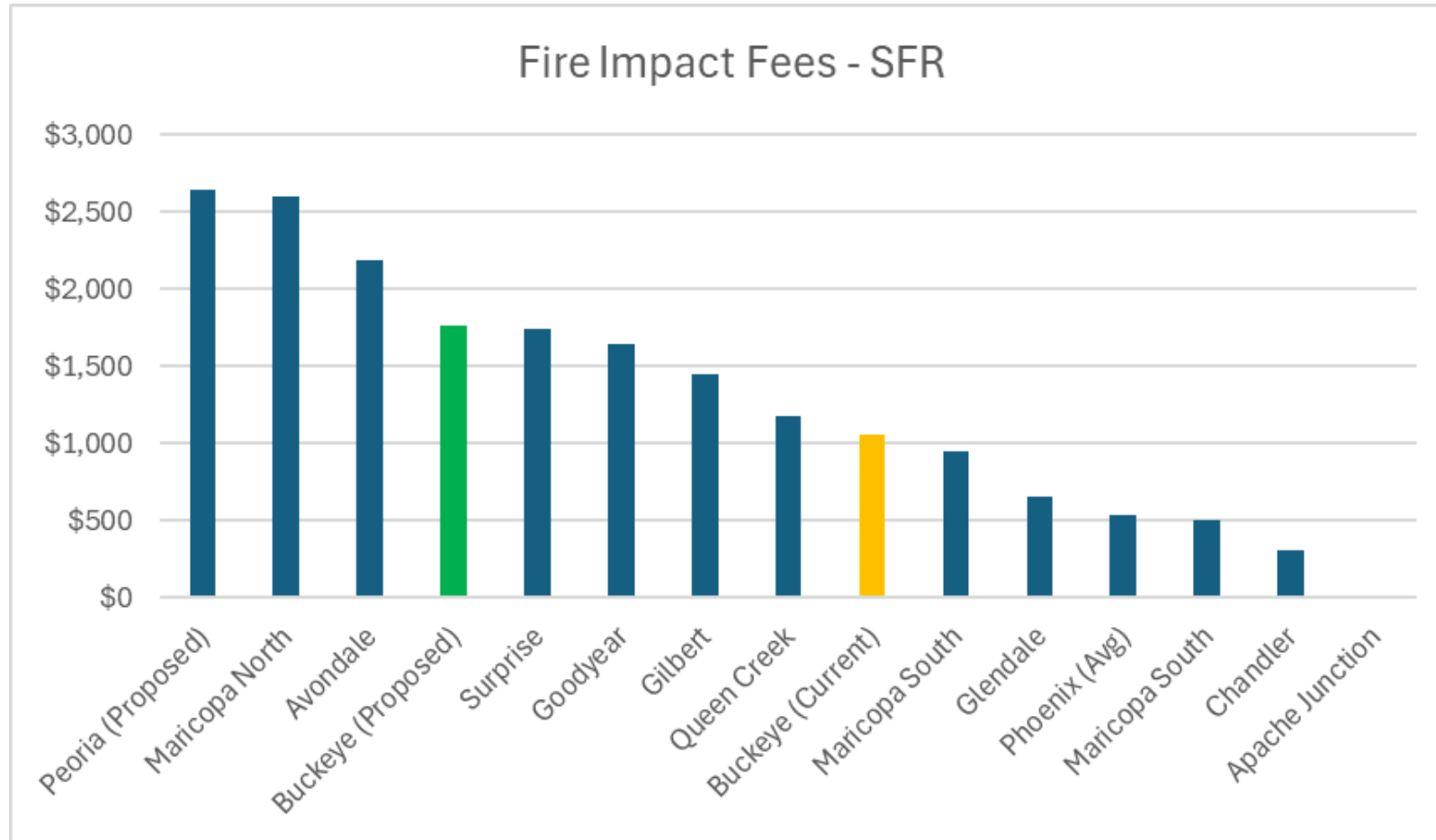
Fee Component	Cost per Person	Cost per Job
Fire Stations	\$380.56	\$464.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$24.68	\$35.35
Development Fee Report	\$0.50	\$0.42
Total	\$550.47	\$707.15

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$1,762	\$1,060	\$702
High Density (≥8 DU/Acre)	2.50	\$1,376	\$828	\$548
Age Restricted (≤8 DU/Acre)	2.00	\$1,101	\$662	\$439

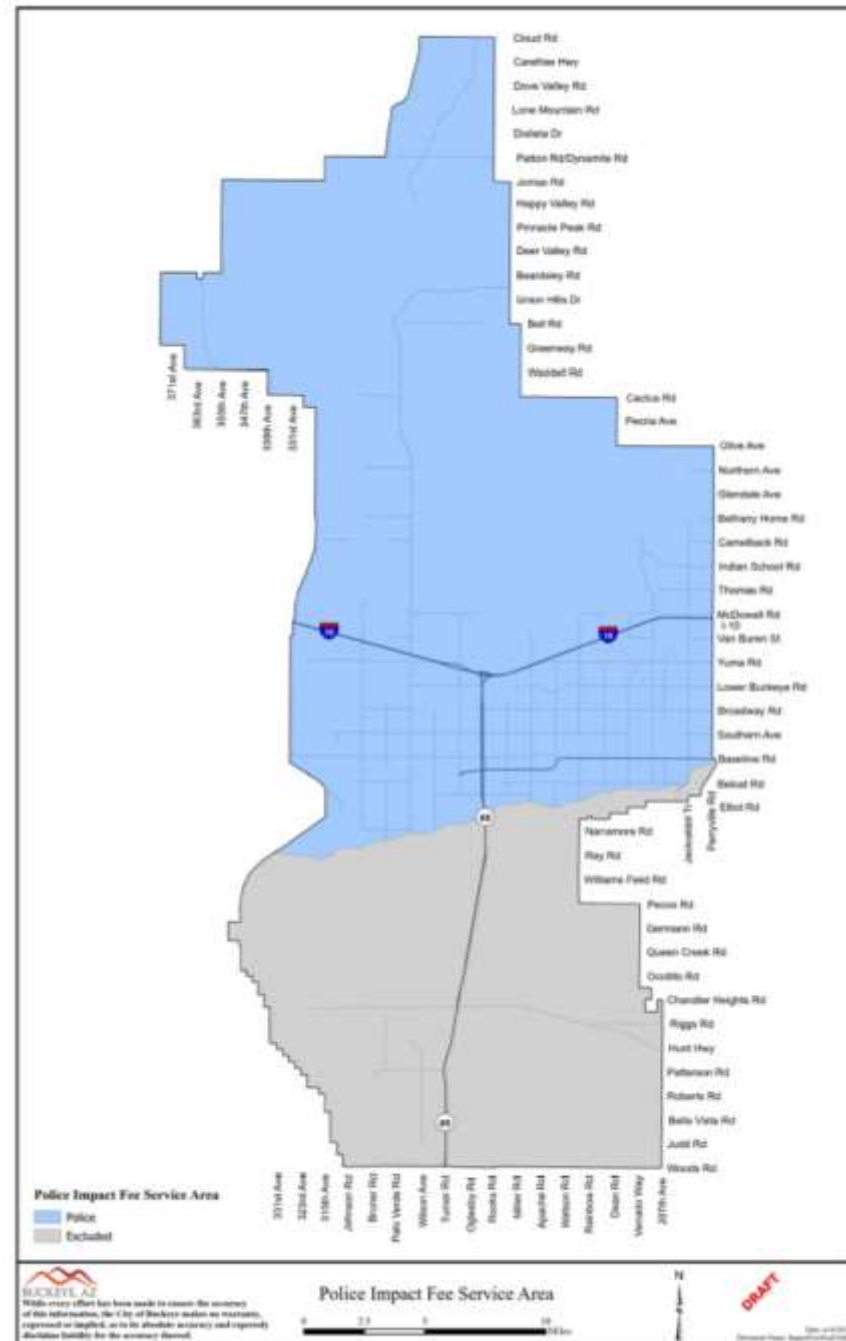
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$239	\$170	\$69
Commercial	2.12	\$1,502	\$1,168	\$334
Office & Other Services	3.26	\$2,302	\$1,483	\$819
Institutional	3.03	\$2,144	\$464	\$1,680

1. See Land Use Assumptions

Comparison Graph



- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities
 - Police Vehicles
 - Police Equipment



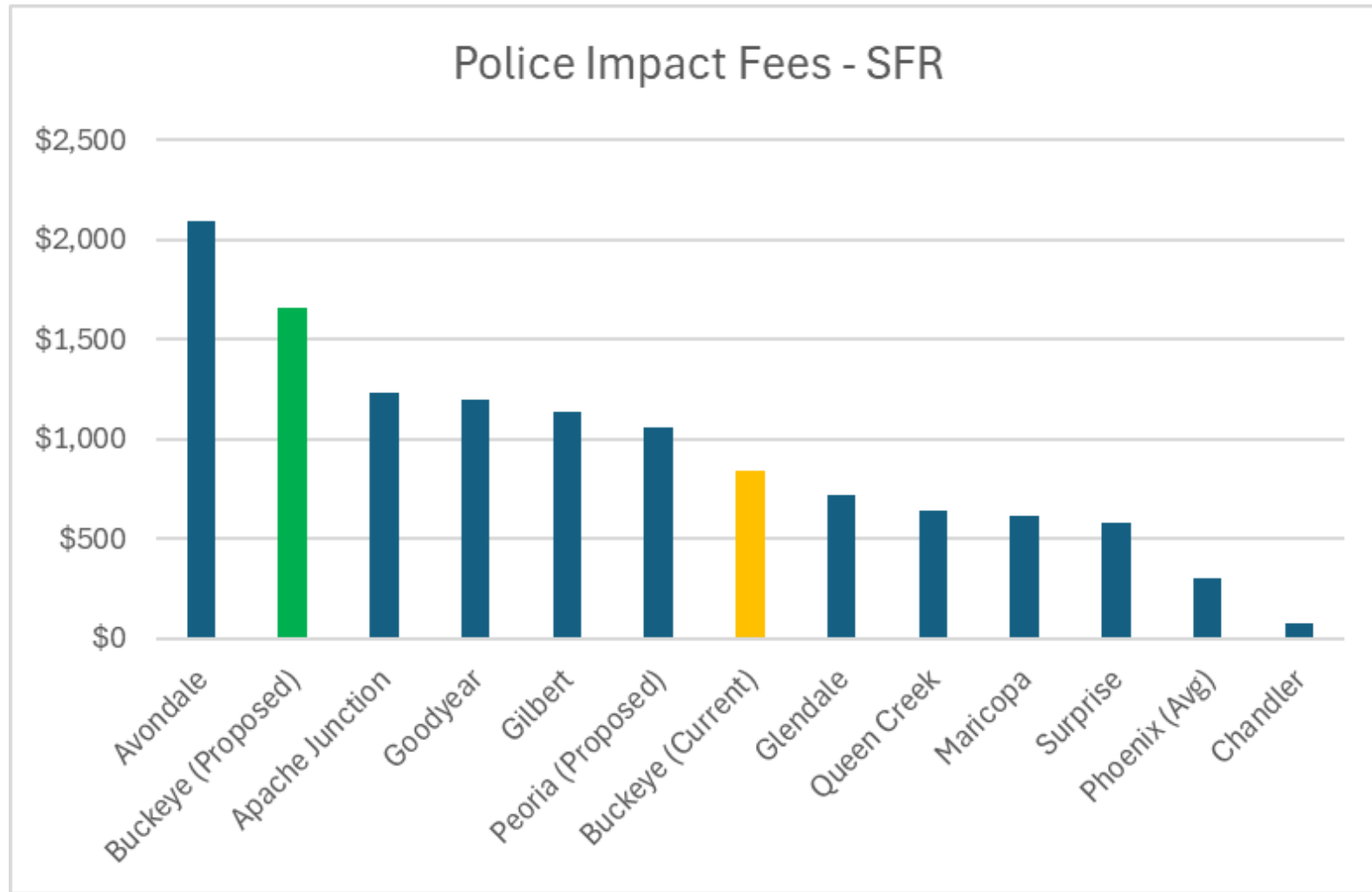
Fee Component	Cost per Person	Cost per Trip
Police Facilities	\$335.23	\$129.64
Police Vehicles	\$114.31	\$44.21
Police Equipment	\$67.86	\$26.24
Development Fee Report	\$0.51	\$0.10
Total	\$517.91	\$200.19

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$1,657	\$842	\$815
High Density (≥8 DU/Acre)	2.50	\$1,295	\$658	\$637
Age Restricted (≤8 DU/Acre)	2.00	\$1,036	\$526	\$510

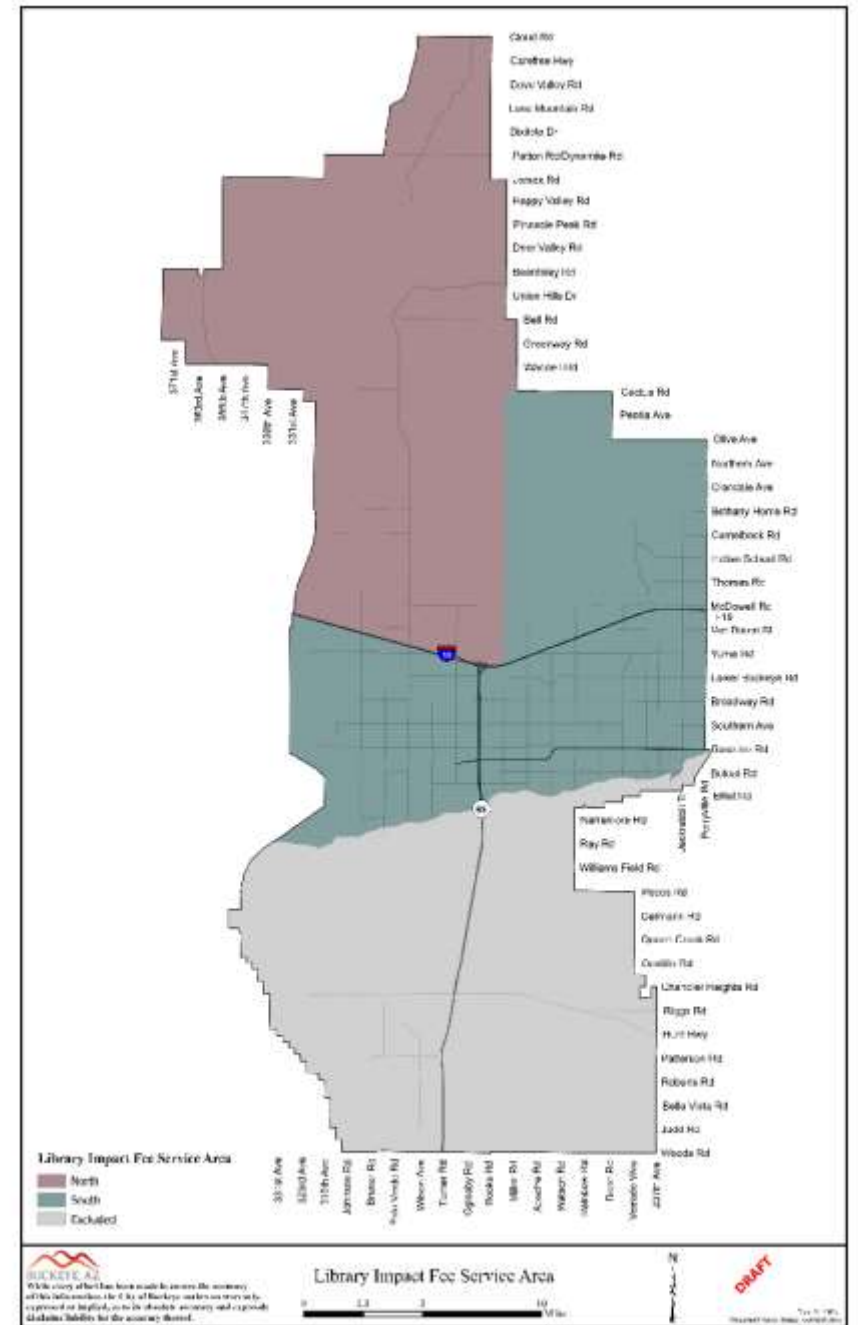
Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.86	\$172	\$92	\$80
Commercial	12.21	\$2,444	\$1,323	\$1,121
Office & Other Services	5.42	\$1,085	\$517	\$568
Institutional	7.45	\$1,491	\$684	\$807

1. See Land Use Assumptions

Comparison Graph



- **Service Area**
 - North
 - South
- **Fee Components**
 - Library Facilities



Proposed Library Fees

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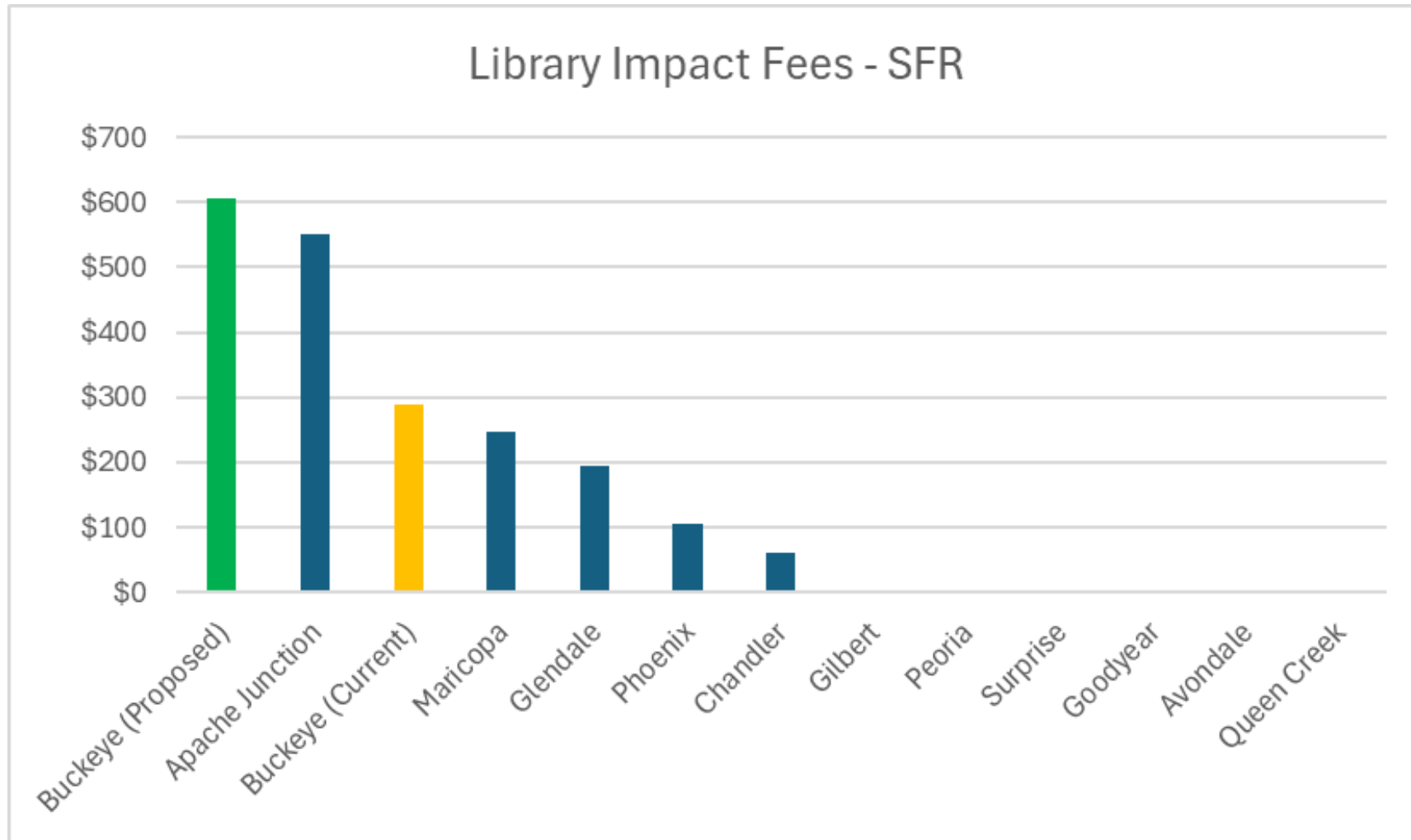
Fee Component	Cost per Person	Cost per Job
Library Facilities	\$188.67	\$25.12
Development Fee Report	\$0.25	\$0.02
Total	\$188.92	\$25.14

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$605	\$289	\$316
High Density (≥8 DU/Acre)	2.50	\$472	\$225	\$247
Age Restricted (≤8 DU/Acre)	2.00	\$378	\$180	\$198

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$9	\$14	(\$5)
Commercial	2.12	\$53	\$96	(\$43)
Office & Other Services	3.26	\$82	\$121	(\$39)
Institutional	3.03	\$76	\$38	\$38

1. See Land Use Assumptions

Comparison Graph



Parks and Recreational IIP

Service Area - North

- **Fee Components**

- Community Park Amenities
- Pool
- Regional Park Amenities
- Community Centers

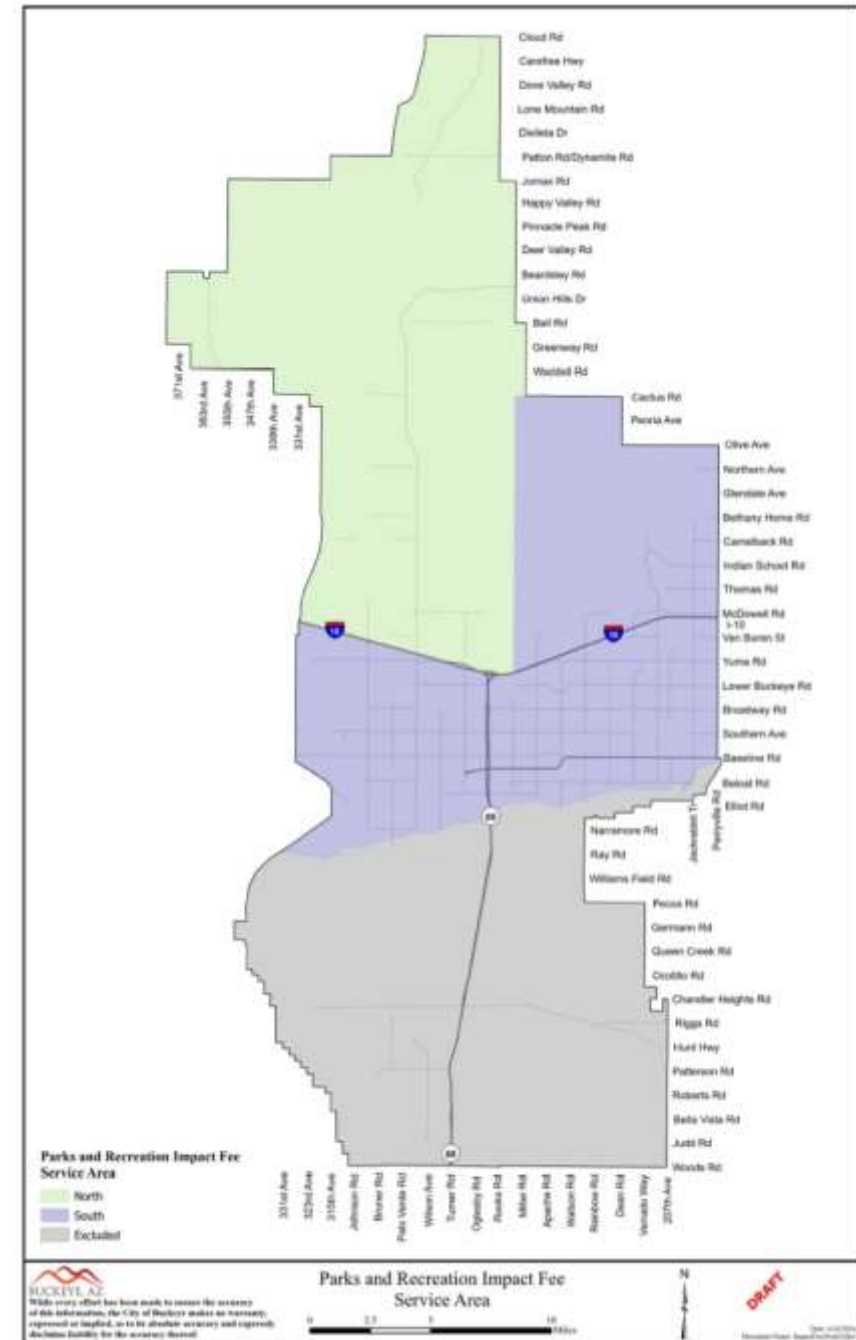
Citywide

Service Area - South

- **Fee Components**

- Community Parks (land and amenities)
- Pool
- Regional Park Amenities
- Community Centers

Citywide



Proposed Parks and Recreational Fees

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NORTH

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	\$436.72	\$70.40
Pools	\$124.47	\$20.06
Regional Park Amenities	\$123.48	\$16.44
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
Total	\$788.91	\$120.74

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$2,525	\$684	\$1,841
High Density (≥8 DU/Acre)	2.50	\$1,972	\$534	\$1,438
Age Restricted (≤8 DU/Acre)	2.00	\$1,578	\$427	\$1,151

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$41	\$37	\$4
Commercial	2.12	\$257	\$252	\$5
Office & Other Services	3.26	\$393	\$320	\$73
Institutional	3.03	\$366	\$100	\$266

1. See Land Use Assumptions

SOUTH

Fee Component	Cost per Person	Cost per Job
Community Parks	\$747.03	\$90.57
Pools	\$86.78	\$10.52
Regional Park Amenities	\$123.48	\$16.44
Community Centers	\$103.73	\$13.81
Development Fee Report	\$0.51	\$0.03
Total	\$1,061.53	\$131.37

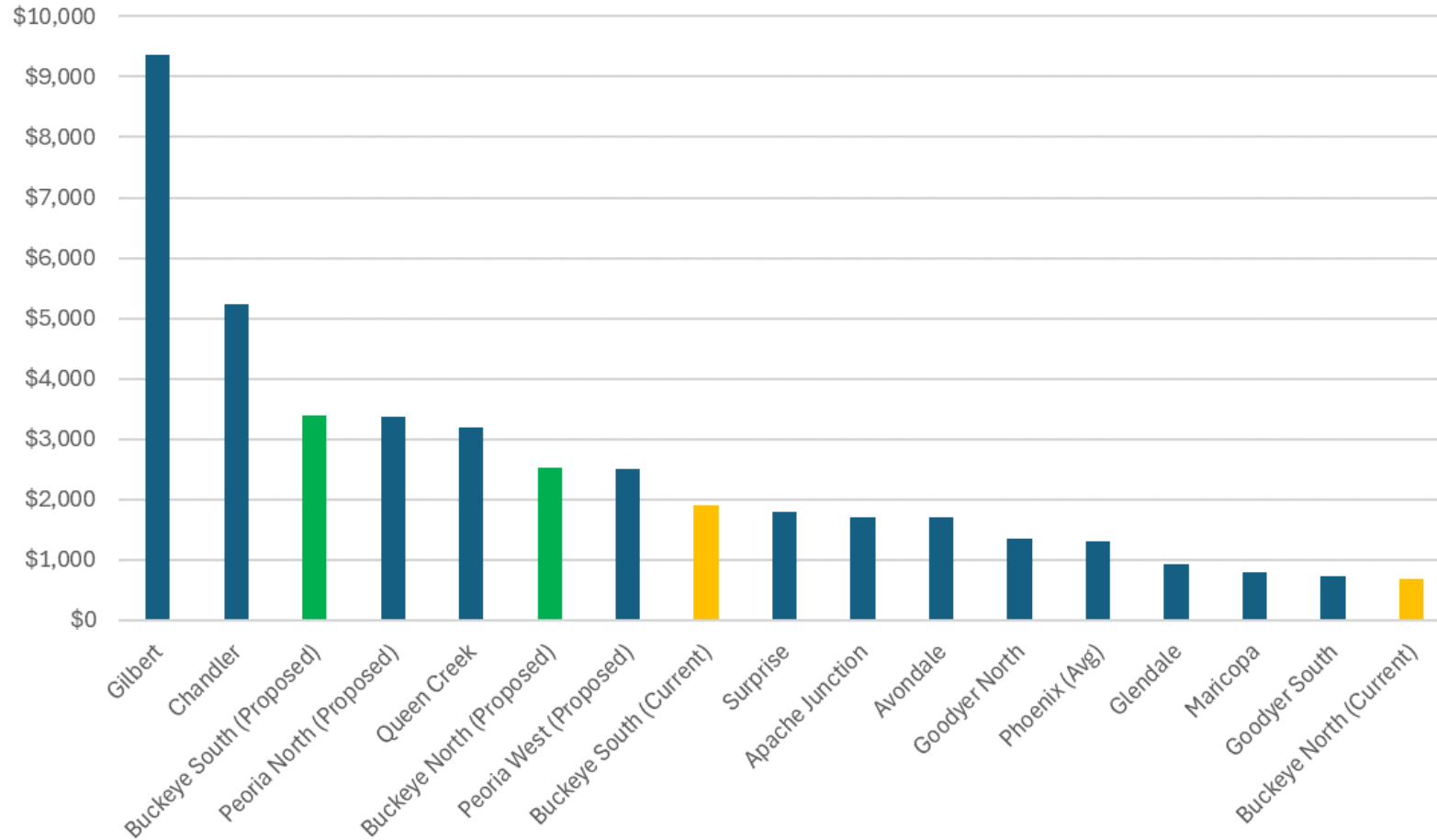
Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$3,397	\$1,915	\$1,482
High Density (≥8 DU/Acre)	2.50	\$2,654	\$1,496	\$1,158
Age Restricted (≤8 DU/Acre)	2.00	\$2,123	\$1,197	\$926

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$44	\$83	(\$39)
Commercial	2.12	\$279	\$573	(\$294)
Office & Other Services	3.26	\$428	\$727	(\$299)
Institutional	3.03	\$398	\$228	\$170

1. See Land Use Assumptions

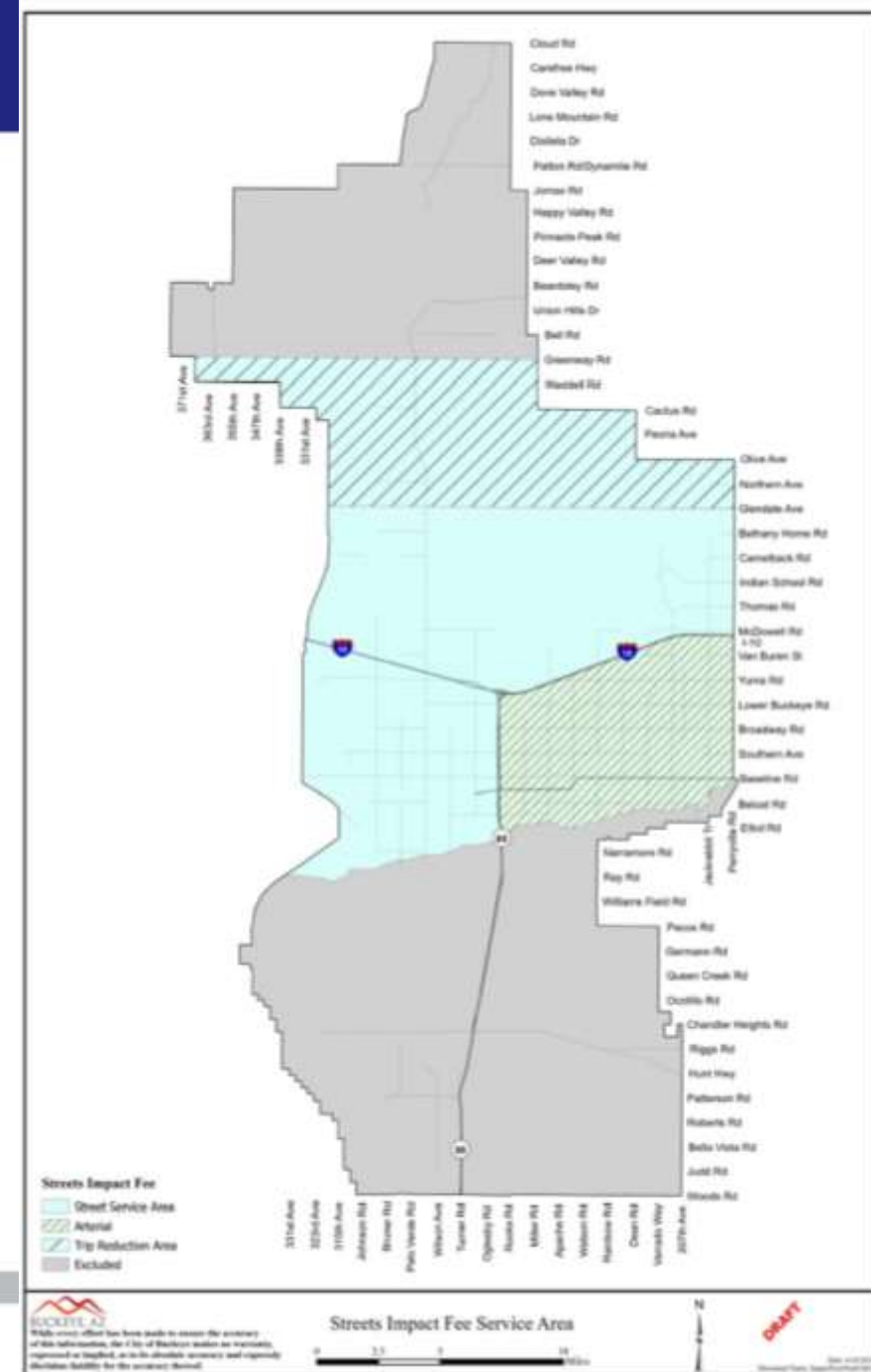
Comparison Graph

Parks and Recreational Impact Fees - SFR



Street IIP

- **Service Area**
 - **Interchange (ROW): Gila River to Greenway Rd**
 - 100% Fee: Gila River to Glendale Ave
 - 50% Fee: Glendale Ave to Greenway Rd (only half of trips to I-10)
 - **Arterial: North of Gila River, East of SR 85, South of I-10**
- **Fee Components**
 - Interchange (ROW)
 - Arterial



Proposed Street Fees

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Proposed Fees

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,597	\$527	\$263
High Density (≥8 DU/Acre)	\$1,142	\$377	\$188
Age Restricted (≤8 DU/Acre)	\$730	\$241	\$120

Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial	\$141	\$47	\$23
Commercial	\$2,072	\$683	\$342
Office & Other Services	\$895	\$295	\$148
Institutional	\$1,231	\$406	\$203

Current Fees

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Single Family	\$300	\$300	\$300
Multi-Family	\$173	\$173	\$173
Age Restricted	\$136	\$136	\$136

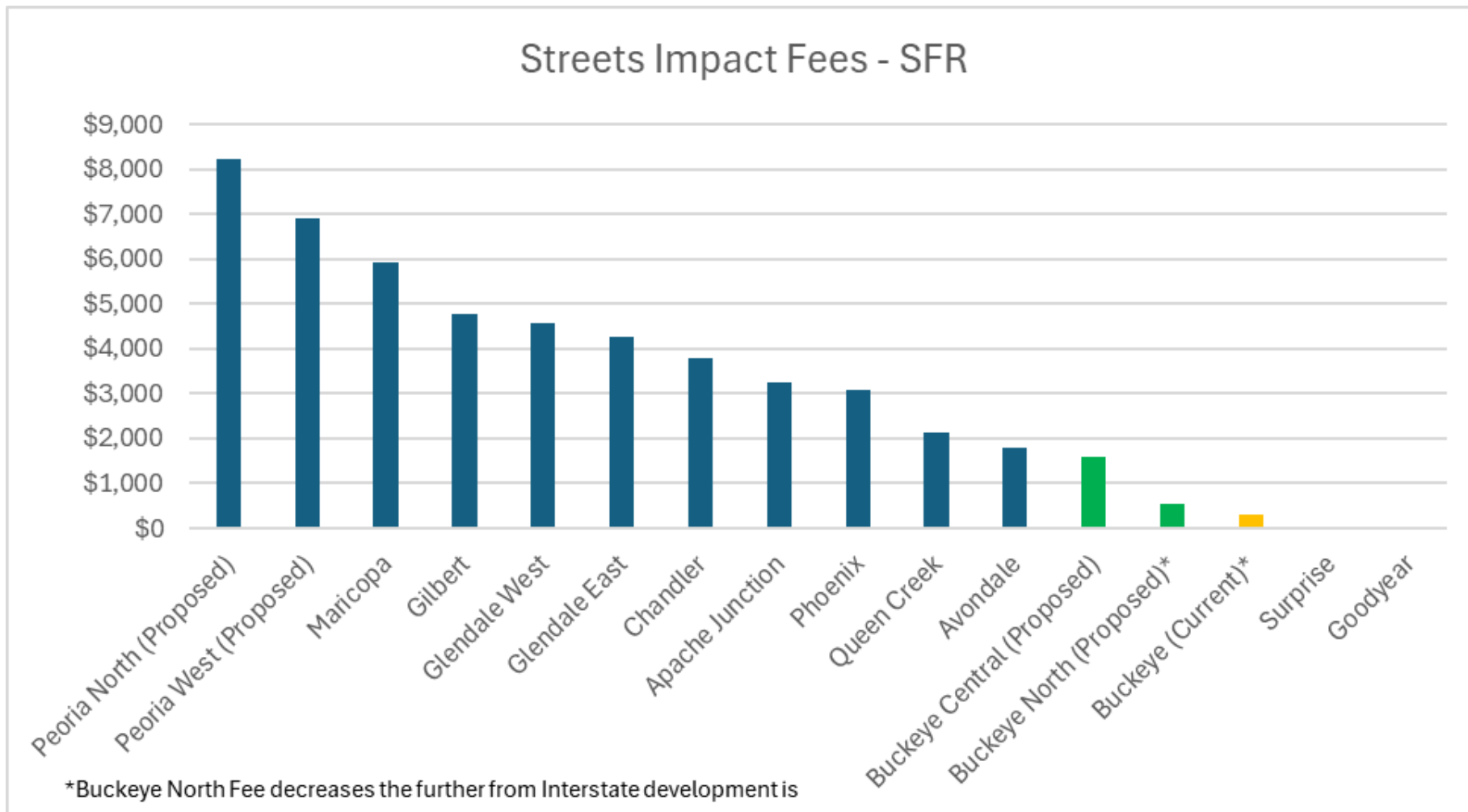
Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial	\$26	\$26	\$26
Commercial	\$337	\$337	\$337
Office & Other Services	\$146	\$146	\$146
Institutional	\$193	\$193	\$193

Difference

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,297	\$227	(\$37)
High Density (≥8 DU/Acre)	\$969	\$204	\$15
Age Restricted (≤8 DU/Acre)	\$594	\$105	(\$16)

Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial	\$115	\$21	(\$3)
Commercial	\$1,735	\$346	\$5
Office & Other Services	\$749	\$149	\$2
Institutional	\$1,038	\$213	\$10

Comparison Graph



Fee Summary – Non-Utility

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Proposed

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	\$1,762	\$544	\$2,568	\$875	\$544	\$605	\$2,525	\$3,397	\$1,657	\$1,597	\$527	\$263
High Density (≥8 DU/Acre)	\$1,376	\$425	\$2,006	\$684	\$425	\$472	\$1,972	\$2,654	\$1,295	\$1,142	\$377	\$188
Age Restricted (≤8 DU/Acre)	\$1,101	\$340	\$1,605	\$547	\$340	\$378	\$1,578	\$2,123	\$1,036	\$730	\$241	\$120

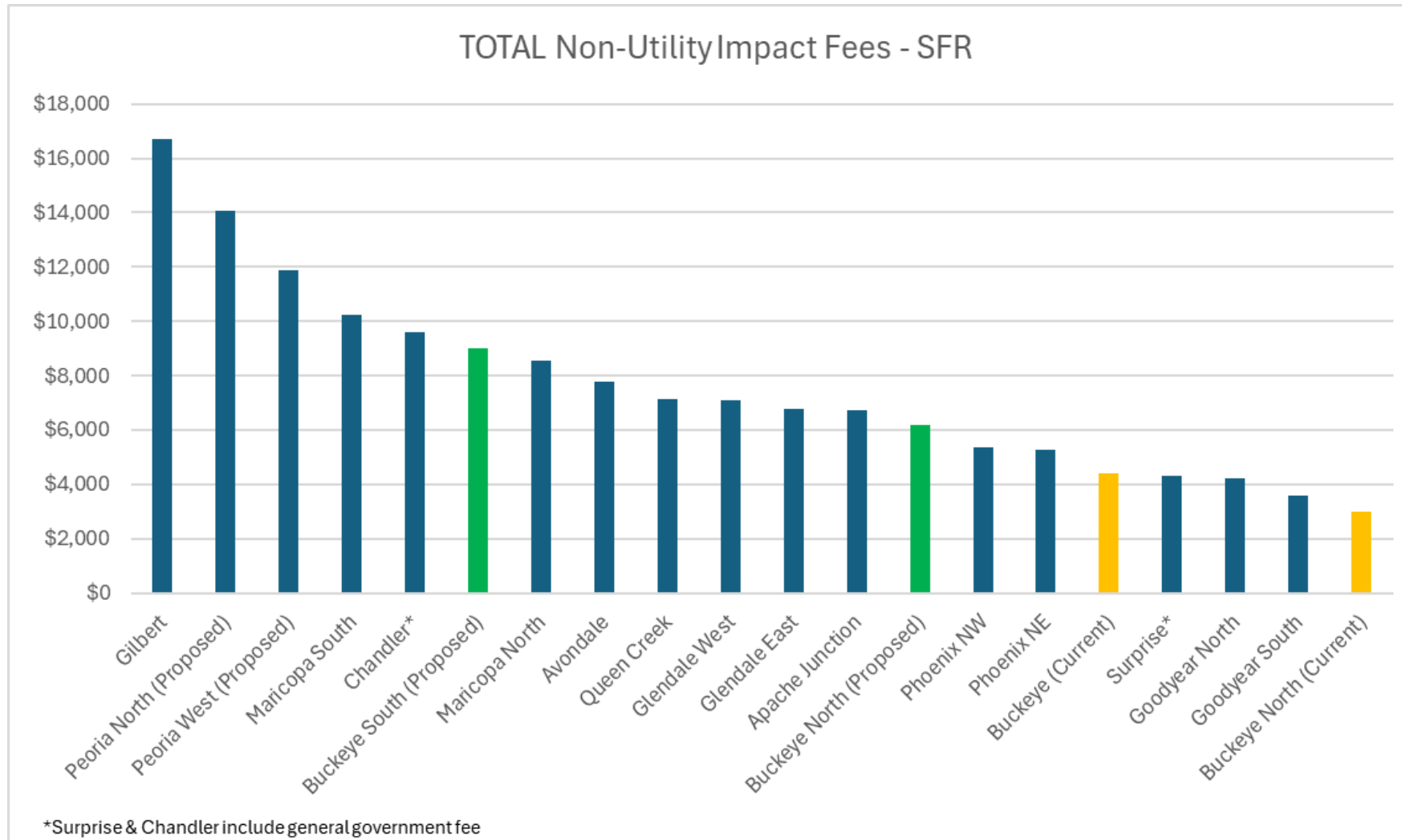
Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$239	\$82	\$452	\$148	\$82	\$9	\$41	\$44	\$172	\$141	\$47	\$23
Commercial	\$1,502	\$516	\$2,839	\$927	\$516	\$53	\$257	\$279	\$2,444	\$2,072	\$683	\$342
Office & Other Services	\$2,302	\$791	\$4,350	\$1,420	\$791	\$82	\$393	\$428	\$1,085	\$895	\$295	\$148
Institutional	\$2,144	\$737	\$4,049	\$1,323	\$737	\$76	\$366	\$398	\$1,491	\$1,231	\$406	\$203

Current

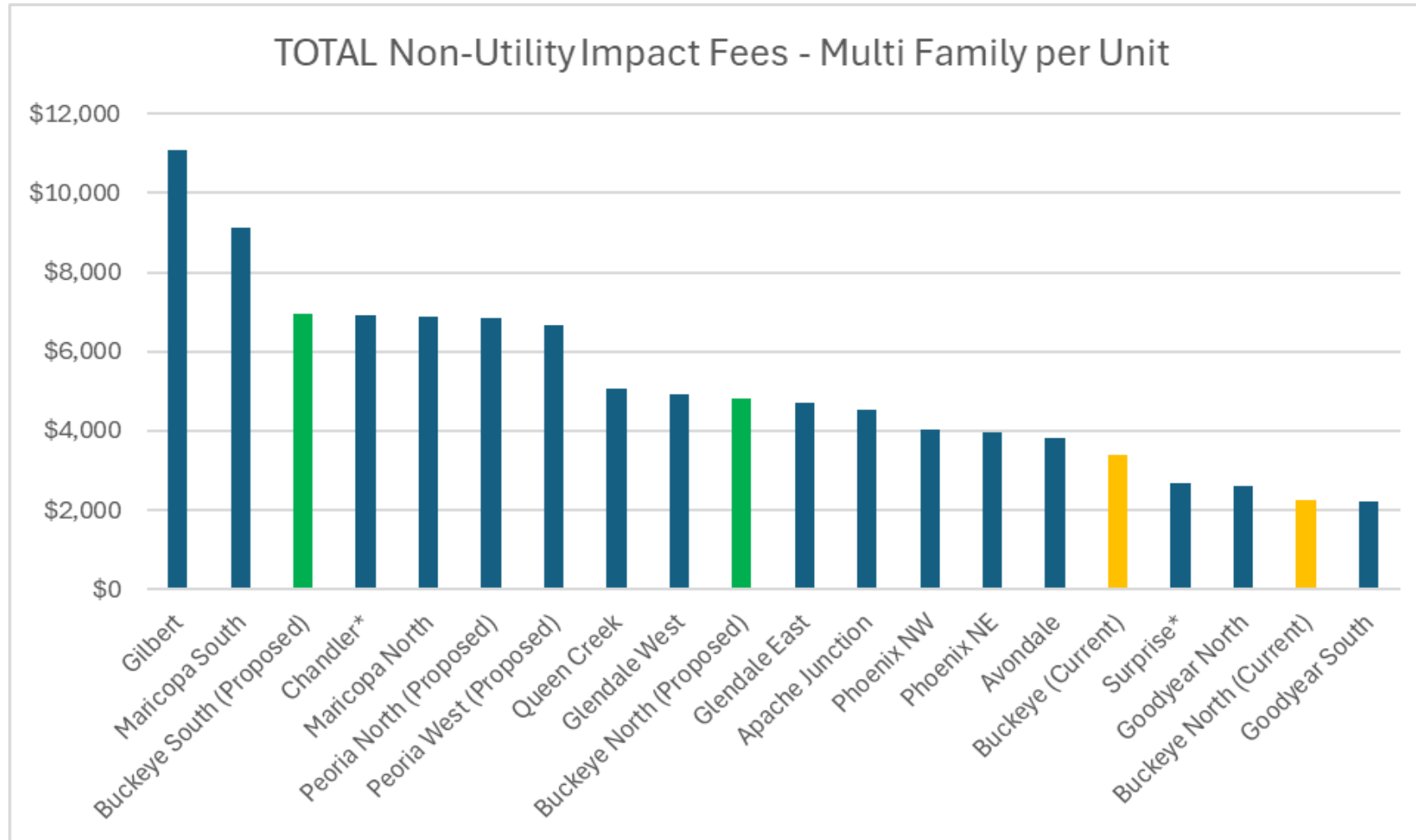
Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Single Family	\$1,060	\$498	\$1,060	\$866	\$0	\$289	\$684	\$1,915	\$842	\$300	\$300	\$300
Multi-Family	\$828	\$389	\$828	\$676	\$0	\$225	\$534	\$1,496	\$658	\$173	\$173	\$173
Age Restricted	\$662	\$311	\$662	\$541	\$0	\$180	\$427	\$1,197	\$526	\$136	\$136	\$136

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	\$170	\$83	\$170	\$135	\$0	\$14	\$37	\$83	\$92	\$26	\$26	\$26
Commercial	\$1,168	\$568	\$1,168	\$927	\$0	\$96	\$252	\$573	\$1,323	\$337	\$337	\$337
Office & Other Services	\$1,483	\$721	\$1,483	\$1,176	\$0	\$121	\$320	\$727	\$517	\$146	\$146	\$146
Institutional	\$464	\$226	\$464	\$368	\$0	\$38	\$100	\$228	\$684	\$193	\$193	\$193

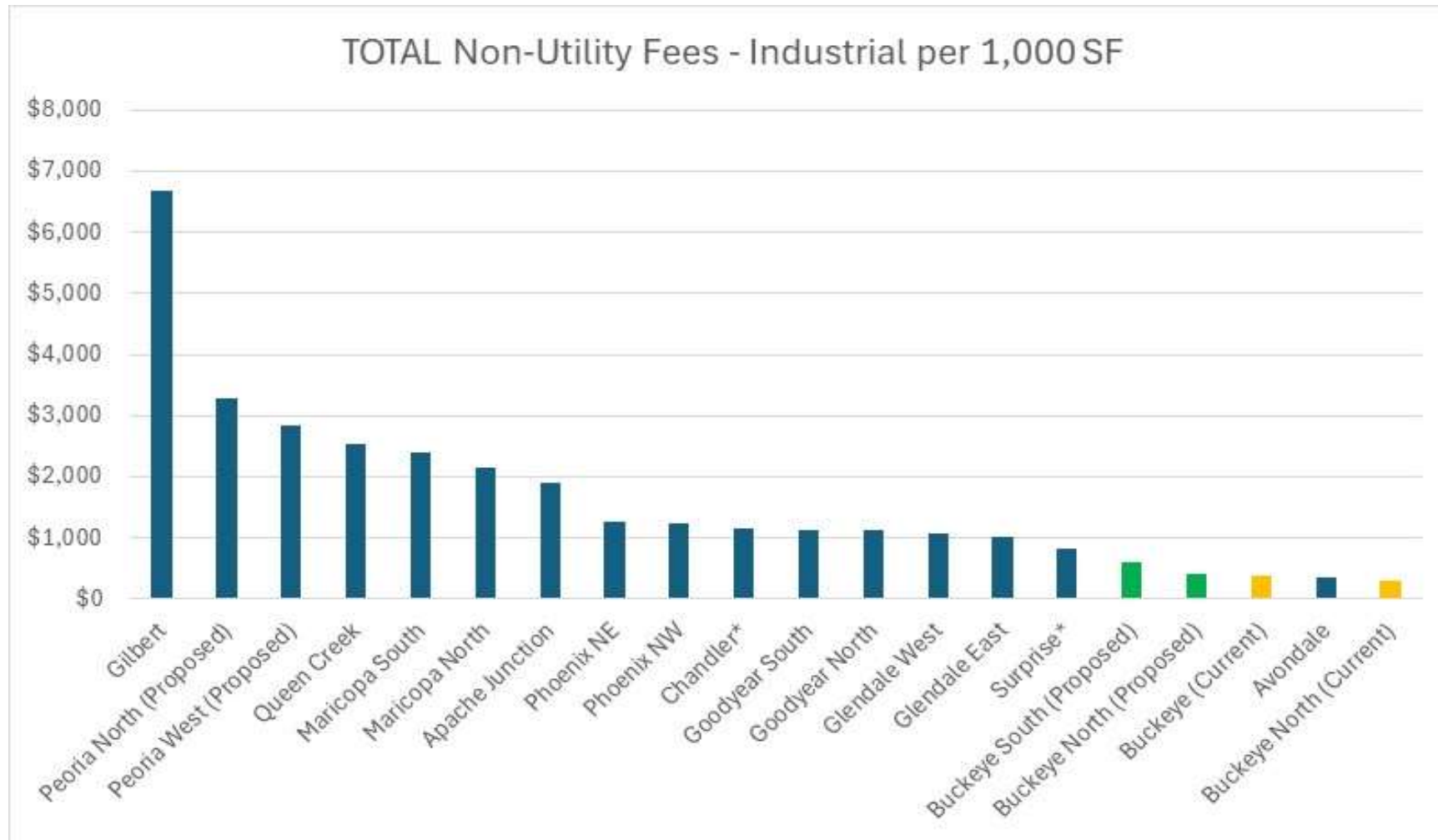
Comparison Graph – All Non-Utility Fees



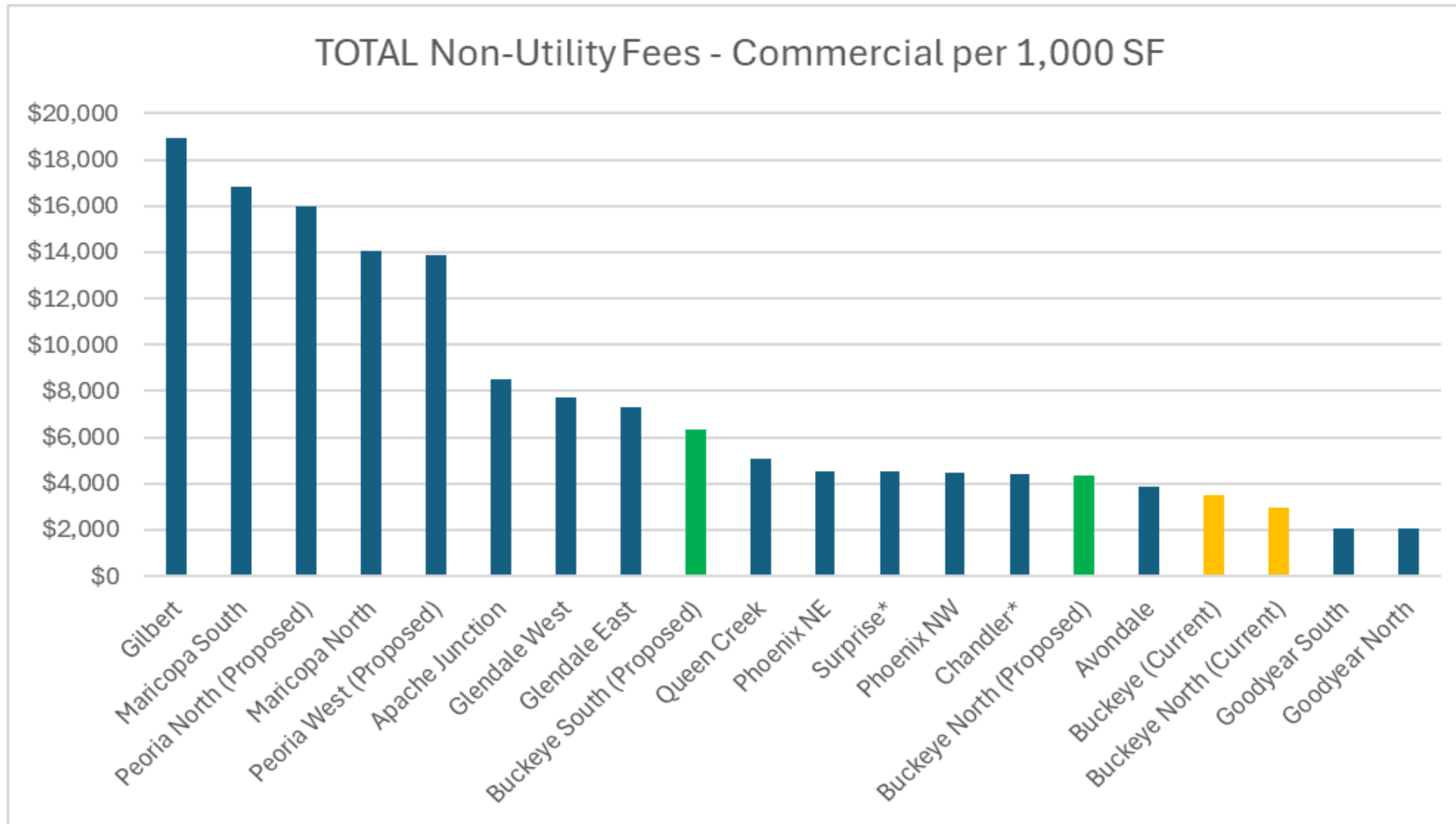
Comparison Graph – All Non-Utility Fees



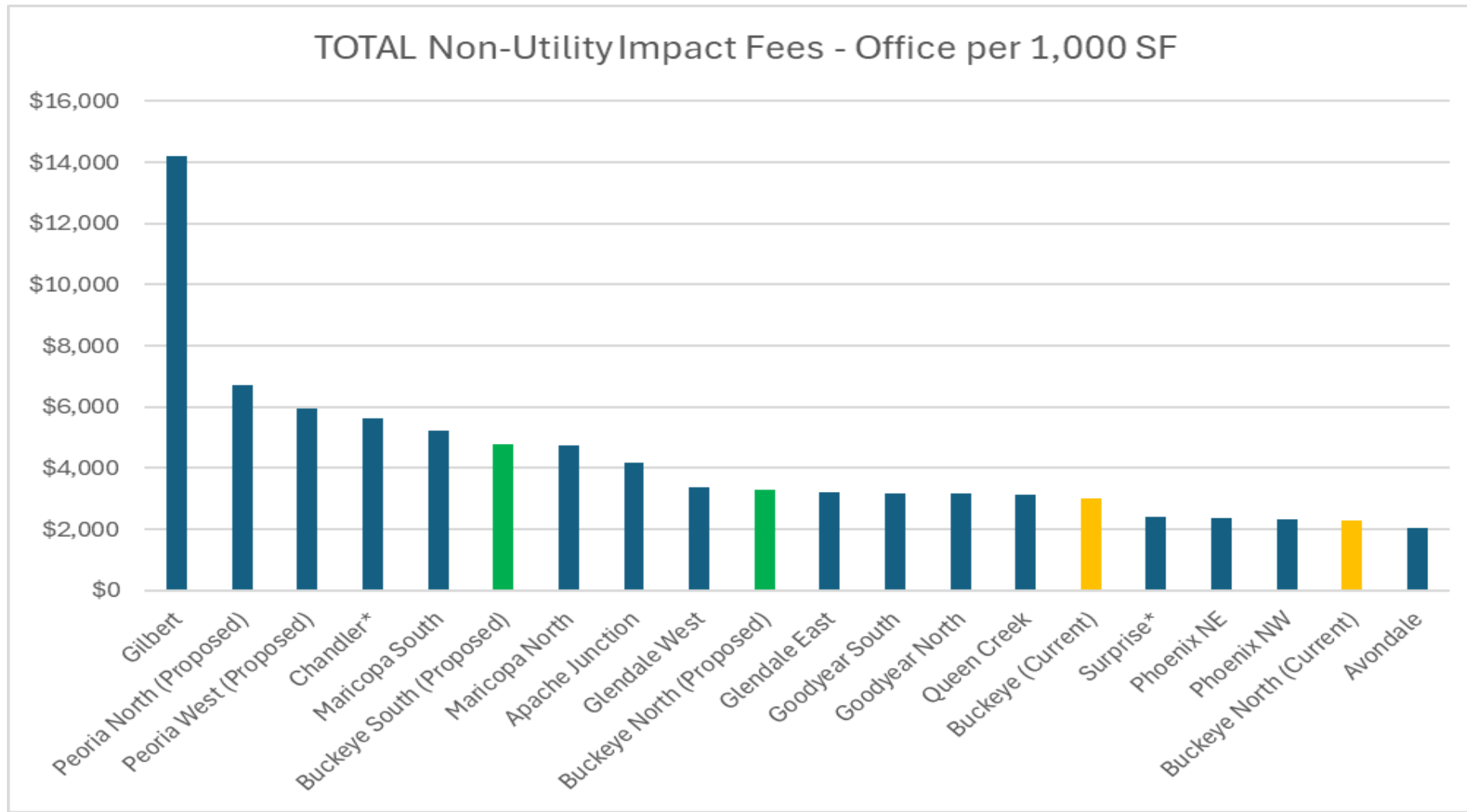
Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees

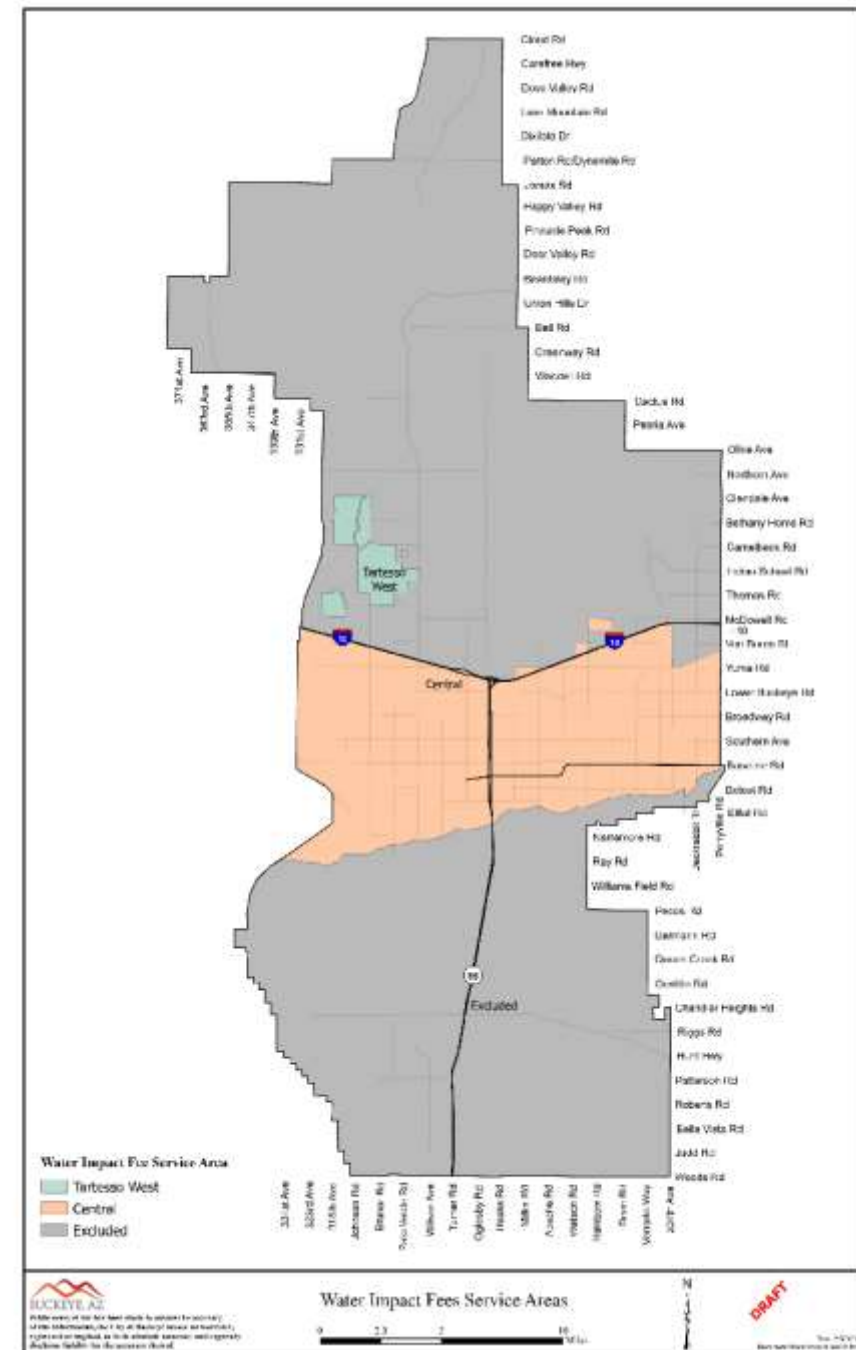


Water and Wastewater

- **Single Family Residential (SFR) – unchanged based on meter size**
- **Non-Residential Meter sizes 1.5” and below unchanged**
 - based upon Single Family Residential consumption factors
- **Non-Residential Meters in excess of 1.5”**
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - **Accurately captures impact of high water users on system**
 - There is no relationship between a SFR and commercial water use
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 - Goodyear uses this methodology
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 - Ability for applicant to provide water usage report to calculate a reduced fee

Water IIP

- **Service Area**
 - **Central:** North of Gila River to I-10
 - **Tartesso West:** Tartesso West
- **Central – Fee Components**
 - Well
 - Arsenic Treatment
 - Pump Station
 - Storage Tank
 - Water Campus Land
 - Water Lines (≥16")
- **Tartesso West: Cost Recovery**



Proposed Water Fees

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Central

Fee Component	Cost per Gallon
Well	\$7.39
Arsenic Treatment	\$1.93
Pump Station	\$8.37
Storage Tank	\$1.38
Water Campus Land	\$0.24
Water Line, ≥ 16"	\$3.24
Development Fee Report	\$0.01
Total	\$22.56

Residential Fees per Unit - Central				
Residential Land Use	Max Day Gallons ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	652	\$14,709	\$7,675	\$7,034
High Density (≥8 DU/Acre)	509	\$11,483	n/a	n/a
Age Restricted (≤8 DU/Acre)	407	\$9,182	\$4,799	\$4,383

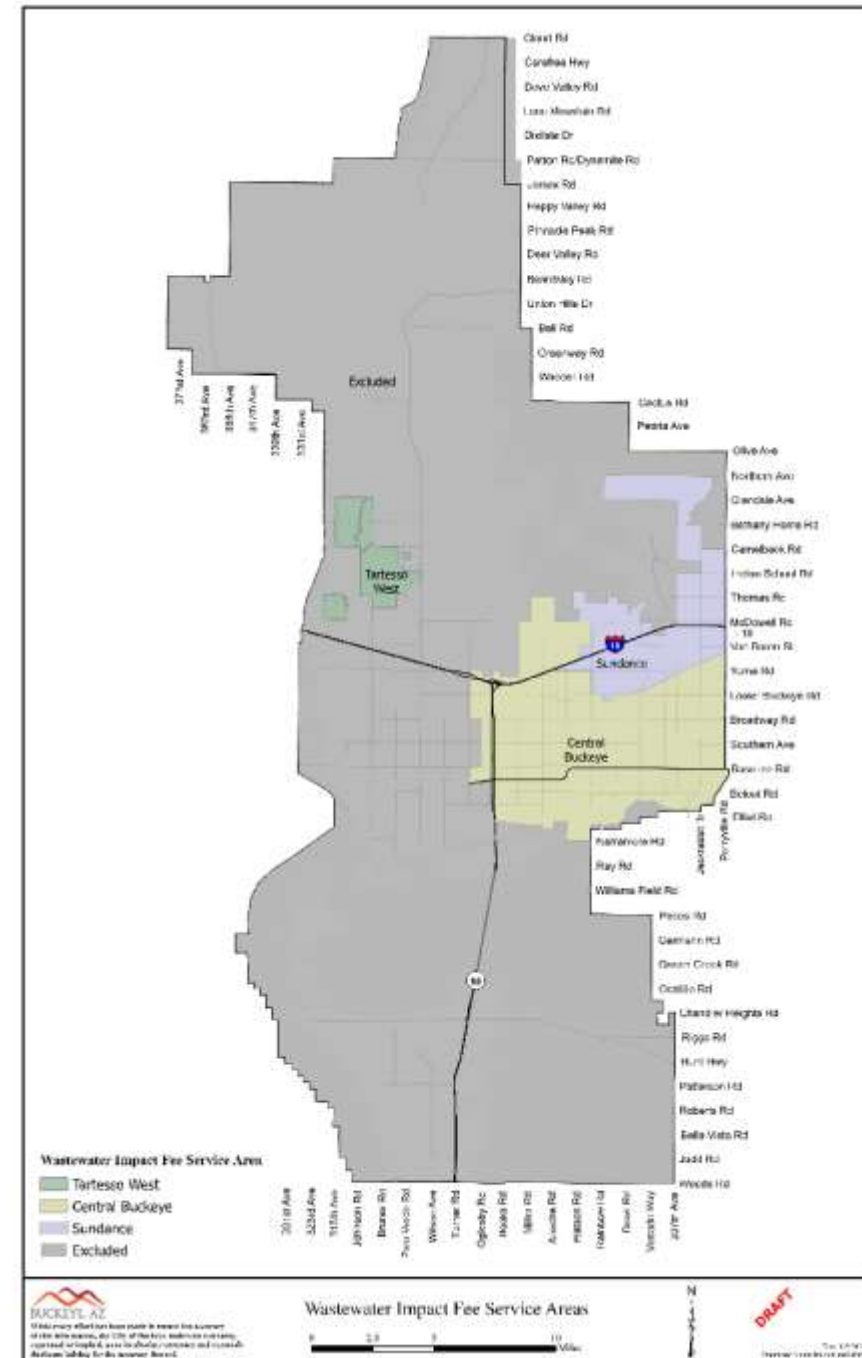
Nonresidential Fees per Meter - Central					
Meter Size	Meter Type	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
1.0-inch	Disc	1.0	\$14,709	\$7,675	\$7,034
1.5-inch	Disc	1.7	\$25,006	\$13,048	\$11,958
1.5-inch	Turbine	2.9	\$42,656	\$22,258	\$20,398

Current fees represent Central Buckeye fees.

1. Buckeye Water Engineering Design Standards, Section 3-1.202
2. Meters larger than 1.50 inches calculated using \$22.56 per gallon multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Wastewater IIP

- **Service Area**
 - Central
 - Sundance
 - Tartesso West
- **Central & Sundance**
 - Water Reclamation Facility (WRF)
 - Lift Station
 - Land
 - Collection Line (≥15")
 - Reclaimed Line
 - Recharge Basin
- **Tartesso West: Cost Recovery**



Proposed Wastewater Fees

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Central

Fee Component	Cost per Gallon
WRF	\$25.00
Lift Station	\$0.50
WRF Land	\$0.00
Collection Line, ≥ 15"	\$17.77
Reclaimed Line	\$0.21
Recharge Basin	\$0.00
Development Fee Report	\$0.01
Total	\$43.49

Residential Fees per Unit - Central				
Residential Land Use	Average Day Gallons ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	256	\$11,133	\$4,214	\$6,919
High Density (≥8 DU/Acre)	200	\$8,698	n/a	n/a
Age Restricted (≤8 DU/Acre)	160	\$6,958	\$2,634	\$4,324

Nonresidential Fees per Meter - Central					
Meter Size	Meter Type	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
1.0-inch	Disc	1.0	\$11,133	\$4,214	\$6,919
1.5-inch	Disc	1.7	\$18,927	\$7,163	\$11,764
1.5-inch	Turbine	2.9	\$32,287	\$12,219	\$20,068

Current Fees represent Central Buckeye fees.

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202
2. Meters larger than 1.50 inches calculated using \$43.49 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Sundance

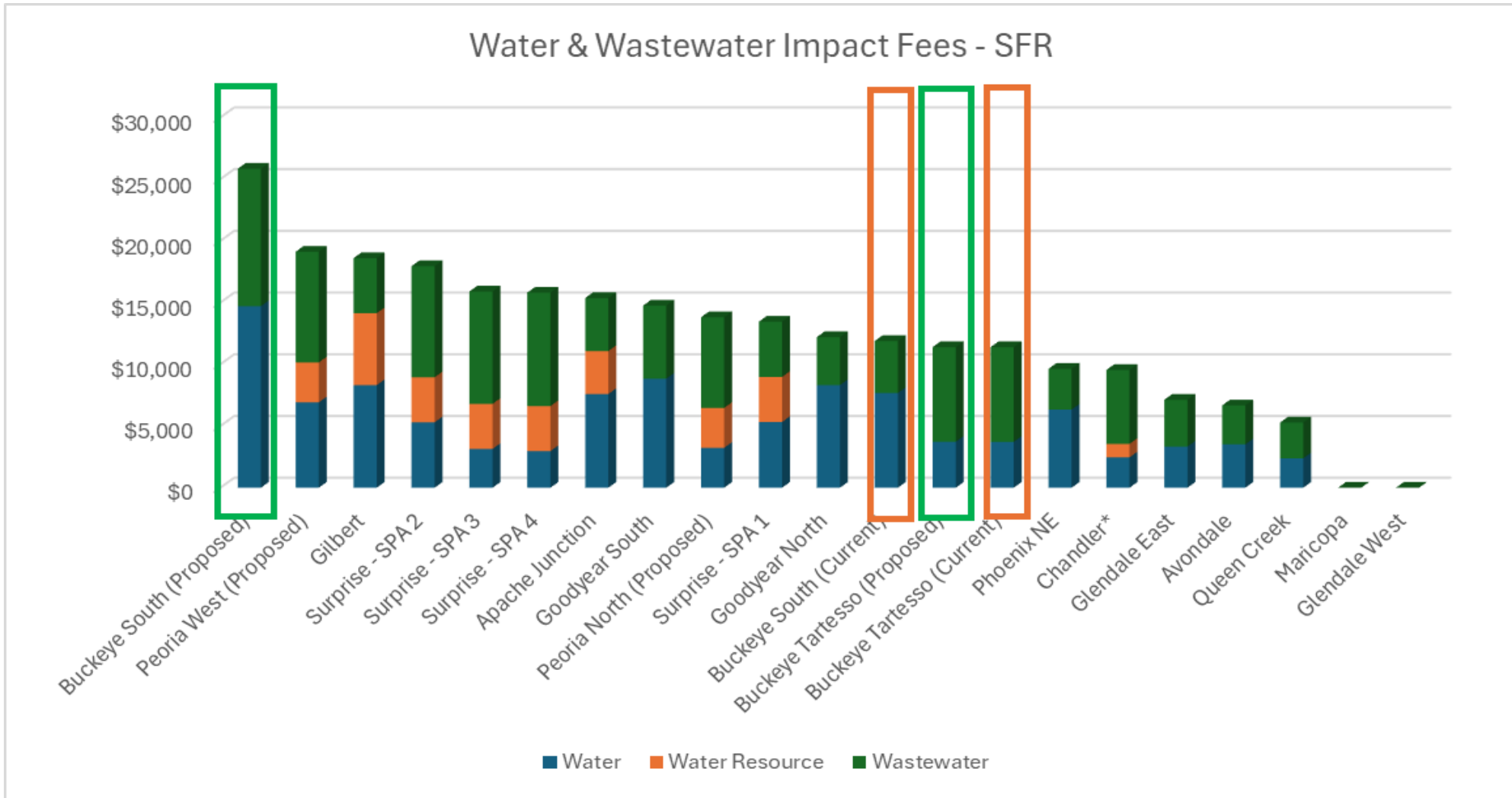
Fee Component	Cost per Gallon
WRF	\$25.00
Lift Station	\$1.20
WRF Land	\$0.09
Collection Line, ≥ 15"	\$4.91
Reclaimed Line	\$0.00
Recharge Basin	\$0.00
Development Fee Report	\$0.01
Total	\$31.21

Residential Fees per Unit - Sundance				
Residential Land Use	Average Day Gallons ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	256	\$7,990	\$5,915	\$2,075
High Density (≥8 DU/Acre)	200	\$6,242	n/a	n/a
Age Restricted (≤8 DU/Acre)	160	\$4,994	\$3,697	\$1,297

Nonresidential Fees per Meter - Sundance					
Meter Size	Meter Type	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
1.0-inch	Disc	1.0	\$7,990	\$5,915	\$2,075
1.5-inch	Disc	1.7	\$13,583	\$10,056	\$3,527
1.5-inch	Turbine	2.9	\$23,170	\$17,154	\$6,016

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202
2. Meters larger than 1.50 inches calculated using \$31.21 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Comparison Graph – Utility Fees



Fee Summary – Utility

DRAFT

Water

Proposed Residential Fees per Unit

Residential Land Use	Max Day Gallons ¹	Central	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$14,709	\$3,723
High Density (≥8 DU/Acre)	509	\$11,483	\$2,906
Age Restricted (≤8 DU/Acre)	407	\$9,182	\$2,324

Current Residential Fees per Unit

Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$7,675	\$7,467	\$3,717
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$4,799	\$4,668	\$2,324

Difference Between Proposed and Current Residential Fees per Unit

Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)	652	\$7,034	\$7,242	\$6
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	407	\$4,383	\$4,514	\$0

1. Buckeye Water Engineering Design Standards

Wastewater

Proposed Residential Fees per Unit

Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$11,133	\$7,990	\$7,672
High Density (≥8 DU/Acre)	200	\$8,698	\$6,242	\$5,994
Age Restricted (≤8 DU/Acre)	160	\$6,958	\$4,994	\$4,795

Current Residential Fees per Unit

Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$4,214	\$5,915	\$7,670
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$2,634	\$3,697	\$4,794

Difference Between Proposed and Current Residential Fees per Unit

Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)	256	\$6,919	\$2,075	\$2
High Density (≥8 DU/Acre)	-	-	-	-
Age Restricted (≤8 DU/Acre)	160	\$4,324	\$1,297	\$1

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

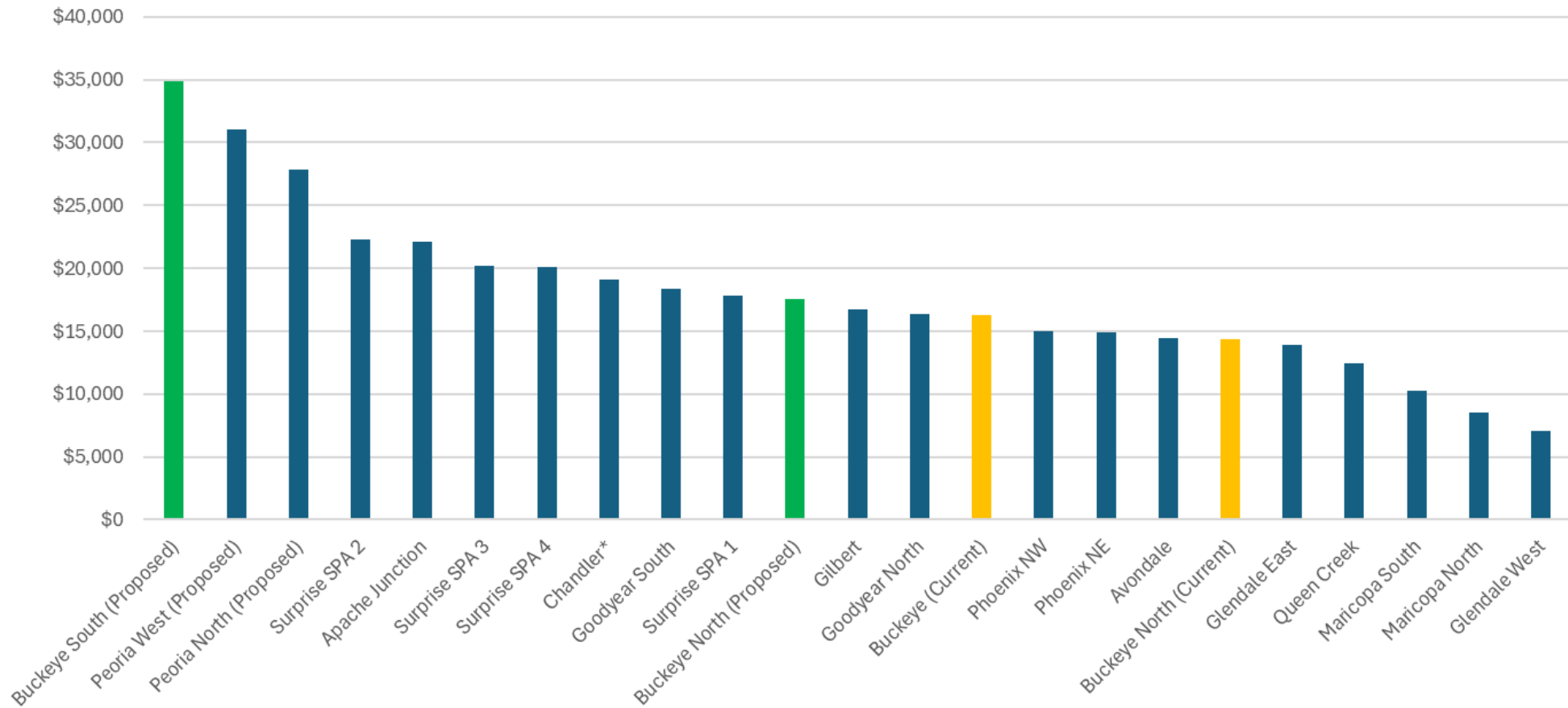
Fee Comparison – South / Central Service Area

Single Family Residential

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$1,769	\$1,060	66.89%	\$709
Library	\$738	\$289	155.36%	\$449
Parks	\$3,397	\$1,915	77.39%	\$1,482
Police	\$1,659	\$842	97.03%	\$817
Streets	\$1,804	\$300	501.33%	\$1,504
Total Non-Utilities	\$9,367	\$4,406	112.60%	\$4,961
Water	\$14,709	\$7,675	91.65%	\$7,034
Wastewater	\$11,310	\$4,214	168.39%	\$7,096
Total Utilities	\$26,019	\$11,889	118.85%	\$20,595
Total Impact Fees	\$35,386	\$16,295	117.16%	\$25,556

Single-Family Comparison

TOTAL Impact Fees - SFR



*Surprise & Chandler include general government fee

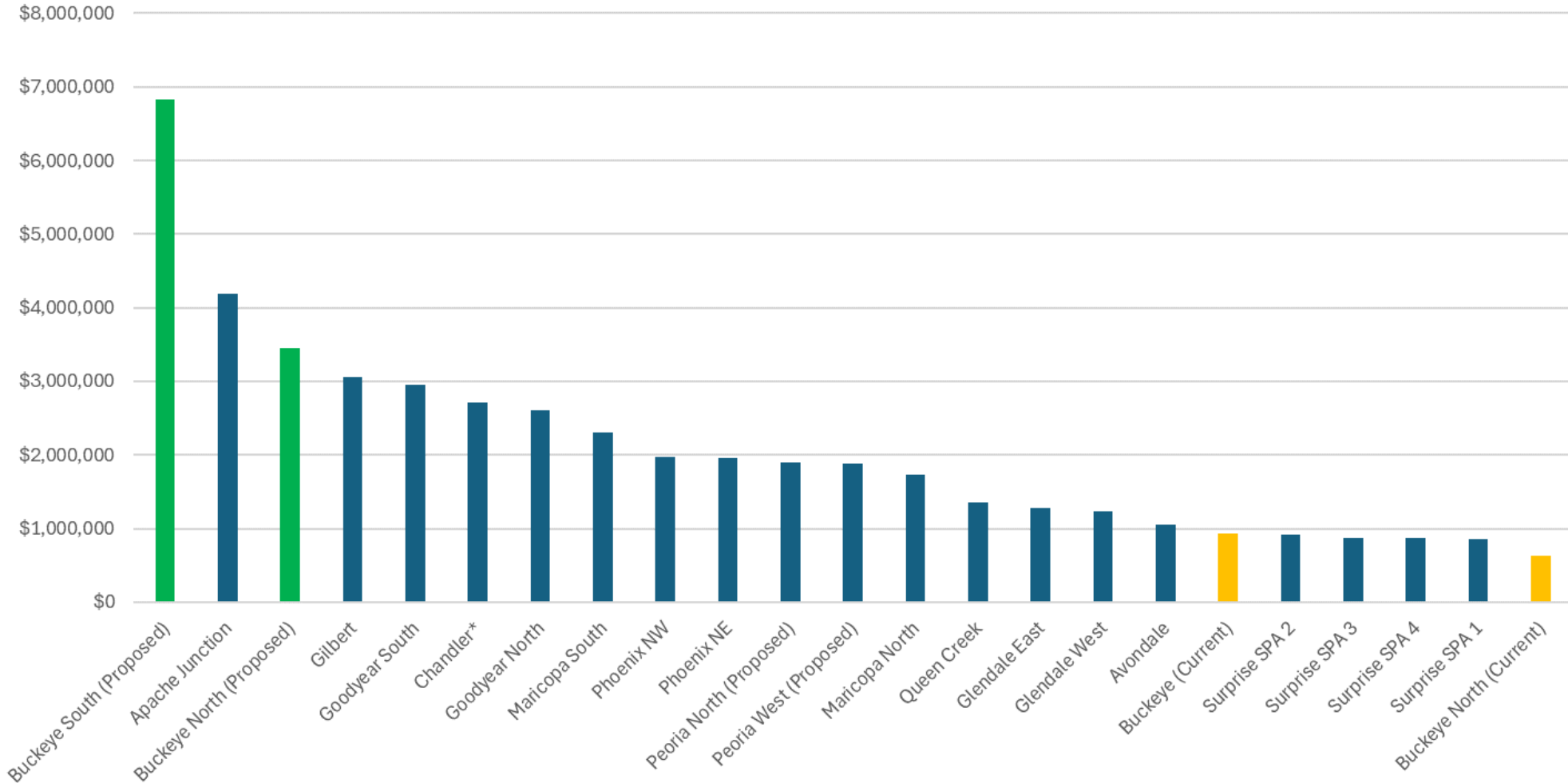
Fee Comparison – South / Central Service Area

Multi-Family Residential – 36 Units

	Category	Proposed	Current	% Change	\$\$ Change
	Fire	\$49,536	\$29,808	66.18%	\$19,728
	Library	\$16,992	\$8,100	109.78%	\$8,892
	Parks	\$95,544	\$53,856	77.41%	\$41,688
	Police	\$46,620	\$23,688	96.81%	\$22,932
	Streets	\$41,112	\$6,228	560.12%	\$34,884
cost per unit	\$6,939 Total Non-Utilities	\$249,804	\$121,680	105.30%	\$128,124
	Water	\$413,388	\$55,260	648.08%	\$358,128
	Wastewater	\$224,748	\$28,921	677.11%	\$195,827
cost per unit	\$17,726 Total Utilities	\$638,136	\$84,181	658.05%	\$553,955
cost per unit	\$24,665 Total Impact Fees	\$887,940	\$205,861	331.33%	\$682,079

Multi-Family Comparison

TOTAL Impact Fees - Multi Family (252 Unit Complex)



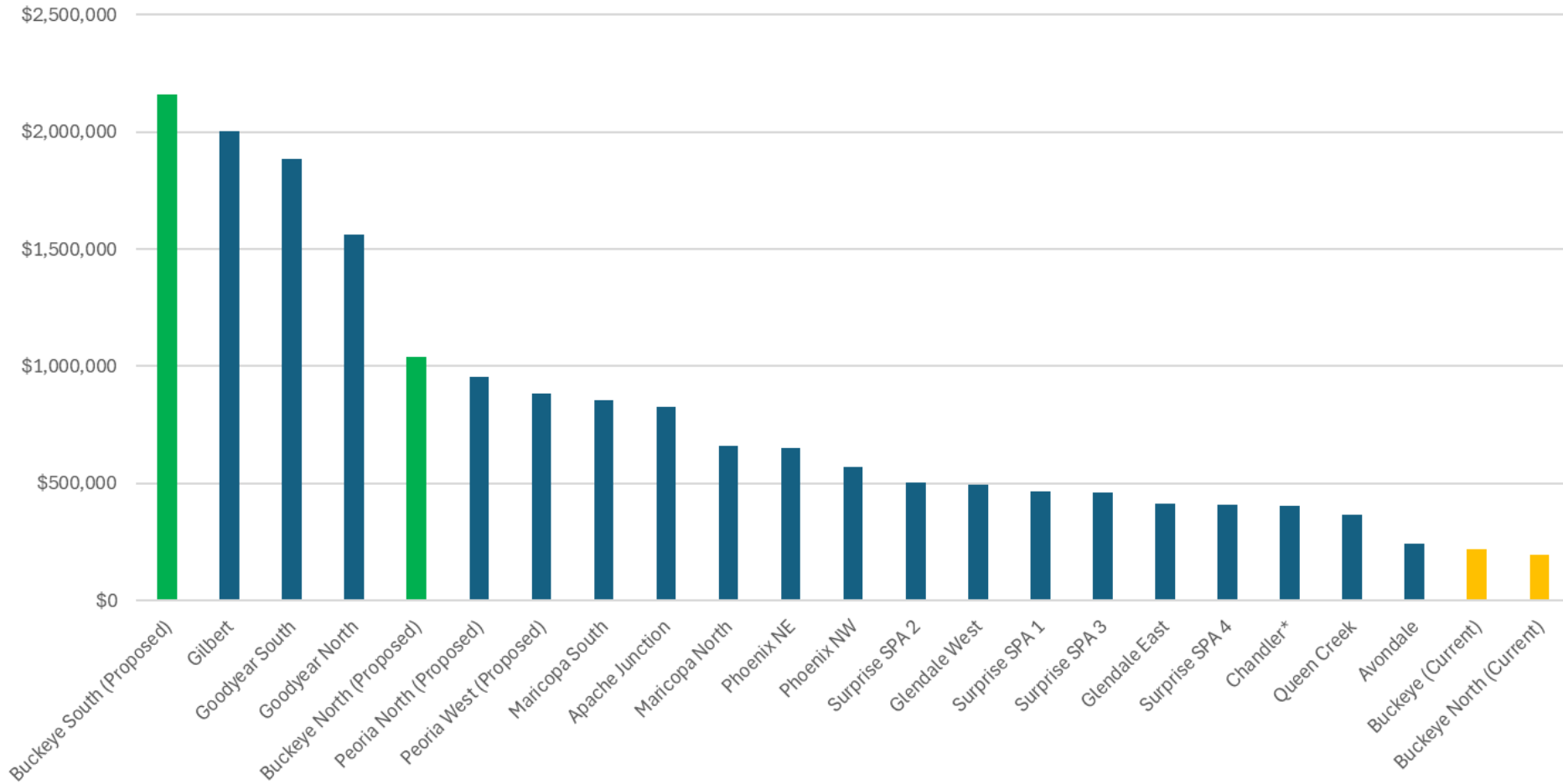
Fee Comparison – South / Central Service Area

Commercial – 123,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$184,746	\$143,664	28.60%	\$41,082
Library	\$6,519	\$11,808	-44.79%	(\$5,289)
Parks	\$34,317	\$70,479	-51.31%	(\$36,162)
Police	\$300,612	\$162,729	84.73%	\$137,883
Streets	\$254,856	\$41,451	514.84%	\$213,405
Total Non-Utilities	\$781,050	\$430,131	81.58%	\$350,919
Water	\$1,021,339	\$77,520	1217.52%	\$943,819
Wastewater	\$816,742	\$38,494	2021.74%	\$778,248
Total Utilities	\$1,838,081	\$116,014	1484.36%	\$1,722,067
Total Impact Fees	\$2,619,131	\$546,145	379.57%	\$2,072,986

Commercial / Retail Comparison

TOTAL Impact Fees - Commercial (123,000 SF Building)

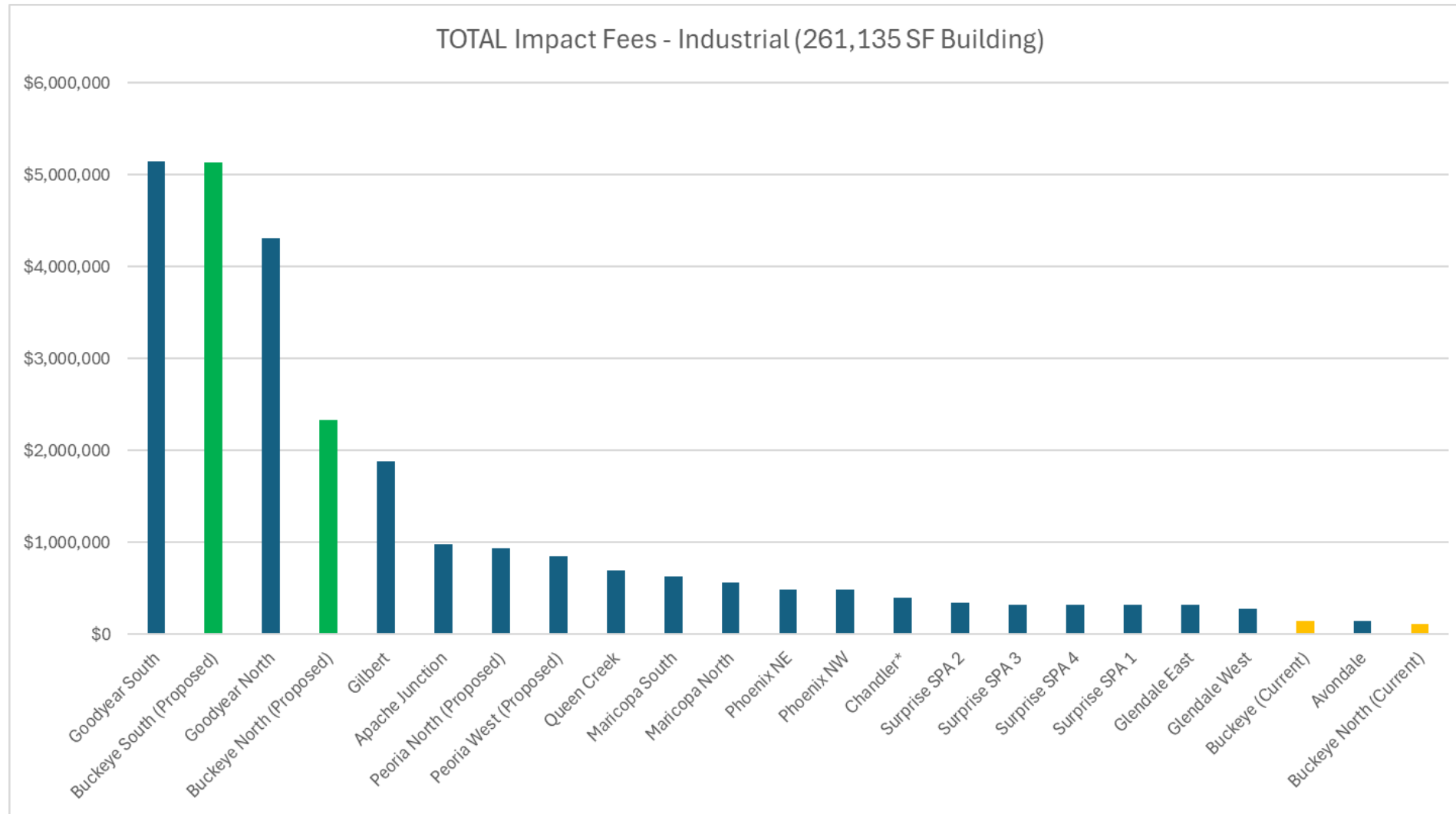


Fee Comparison – South / Central Service Area

Industrial – 250,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$60,083	\$42,482	41.43%	\$17,600
Library	\$2,136	\$3,499	-38.95%	(\$1,363)
Parks	\$10,995	\$20,741	-46.99%	(\$9,746)
Police	\$42,982	\$22,990	86.96%	\$19,992
Streets	\$35,287	\$6,497	443.11%	\$28,790
Total Non-Utilities	\$151,483	\$96,210	57.45%	\$55,273
Water	\$2,808,186	\$31,468	8823.94%	\$2,776,718
Wastewater	\$2,245,636	\$10,574	21137.33%	\$2,235,062
Total Utilities	\$5,053,821	\$42,042	11920.89%	\$5,011,779
Total Impact Fees	\$5,205,304	\$138,252	3665.10%	\$5,067,053

Industrial Comparison

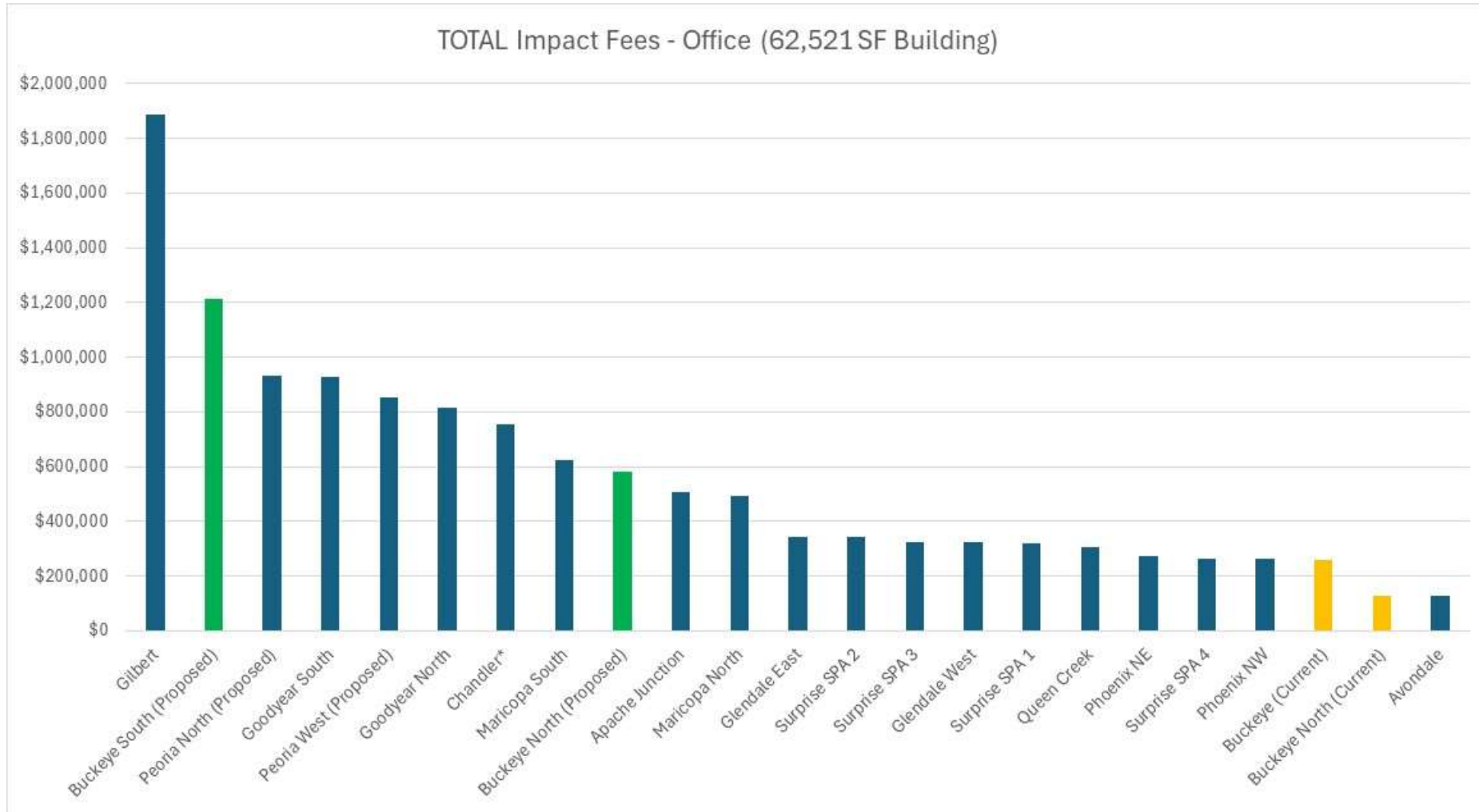


Fee Comparison – South / Central Service Area

Office – 47,176 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$108,755	\$69,962	55.45%	\$38,793
Library	\$3,866	\$5,708	-32.27%	(\$1,842)
Parks	\$20,191	\$34,297	-41.13%	(\$14,106)
Police	\$51,186	\$24,390	109.86%	\$26,796
Streets	\$42,214	\$6,888	512.89%	\$35,326
Total Non-Utilities	\$226,213	\$141,245	60.16%	\$84,968
Water	\$311,869	\$81,063	284.72%	\$230,806
Wastewater	\$341,281	\$54,455	526.72%	\$286,826
Total Utilities	\$653,151	\$135,518	381.97%	\$517,633
Total Impact Fees	\$879,363	\$276,763	217.73%	\$602,600

Industrial Comparison



- ~~May 2023: Project Initiation Meeting~~
- ~~Oct 2023 - Apr 2024: Stakeholder Group Meetings (x5)~~
- ~~Aug 1: Advertise LUA & IIP (60 days)~~
- **Aug 6: Council Workshop**
- **Oct 1: LUA & IIP - Public Hearing (30 days)**
- **Nov 5: LUA & IIP - Adoption**
- **Nov 6: Development Fees - Advertise (30 days)**
- **Dec 17: Development Fees - Public Hearing (30 days)**
- **Jan 21, 2025: Development Fees - Adoption (75 days)**
- **Apr 7: Development Fees - Effective**

LUA
& IIP

Dev
Fees

Questions