

City of Prescott Council Meeting

Utility and Non-Utility Development Impact Fee Studies

May 14, 2019

Presented by Andrew Rheem



DIF Recommendations

- Utility DIF service areas
 - › Water System DIF consolidate from 10 to 2
 - › Wastewater System DIF consolidate from 9 to 1
 - › Maintain 1 Water Resource DIF
- Proposed non-utility DIFs for:
 - › Streets
 - › Police
 - › Fire



ARS DIF Requirements – At least 225 Days from Notice of Intent to Full Implementation

LUA and IIP Public Hearing Notice of Intent Requirements

At Least 60 Days Before Public Hearing, Publish Documents



LUA and IIP Public Hearing

30 to 60 Days after Public Hearing To Act on LUA and IIP



DIF Public Hearing Notice of Intent Requirements

At Least 30 Days Before Public Hearing, Publish Documents



DIF Public Hearing

30 to 60 Days after Public Hearing To Act on Proposed DIFs



Implementation of DIFs

At least 75 Days after Adoption



Mayor's Commission for DIF Study

- Commission's role: provide feedback and advise Raftelis, City Staff and City Council regarding the utility and non-utility LUA, IIP and DIFs
- Commission members
 - › Dean Lyon, P.E., Lyon Engineering
 - › Michael Taylor, Taylor Architects
 - › David Grounds, Dorn Homes
 - › Brian Bombardieri, B's Contracting / YCCA
 - › Michael Yarnes, Rent Right Management Services
- Four meetings completed
 - › 10/9/18, 11/7/18, 11/28/18, and 1/9/19



Impact Fee Timeline

Study Milestone	Timeline
Publish Draft LUA and IIP (utility and non-utilities)	November 13, 2018
LUA and IIP Public Hearing	January 22, 2019
Adopt Final LUA and IIPs	February 26, 2019
Provide Notice of Intent and set DIF Public Hearing	February 26, 2019
Publish Draft DIF Study Reports	Before March 10, 2019
DIF Public Hearing	April 9, 2019
Post Amended LUA and IIP	Before April 14, 2019
Post Final DIF Study Reports and Proposed DIFs	Before April 14, 2019
Approve Amended IIPs	May 14, 2019
Vote on proposed DIFs	May 14, 2019
Modified DIFs Effective	August 1, 2019



Proposed Utility DIFs

Base Meter Size Fee

Utility	Service Area	Current	Proposed
Water System	A	\$827	\$ 862
	B	\$2,263 to \$4,090	\$ 5,303
Water Resource		\$1,481	\$ 1,441
Wastewater System		\$1,989 to \$3,562	\$ 3,020

- See proposed Chapter 3-14 for proposed fees by meter size
- Fees increase by water meter size using the same ratios for 1-inch and larger meter sizes as is used for equivalent demand units



Non-Utility DIFs Proposed

Fees by Residential Size and Nonresidential Type of Development

	<i>Streets</i>	<i>Police</i>	<i>Fire</i>	<i>Total</i>
<i>Residential (per dwelling by livable square feet)</i>				
1800 or less	\$672	\$212	\$187	\$1,071
1801 to 2600	\$1,040	\$328	\$291	\$1,659
2601 or more	\$1,222	\$388	\$343	\$1,953
<i>Nonresidential (per Sq Ft)</i>				
Industrial	\$0.51	\$0.14	\$0.19	\$0.84
Office & Other Services	\$1.01	\$0.28	\$0.35	\$1.64
Retail & Restaurants	\$2.33	\$0.72	\$0.28	\$3.33



DIF Comparisons



Office DIF Comparison (1)

Fee Category	Prescott Current Max. (2)	Prescott Proposed	Prescott Valley
Water	\$4,090	\$5,303	\$1,491
Water Resources	1,480	1,441	1,526
Wastewater	3,562	3,020	3,014
Street	0	5,050	3,150
Park & Rec	0	0	300
Police (3)	0	1,400	2,200
Fire (3)	<u>0</u>	<u>1,750</u>	<u>0</u>
Total	\$9,132	\$17,964	\$11,681

(1) Assumes 5,000 sq. ft. developed building with 5/8-inch water meter and 25 fixture units.

(2) Current maximum reflects new development within Water Service Area E and Wastewater Service Area G.

(3) Prescott Valley has a public safety fee with fire services provided by a fire district.



Restaurant DIF Comparison (1)

Fee Category	Prescott Current Max. (2)	Prescott Proposed	Prescott Valley
Water	\$4,090	\$5,303	\$1,491
Water Resources	1,480	1,441	1,526
Wastewater	3,562	3,020	3,014
Street	0	11,650	7,550
Park & Rec	0	0	300
Police (3)	0	3,600	2,200
Fire (3)	<u>0</u>	<u>1,400</u>	<u>0</u>
Total	\$9,132	\$26,414	\$16,081

(1) Assumes 5,000 sq. ft. retail developed building with 5/8-inch water meter and 30 fixture units.

(2) Current maximum reflects new development within Water Service Area E and Wastewater Service Area G.

(3) Prescott Valley has a public safety fee with fire services provided by a fire district.



Retail DIF Comparison (1)

Fee Category	Prescott Current Max. (2)	Prescott Proposed	Prescott Valley
Water	\$6,830	\$8,839	\$3,757
Water Resources	2,473	2,401	3,846
Wastewater	5,949	5,033	7,596
Street	0	23,300	14,100
Park & Rec	0	0	600
Police (4)	0	7,200	4,400
Fire (4)	<u>0</u>	<u>2,800</u>	<u>0</u>
Total	\$15,252	\$49,573	\$34,299

- (1) Assumes 10,000 sq. ft. retail developed building with 1-inch water meter and 100 fixture units.
- (2) Current maximum reflects new development within Water Service Area E and Wastewater Service Area G.
- (3) Prescott Valley has a public safety fee with fire services provided by a fire district.



Residential DIF Comparison (1)

Fee Category	Prescott Current Max. (2)	Prescott Proposed	Prescott Valley
Water	\$4,090	\$5,303	\$1,491
Water Resources	1,480	1,441	1,526
Wastewater	3,562	3,020	3,014
Street	0	1,040	1,784
Park & Rec.	0	0	1,374
Police (3)	0	328	449
Fire (3)	0	291	0
Library/Cultural	<u>0</u>	<u>0</u>	<u>1,589</u>
Total	\$9,132	\$11,423	\$11,227



(1) Assumes “Medium” sized residential development with 5/8 x 3/4-inch meter.

(2) Current maximum reflects new development within Water Service Area E and Wastewater Service Area G.

(3) Prescott Valley has a public safety fee with fire services provided by a fire district.

Multi-Unit Residential DIF Comparison (1)

Fee Category	Prescott Current Max. (2)	Prescott Proposed	Prescott Valley
Water	\$13,620	\$17,676	\$7,455
Water Resources	4,932	4,803	7,630
Wastewater	11,861	10,057	15,071
Street	0	6,720	9,410
Park & Rec	0	0	11,900
Police (3)	0	2,120	3,890
Fire (3)	0	1,870	0
Library/Cultural	<u>0</u>	<u>0</u>	<u>9,980</u>
Total	\$30,413	\$43,246	\$65,336

(1) Assumes "Small" sized residential development with 1 1/2-inch and 10 dwelling units and 320 fixture units.

(2) Current maximum reflects new development within Water Service Area E and Wastewater Service Area G.

(3) Prescott Valley has a public safety fee with fire services provided by a fire district.

