



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

City Council Work Study Session

Glendale, Arizona

January 28, 2025

Bethesda, MD | 301.320.6900

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



Overview

- **Development Fee Basics**
- **Land Use Assumptions (LUA)**
- **Infrastructure Improvements Plan (IIP)**
- **Proposed Fee Summary**
- **Proposed Fee Comparison**

- **One-time payment for growth-related infrastructure**
- **Collected when building permit issued**
- **Can't fund operations, maintenance, or replacement**
- **Not a tax, but a contractual arrangement to build infrastructure with three requirements:**
 - **Need** for infrastructure (system-level improvements, not project-level improvements)
 - **Benefit** to fee payer (service areas, accounting and expenditure controls)
 - **Proportionate** to demand
- **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

- **Cost Recovery Approach (Past)**
 - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
 - Common in communities approaching buildout
- **Incremental Expansion Approach (Present)**
 - Formula-based approach based on existing levels of service
 - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based Approach (Future)**
 - Usually reflects an adopted CIP or master plan
 - Growth-related costs are more refined

- **Site Specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt Service**
 - Avoid double payment due to existing or future bonds
- **Dedicated Revenues**
 - Property tax, local option sales tax, gas tax, etc.

- **Three Integrated Documents**
 - **Land Use Assumptions (LUA):** 10+ years
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** updated every 5 years
- **Limitations on Necessary Public Services**
 - **Library:** Limited to 10,000 square feet
 - **Parks:** 30 acres unless direct benefit to development
 - **Public Safety:** No regional training facilities
 - **Useful life of 3 or more years**

- **Adopted 2022**
 - Street
- **Adopted 2024**
 - Water
 - Wastewater
- **2025 Update**
 - Fire
 - Library
 - Parks
 - Police

Land Use
Assumptions (LUA)
& Infrastructure
Improvements
Plan (IIP)

- **March 2024:** Project Initiation Meeting
- **Dec 11:** Advertise (60 days)
- **Jan 28, 2025:** Work Session
- **Feb 11:** Public Hearing (30 days)
- **March 25:** Adoption

Development Fees

- **March 26:** Advertise (30 days)
- **May 13:** Public Hearing (30 days)
- **June 24:** Adoption (75 days)
- **Sept 8:** Fees Effective



Land Use Assumptions

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Multi-Family and Employment: Maricopa Association of Governments (MAG) 2023 Socioeconomic Projections
Single Family: Glendale staff based on available land

- **Service Area**
 - Citywide
- **Fee Components**
 - Fire Facilities: Incremental
 - Fire Apparatus: Incremental
- **10-Year Demand**
 - Fire Facilities: 12,000 square feet, \$6.9 million
 - Fire Apparatus: \$3.2 million



Proposed Fire Fees

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- **Service Area**
 - Citywide
- **Fee Components**
 - Library Facilities: Incremental
- **10-Year Demand**
 - Library Facilities: 2,900 square feet, \$2.5 million



Proposed Library Fees

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- **Service Area**
 - Citywide
- **Fee Components**
 - Park Amenities: Incremental
- **10-Year Demand**
 - Park Amenities: \$8.5 million



Proposed Parks and Recreational Fees

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- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities: Incremental
 - Police Vehicles: Incremental
 - Police Equipment: Incremental
- **10-Year Demand**
 - Police Facilities: 4,000 square feet, \$4.2 million
 - Police Vehicles: \$1.6 million
 - Police Equipment: \$1.8 million



Proposed Police Fees

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Fee Summary (Excludes Street & Utility Fees)

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Proposed

Current

**Increase /
(Decrease)**

Single-Family Fee Comparison

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\$14,567



\$13,900



\$7,747 \$7,080



Single-Family Fee Comparison (Non-Utility Only)

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\$7,747 \$7,442 \$7,080 \$6,775

Includes Required Credit for
Excess Construction Sales Tax