Town of Prescott Valley

Non-Utility Development Impact Fees

November 12, 2026

RAFTELIS

Key highlights of ARS § 9-463.05

- Development fees shall result in a beneficial use to the development
- The municipality shall calculate the development fee based on the adopted IIP
- Fee shall not exceed a proportionate share of the cost of necessary public services, based on service units, needed to provide the services to the development.

- Costs for necessary public services made necessary by new development shall be based on the same level of service provided to existing development
- Development fees may not be used for any of the following: O&M expenses, repair and replacement, project not identified in IIP, upgrades to meet higher level of service

*Not an exhaustive list. See statute for full requirements

Non-utility fees study milestones
Streets, parks/trails, and police

Milestone	Date	Description
Public Notice	May 11, 2026	Publish Infrastructure Improvement Plan (IIP), Land Use Assumptions (LUA), Development Impact Fee (DIF) Report
Study Session	May 28, 2026	Study session on IIP and LUA
Public Hearing	August 13, 2026	Public hearing on the IIP and LUA
Council Meeting	September 24, 2026	Adoption of IIP and LUA Study Session on DIFs
Public Hearing	October 8, 2026	Public hearing on DIFs
Council Meeting	November 12, 2026	Adoption of DIFs
Effective Date	January 26, 2029	Implementation of fees
Total Days from Start to Effective Date		***990***

Streets



Comparison of the proposed maximum supportable and current fees

Description	Maximum Supportable Fee	Current Fee	Change - $
$ per Dwelling Unit			
Residential	$3,616	$2,671	$945
Multifamily	$2,457	$1,539	$918
Non-Residential, $ per Square Foot			
Industrial	$0.98	$0.93	$0.05
Office & Other Services	$2.13	$1.84	$0.29
Retail & Restaurants	$4.87	$2.62	$2.25

Police



Comparison of the proposed maximum supportable and current fees

Description	Maximum Supportable Fee	Current Fee	Change - $
Residential, $ per Dwelling Unit			
Single Family	$676	$404	$272
Multifamily	$596	$341	$255
Non-Residential, $ per Square Foot			
Industrial	$0.24	$0.24	$0.00
Office & Other Services	$0.52	$0.47	$0.05
Retail & Restaurants	$1.74	$0.80	$0.94

Parks/Trails

Comparison of the proposed maximum supportable and current fees

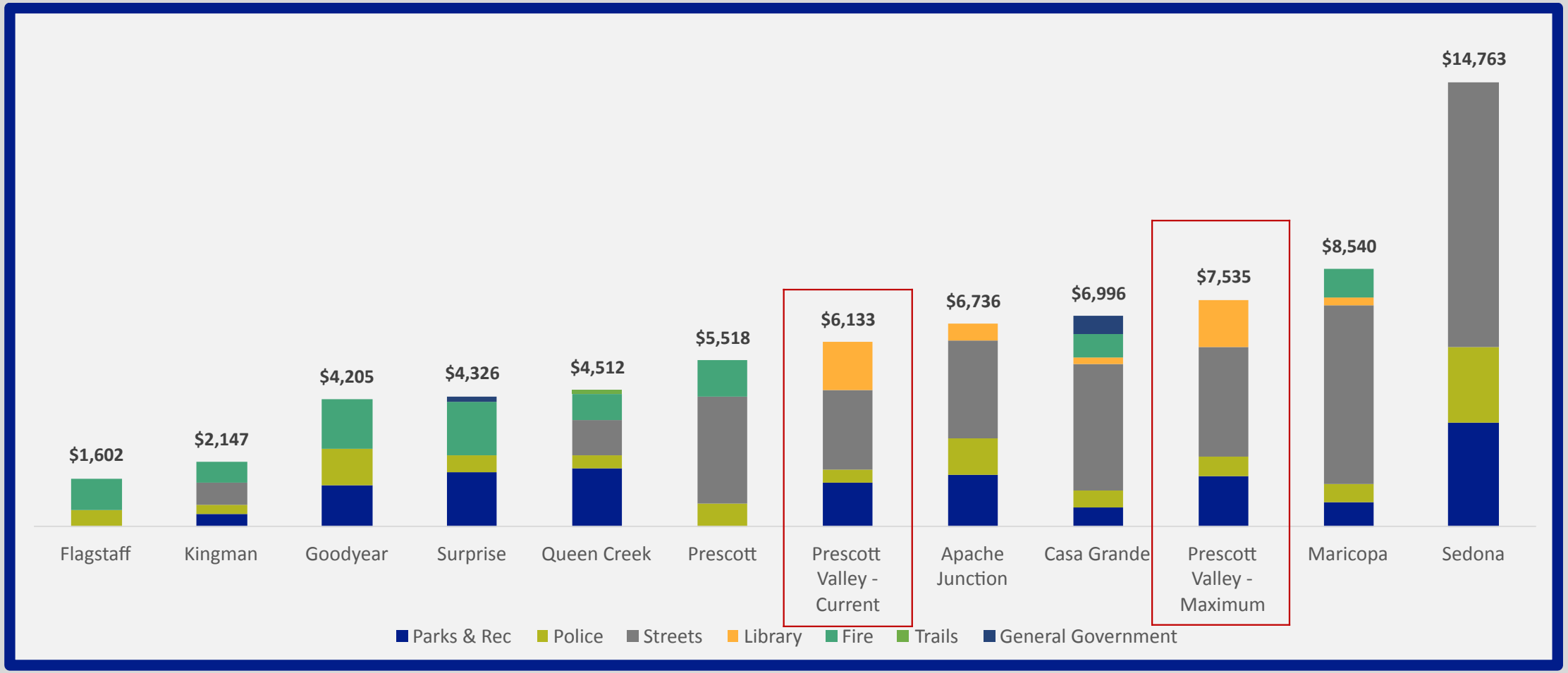
Description	Maximum Supportable Fee	Current Fee	Change - $
Residential, $ per Dwelling Unit			
Single Family	$1,654	$1,469	$185
Multifamily	$1,458	$1,241	$217
Non-Residential, $ per Square Foot			
Industrial	$0.27	$0.36	($0.09)
Office & Other Services	$0.69	$0.66	$0.03
Retail & Restaurants	$0.63	$0.52	$0.11

Comparison of the proposed maximum supportable and current fees, all areas

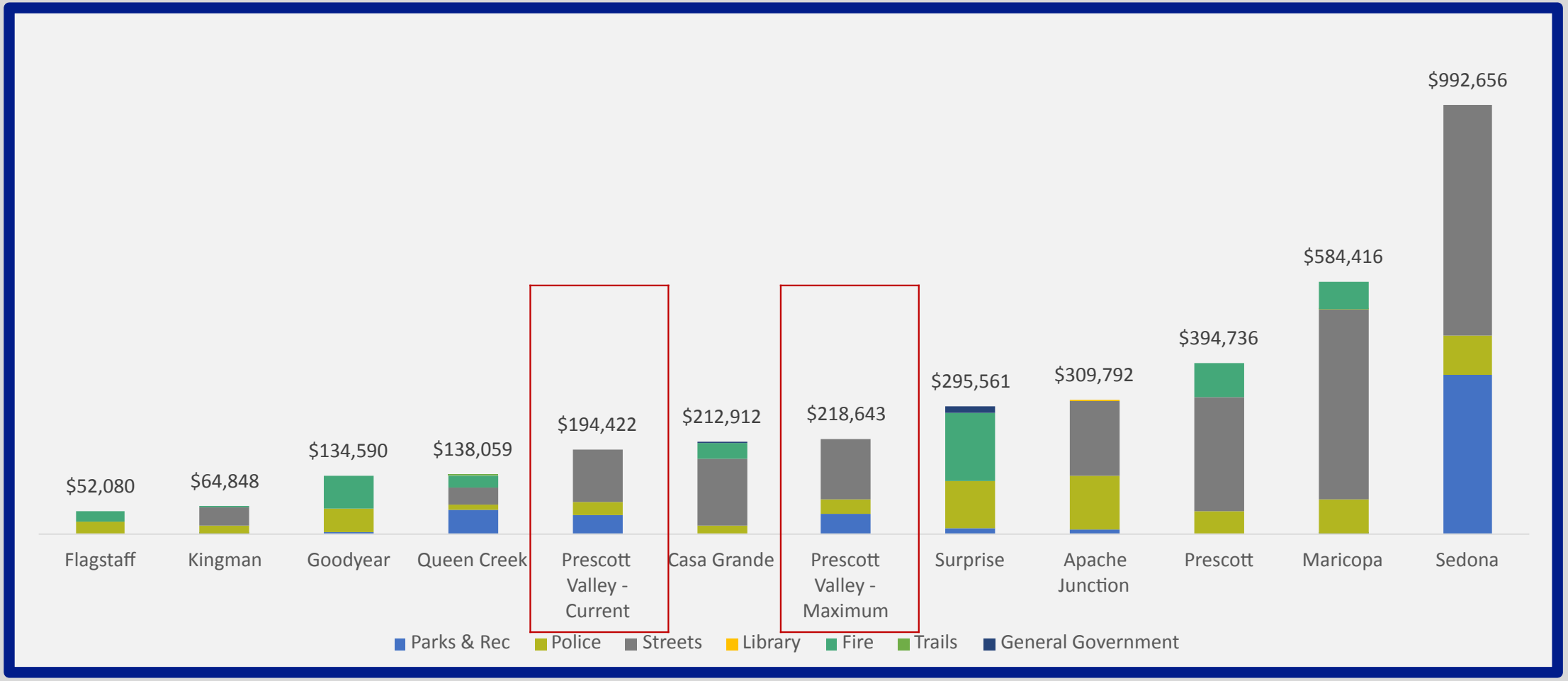
Description	Streets	Parks/Trails	Police	Library [1]	Total	Current	Recommended	Change
Residential, $ per Dwelling Unit								
Single Family	$3,616	$1,654	$676	$1,589	**$7,535**	$6,133	**$7,535**	$1,402
Multifamily	$2,457	$1,458	$596	$998	**$5,509**	$4,119	**$5,509**	$1,390
Non-Residential, $ per Square Foot								
Industrial	$0.98	$0.27	$0.24		**$1.49**	$1.53	**$1.49**	($0.04)
Office & Other Services	$2.13	$0.69	$0.52		**$3.34**	$2.97	**$3.34**	$0.37
Retail & Restaurants	$4.87	$0.63	$1.74		**$7.24**	$3.94	**$5.52**	$1.58
[1] Library fees are used to pay outstanding debt and will be discontinued upon debt obligation satisfaction								

Fee Comparison

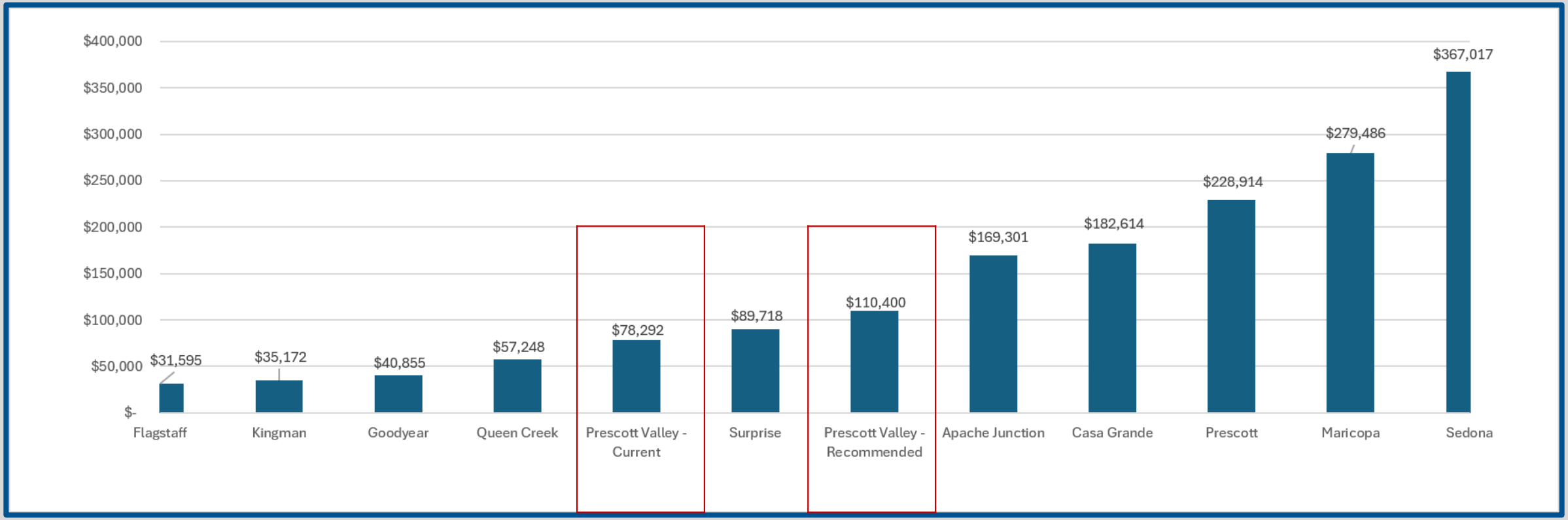
Residential
3 bedroom, 2,000 sq ft dwelling



Hotel
112 rooms, 65,500 sq ft



Grocery store 20,000 sq ft



RAFTELIS

Thank you!

Contact: Todd Cristiano
303 305 1138 / tcristiano@raftelis.com