

City of Goodyear
Public Hearing
Land Use Assumptions and
Infrastructure Improvement
Plan

September 11, 2023

Development Impact Fee Update



- Pays for growth related infrastructure
- Regulated by state statute
- Updated at least every five years
- TischlerBise, Inc.

Development Impact Fee Update

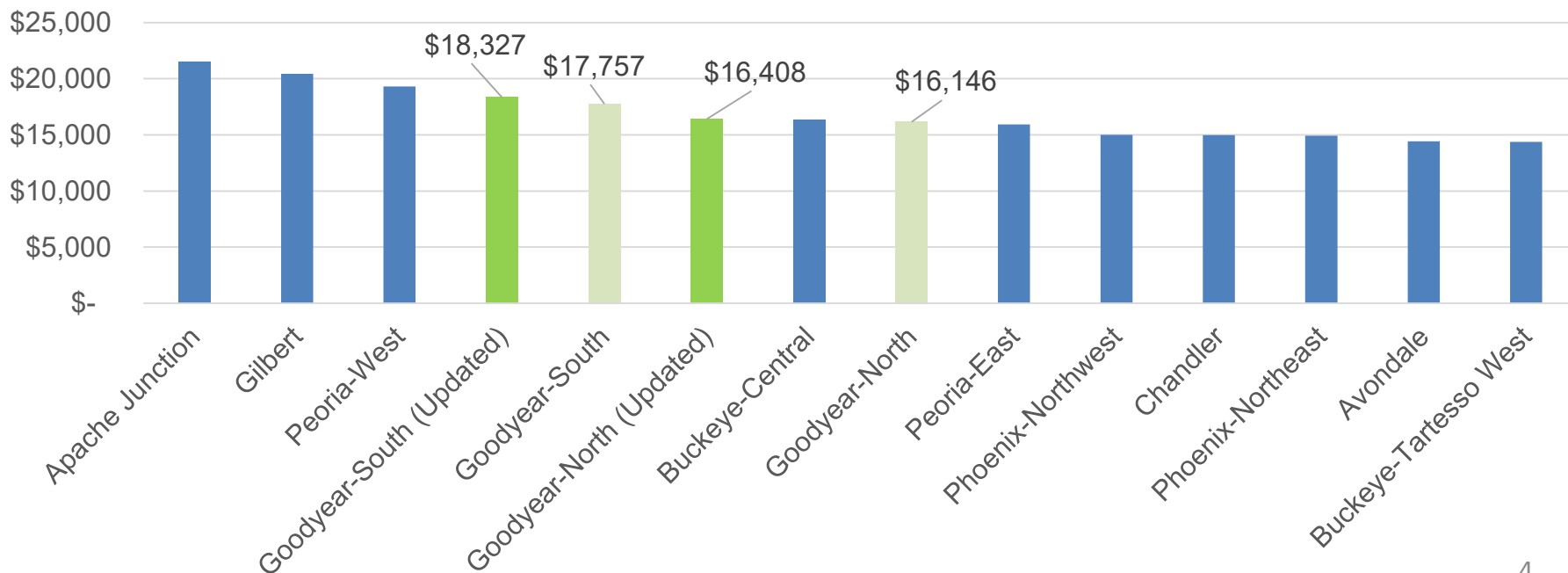


- New fees on April 1, 2024
- Underlying reports (July-October)
 - Land Use Assumptions (LUA)
 - Infrastructure Improvements Plan (IIP)
- Fee adoption (October-April)

Public Hearing for LUA and IIP

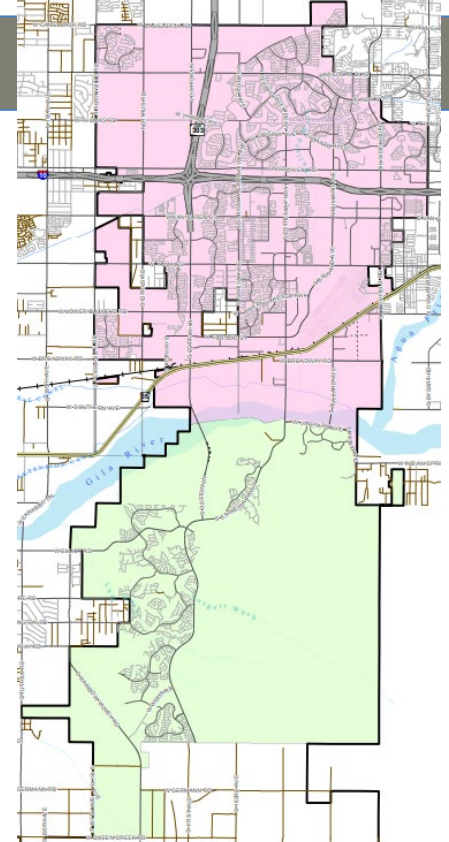


Single Family Residential Comparison



Land Use Assumptions (LUA)

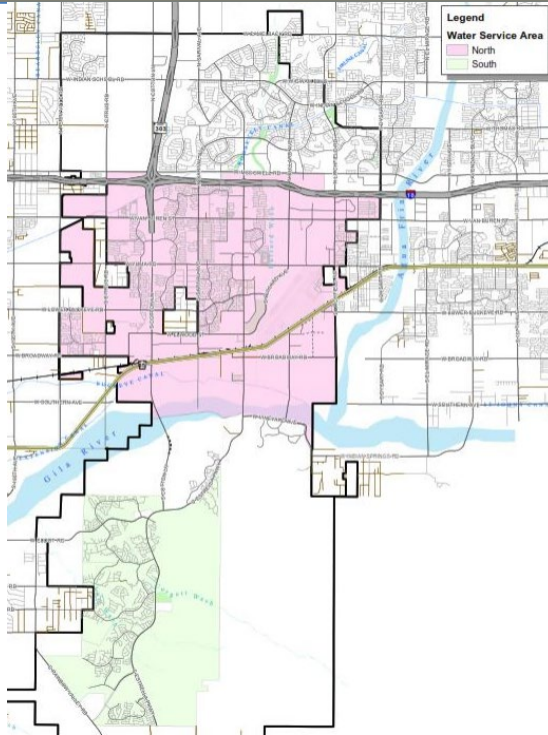
- Growth forecast
- North area
 - Maricopa Association of Governments (MAG)
- South area
 - Estrella Mountain Ranch Master Reports



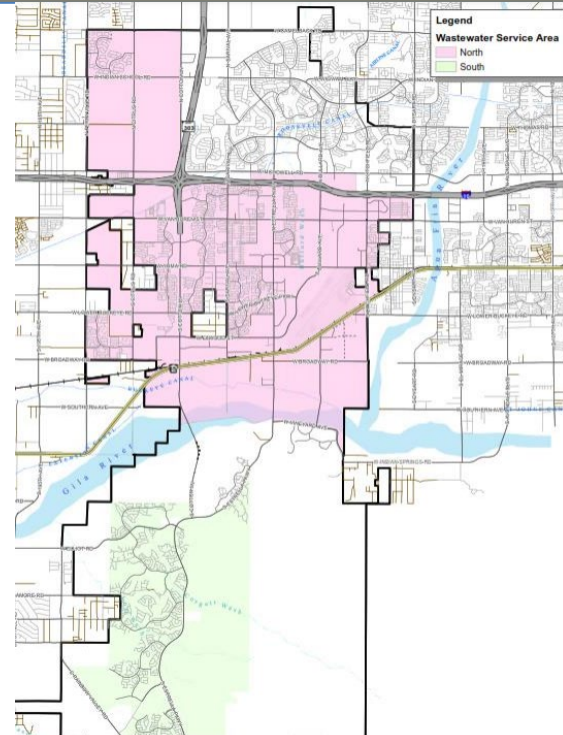
Public Hearing for LUA and IIP



Water



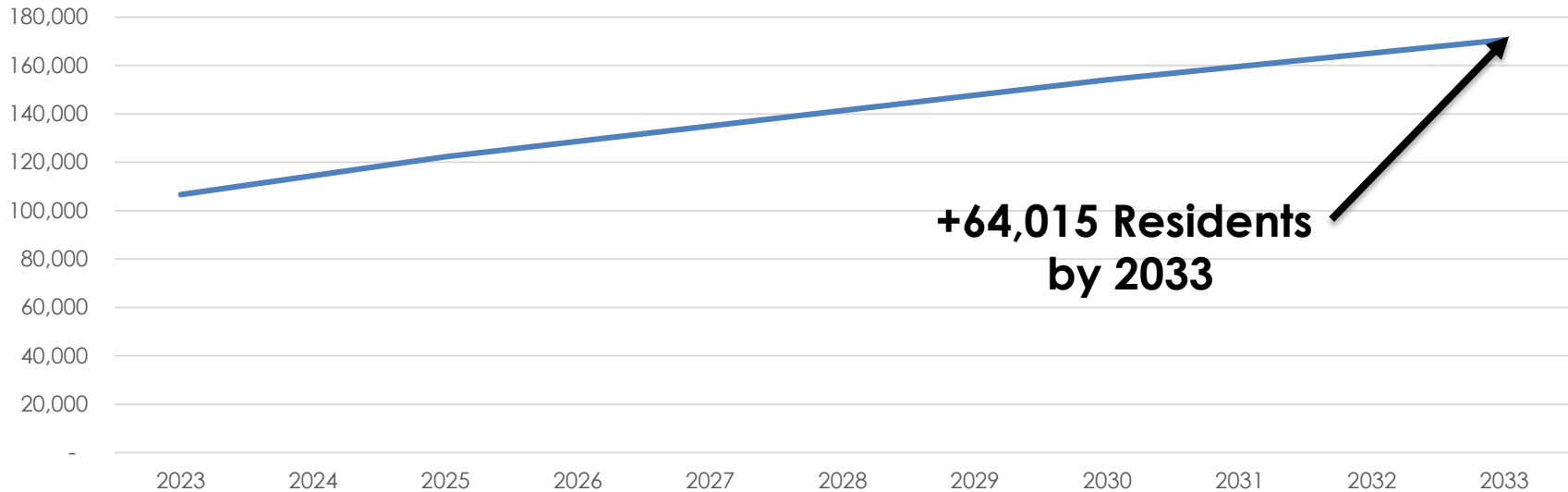
Wastewater



Public Hearing for LUA and IIP



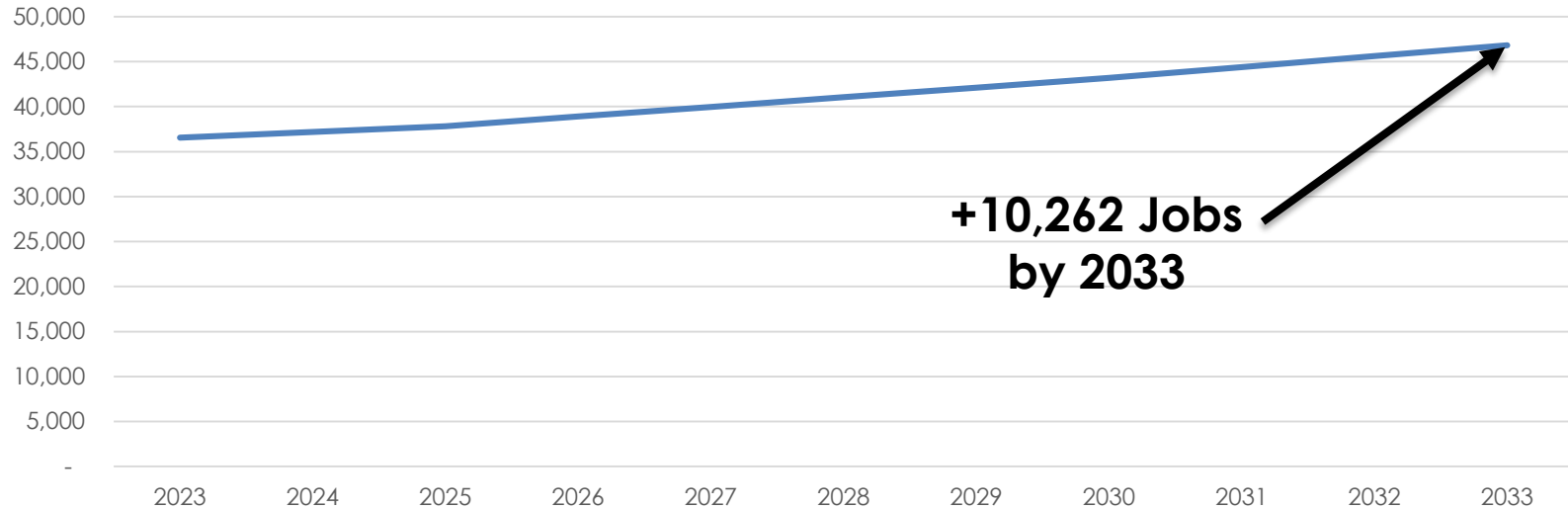
Estimated Citywide Population



Public Hearing for LUA and IIP



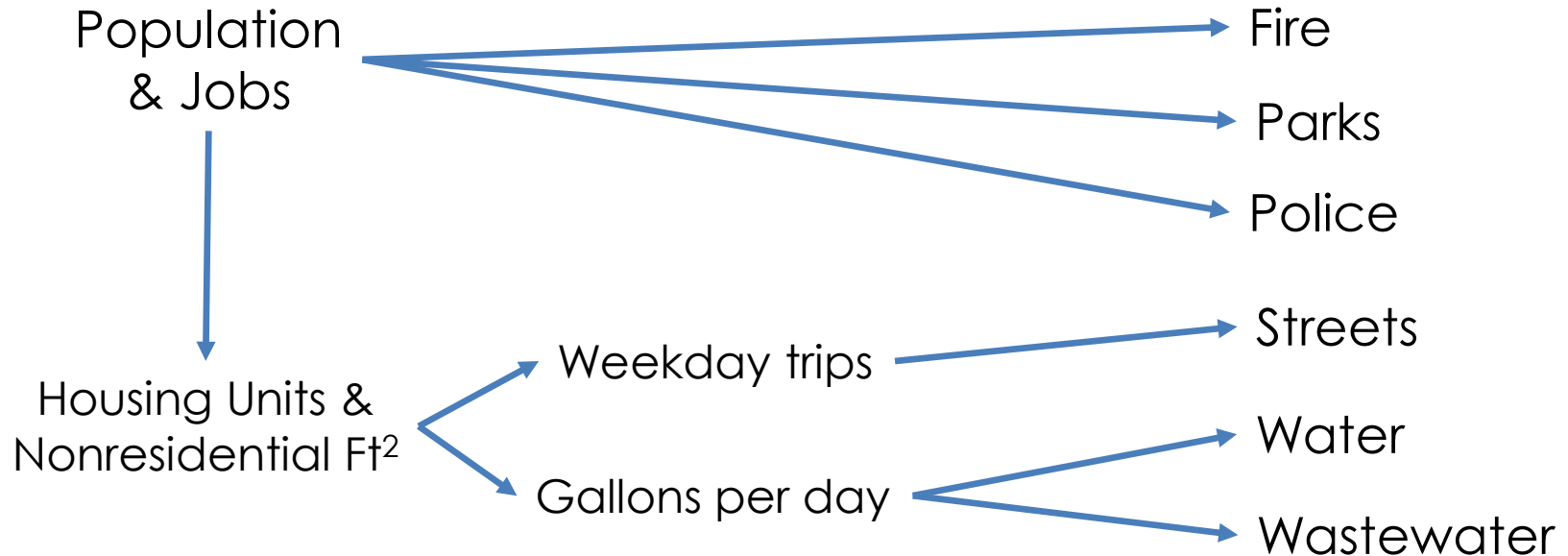
Estimated Citywide Employment



Public Hearing for LUA and IIP



LUA sets anticipated demands for infrastructure



Infrastructure Improvements Plan (IIP)

- Forecasts of necessary infrastructure costs
- Allocates costs by unit
 - Housing unit
 - Non-residential ft²
 - Meter size
 - Usage in gallons

IIP changes from last study

- Fire
 - Single citywide fee
- Streets
 - Offset with “excess” construction sales tax
- Water and Wastewater
 - Charged by meter size up to 1½”

“Excess” construction sales tax (CST)

- Shall be applied as an offset to costs
- Used for development agreement credits
- Reduce Streets fee to \$0

Streets Fee

- Citywide benefit
- Revenue similar to “excess” CST
- Direct reporting

Public Hearing for LUA and IIP

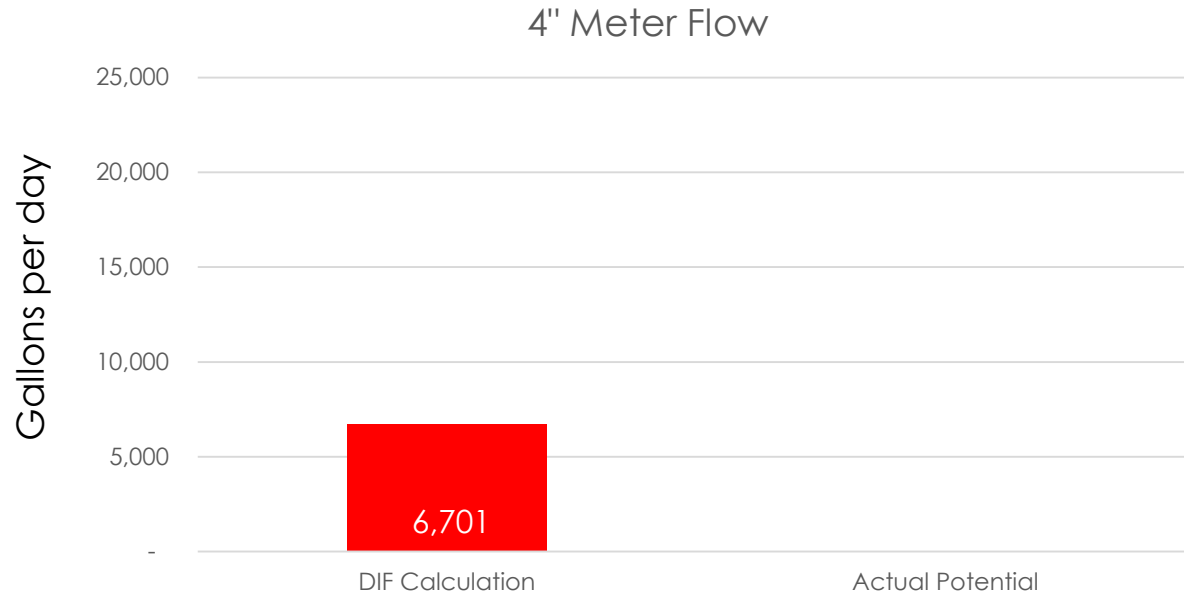


Current Water fee calculation

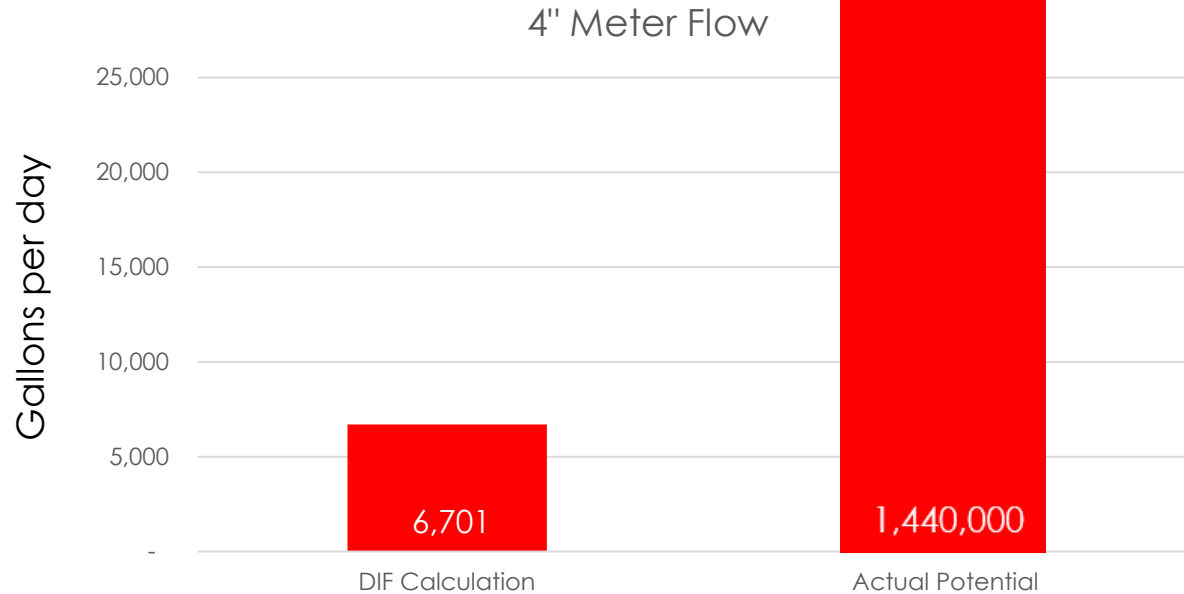
Example for 4" meter

Single family residential usage per day	X	Capacity ratio of meter	=	Calculated daily water usage
402 gallons	X	16.67	=	6,701 gallons

Public Hearing for LUA and IIP



Public Hearing for LUA and IIP



Water and Wastewater fee calculation

- By meter size up to 1 1/2"
- Per gallon based on
 - Engineering standards for the project
 - Submitted water use study
 - Potential flow of requested meter size

Public Hearing for LUA and IIP



North Service Area Single Family Residential Comparison

Category	Current	Proposed	% Change
Fire	911	1,647	81%
Parks	1,375	1,360	-1%
Police	820	1,198	46%
Streets	2,669	-	-100%
Non-Utilities	5,775	4,205	-27%
Water	7,553	8,317	10%
Wastewater	2,818	3,886	38%
Utilities	10,371	12,203	18%
Total	16,146	16,408	2%

Public Hearing for LUA and IIP



South Service Area Single Family Residential Comparison

Category	Current	Proposed	% Change
Fire	971	1,647	70%
Parks	2,255	728	-68%
Police	820	1,198	46%
Streets	3,330	-	-100%
Non-Utilities	7,376	3,573	-52%
Water	7,843	8,836	13%
Wastewater	2,538	5,918	133%
Utilities	10,381	14,754	42%
Total	17,757	18,327	3%

Public Hearing for LUA and IIP



Commercial 3,000 ft²

North Zone			
	Current	Proposed	
Non-utilities	12,438	5,625	
Utilities	34,534	40,638	
Total	46,972	46,263	-2%

South Zone			
	Current	Proposed	
Non-utilities	15,360	5,672	
Utilities	34,568	49,130	
Total	49,928	54,802	10%

Public Hearing for LUA and IIP



Institutional 46,000 ft²

North Zone

	Current	Proposed	
Non-utilities	189,130	135,488	
Utilities	110,658	252,602	
Total	299,788	388,090	+29%

South Zone

	Current	Proposed	
Non-utilities	230,723	136,596	
Utilities	110,764	308,438	
Total	341,487	445,034	+30%

Public Hearing for LUA and IIP



Office/Other 46,000 ft²

North Zone

	Current	Proposed	
Non-utilities	152,951	145,384	
Utilities	110,658	252,471	
Total	263,609	397,855	+51%

South Zone

	Current	Proposed	
Non-utilities	186,217	146,584	
Utilities	110,764	257,015	
Total	296,981	403,599	+36%

Public Hearing for LUA and IIP



Multi-Family 307 units

		North Zone		
		Current	Proposed	
\$10,370 per unit	Non-utilities	1,349,879	800,656	+86%
	Utilities	357,768	2,383,002	
	Total	1,707,647	3,183,658	

		South Zone		
		Current	Proposed	
\$11,746 per unit	Non-utilities	1,724,112	680,619	+74%
	Utilities	346,100	2,925,483	
	Total	2,070,212	3,606,102	

Public Hearing for LUA and IIP



Industrial 730,000 ft²

North Zone

	Current	Proposed	
Non-utilities	745,676	818,710	
Utilities	178,884	3,996,382	
Total	924,560	4,815,092	+421%

South Zone

	Current	Proposed	
Non-utilities	897,587	825,283	
Utilities	173,050	4,879,760	
Total	1,070,637	5,705,043	+433%

Public Hearing for LUA and IIP



- LUA and IIP

- | | |
|------------------------|--------------------|
| - Post/public notice | July 13, 2023 |
| - Stakeholder outreach | March-September |
| - Public hearing | September 11, 2023 |
| - Adoption | October 16, 2023 |

Public Hearing for LUA and IIP



- Fee Adoption

- | | |
|--------------------------|-------------------|
| - Notice of intention | October 30, 2023 |
| - Public hearing | December 11, 2023 |
| - Adoption | January 15, 2023 |
| - Effective date of fees | April 1, 2024 |

Public Hearing for LUA and IIP



- Receive public comment
- Close public hearing
- Council discussion, no action tonight
- Adoption of LUA and IIP on 10/16