



City of Goodyear

Public Hearing on Proposed  
Development Impact Fees

November 27, 2023

# Proposed Development Impact Fees



## Process to date

|                           |                      |
|---------------------------|----------------------|
| Work commenced            | August 2022          |
| Stakeholder outreach      | March-September 2023 |
| Public hearing on LUA/IIP | September 11, 2023   |
| Adoption of LUA/IIP       | October 16, 2023     |

# Public Hearing for LUA and IIP



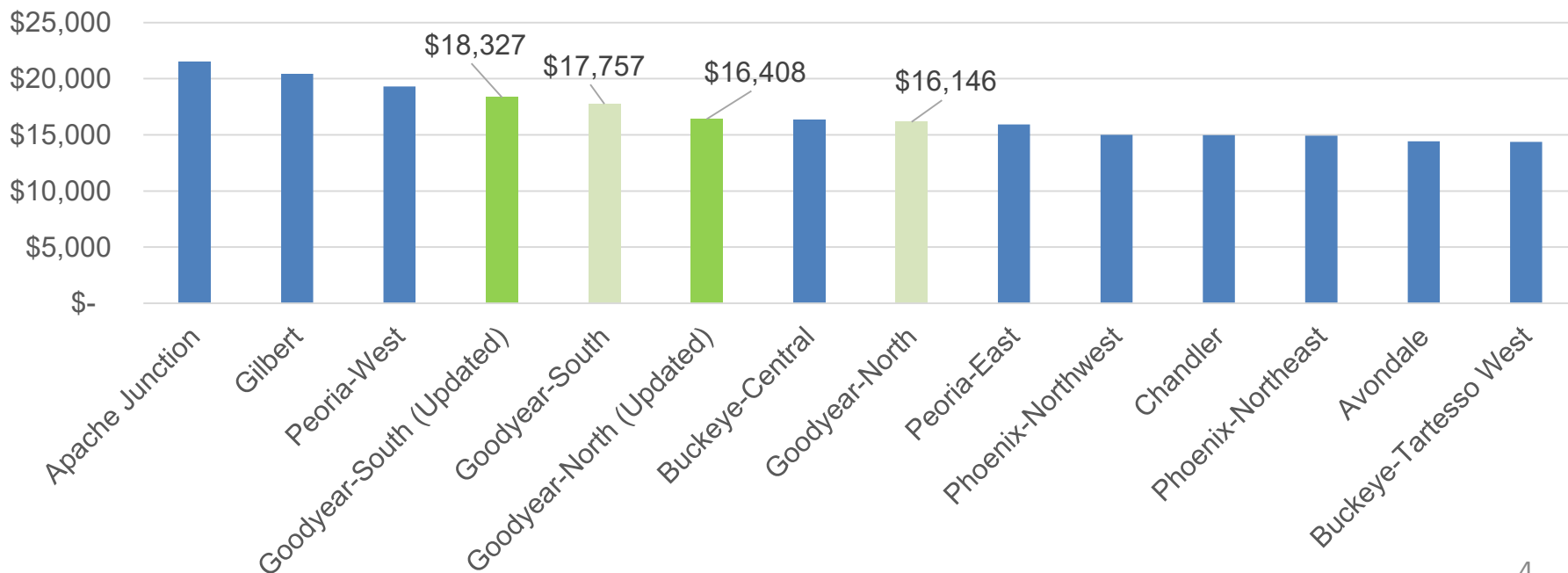
## Changes from 2018 update

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

# Proposed Development Impact Fees



## Single Family Residential Comparison



# Public Hearing for LUA and IIP



## Commercial 3,000 ft<sup>2</sup>

### 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



Industrial 730,000 ft<sup>2</sup>

## 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% |

# Proposed Development Impact Fees



## Fee Adoption Process

|                        |                   |
|------------------------|-------------------|
| Public hearing         | November 27, 2023 |
| Adoption of fees       | January 8, 2023   |
| Effective date of fees | April 1, 2024     |

## Conduct Public Hearing