

Adoption of Public Safety Development Fees

September 15, 2020





Development Fees

Every 5 Years

- State statutes require that all existing development fees be reviewed and updated every 5 years.
- The latest fees were adopted in 2014.
- Prior to updating fees the City must first adopt a new Land Use Assumptions and Infrastructure Improvement Plan (LUA and IIP).
- The draft LUA and IIP was presented to Council in a work session on January 7th. A public hearing on the draft was held February 18th, and the draft was adopted on April 7th.



Development Fees

Land Use Assumptions

- Projections of changes in land uses, densities, intensities, and population for a specified area (entire city) over a period of at least ten years and pursuant to the General Plan.
- Key land use assumptions for the City of Flagstaff study are population, housing units and employment projections.
- During the next 10 years, citywide development projections indicate a population increase of **13,412** and approximately **3,270** jobs.
- Residential development accounts for **67%** of functional population with nonresidential development responsible for the remaining **33%**.



Fire



- Service Area: Citywide
- Components
 - Facilities (incremental)
 - Apparatus (incremental)
 - Communications Equipment (incremental)
- 10-Year Demand
 - Facilities: 8,000 sq ft, \$4.1 million
 - Apparatus: 6 units, \$2.3 million
 - Communications Equipment: 34 units, \$230k



Police



- Service Area: Citywide
- Components
 - Facilities (incremental)
 - Vehicles (incremental)
 - Communications Equipment (incremental)
- 10-Year Demand
 - Facilities: 6,400 sq ft, \$2.4 million
 - Vehicles: 14 units, \$670k
 - Communications Equipment: 37 units, \$335k



Proposed Fire Fees

| Fee Component | Cost per Person | Cost per Job |
|--------------------------|-----------------|-----------------|
| Facilities | \$252.05 | \$212.91 |
| Apparatus | \$139.17 | \$117.56 |
| Communications Equipment | \$14.04 | \$11.86 |
| Development Fee Report | \$2.25 | \$4.54 |
| Total | \$407.51 | \$346.87 |

| Residential Development | | Fees per Unit | | |
|----------------------------|------------------------------------|---------------|--------------|---------|
| Development Type | Persons per Household ¹ | Proposed Fees | Current Fees | Change |
| Single-Family Units | | | | |
| 0-1 Bedrooms | 1.91 | \$778 | \$366 | \$412 |
| 2 Bedrooms | 2.19 | \$892 | \$366 | \$526 |
| 3 Bedrooms | 2.63 | \$1,071 | \$366 | \$705 |
| 4+ Bedrooms | 3.33 | \$1,357 | \$366 | \$991 |
| Multi-Family Units | | | | |
| 0-1 Bedrooms | 1.58 | \$643 | \$342 | \$301 |
| 2 Bedrooms | 2.20 | \$896 | \$342 | \$554 |
| 3+ Bedrooms | 3.32 | \$1,352 | \$342 | \$1,010 |

Alternative:
 Single-Family \$1,083
 Multi-Family \$868

| Nonresidential Development | | Fees per Square Foot | | |
|----------------------------|-----------------------------------|----------------------|--------------|--------|
| Development Type | Jobs per 1,000 Sq Ft ¹ | Proposed Fees | Current Fees | Change |
| Industrial / Flex | 1.16 | \$0.40 | \$0.08 | \$0.32 |
| Commercial / Retail | 2.34 | \$0.81 | \$0.59 | \$0.22 |
| Office / Institutional | 2.97 | \$1.03 | \$0.23 | \$0.80 |
| Hotel (per room) | 0.58 | \$202 | N/A | N/A |
| Nursing Home (per bed) | 1.05 | \$364 | N/A | N/A |
| Assisted Living (per bed) | 0.61 | \$212 | N/A | N/A |

1. See Land Use Assumptions



Proposed Police Fees

| Fee Component | Cost per Person | Cost per Veh Trip |
|--------------------------|-----------------|-------------------|
| Facilities | \$141.05 | \$43.64 |
| Vehicles | \$39.13 | \$12.11 |
| Communications Equipment | \$19.67 | \$6.09 |
| Development Fee Report | \$2.19 | \$1.29 |
| Total | \$202.04 | \$63.13 |

| Residential Development | Fees per Unit | | | |
|----------------------------|------------------------------------|---------------|--------------|--------|
| Development Type | Persons per Household ¹ | Proposed Fees | Current Fees | Change |
| Single-Family Units | | | | |
| 0-1 Bedrooms | 1.91 | \$385 | \$182 | \$203 |
| 2 Bedrooms | 2.19 | \$442 | \$182 | \$260 |
| 3 Bedrooms | 2.63 | \$531 | \$182 | \$349 |
| 4+ Bedrooms | 3.33 | \$672 | \$182 | \$490 |
| Multi-Family Units | | | | |
| 0-1 Bedrooms | 1.58 | \$319 | \$170 | \$149 |
| 2 Bedrooms | 2.20 | \$444 | \$170 | \$274 |
| 3+ Bedrooms | 3.32 | \$670 | \$170 | \$500 |

Alternative:
 Single-Family \$537
 Multi-Family \$430

| Nonresidential Development | Fees per Square Foot | | | |
|----------------------------|-----------------------------------|---------------|--------------|--------|
| Development Type | AWVT per 1,000 Sq Ft ¹ | Proposed Fees | Current Fees | Change |
| Industrial / Flex | 1.69 | \$0.10 | \$0.03 | \$0.07 |
| Commercial / Retail | 12.46 | \$0.78 | \$0.29 | \$0.49 |
| Office / Institutional | 4.87 | \$0.30 | \$0.11 | \$0.19 |
| Hotel (per room) | 4.18 | \$263 | N/A | N/A |
| Nursing Home (per bed) | 1.53 | \$96 | N/A | N/A |
| Assisted Living (per bed) | 1.30 | \$82 | N/A | N/A |

1. See Land Use Assumptions



Proposed Combined Fees



Current Fees

| Residential Development | Fees per Unit | | |
|-------------------------|---------------|--------|-------|
| Development Type | Fire | Police | Total |
| Single Family | \$366 | \$182 | \$548 |
| Multi-Family | \$342 | \$170 | \$512 |

| Nonresidential Development | Fees per Square Foot | | |
|----------------------------|----------------------|--------|--------|
| Development Type | Fire | Police | Total |
| Industrial Flex | \$0.08 | \$0.03 | \$0.11 |
| Commercial | \$0.59 | \$0.29 | \$0.88 |
| Office | \$0.23 | \$0.11 | \$0.34 |

Proposed Fees

Alternative:
 Single-Family \$1,620
 Multi-Family \$1,298

| Residential Development | Fees per Unit | | |
|----------------------------|---------------|--------|---------|
| Development Type | Fire | Police | Total |
| Single-Family Units | | | |
| 0-1 Bedrooms | \$778 | \$385 | \$1,163 |
| 2 Bedrooms | \$892 | \$442 | \$1,334 |
| 3 Bedrooms | \$1,071 | \$531 | \$1,602 |
| 4+ Bedrooms | \$1,357 | \$672 | \$2,029 |
| Multi-Family Units | | | |
| 0-1 Bedrooms | \$643 | \$319 | \$962 |
| 2 Bedrooms | \$896 | \$444 | \$1,340 |
| 3+ Bedrooms | \$1,352 | \$670 | \$2,022 |

| Nonresidential Development | Fees per Square Foot | | |
|----------------------------|----------------------|--------|--------|
| Development Type | Fire | Police | Total |
| Industrial / Flex | \$0.40 | \$0.10 | \$0.50 |
| Commercial / Retail | \$0.81 | \$0.78 | \$1.59 |
| Office / Institutional | \$1.03 | \$0.30 | \$1.33 |
| Hotel (per room) | \$202 | \$263 | \$465 |
| Nursing Home (per bed) | \$364 | \$96 | \$460 |
| Assisted Living (per bed) | \$212 | \$82 | \$294 |