



# Non-Utility Development Impact Fees



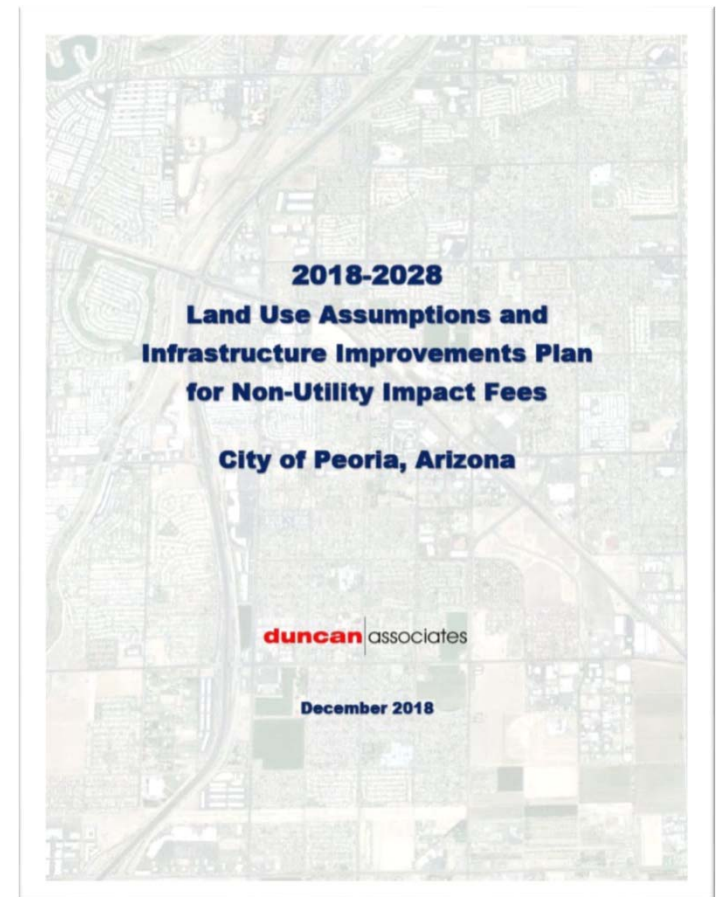
## Overview of the Update

**duncan** | associates



# Background

- **2011**  
SB 1525 – new fee enabling act
- **2012**  
Peoria ceased collecting general government, open space and trail fees, and reduced parks, library and fire fees to remove unauthorized components
- **2014**  
Roads, parks, fire and police fees updated in compliance with SB 1525
- **2019**  
Mandatory 5-year update

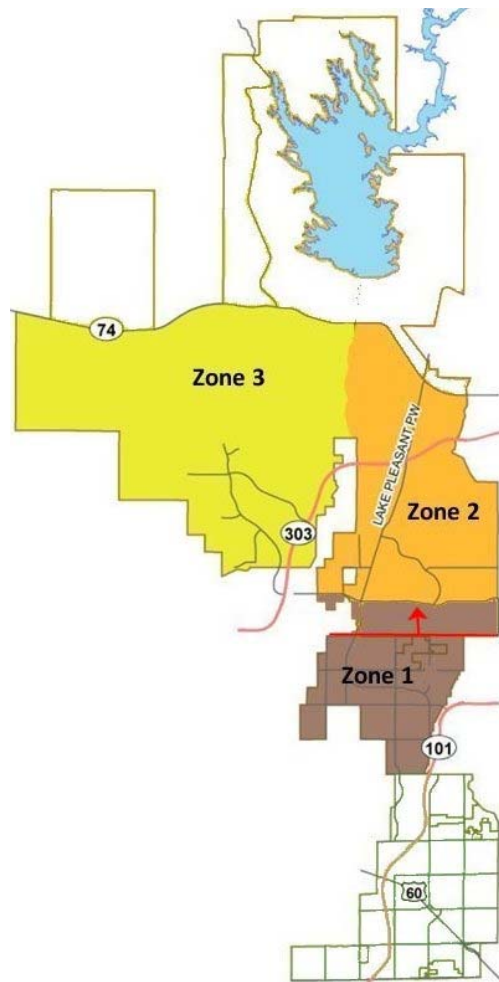


# Service Areas

## Roads

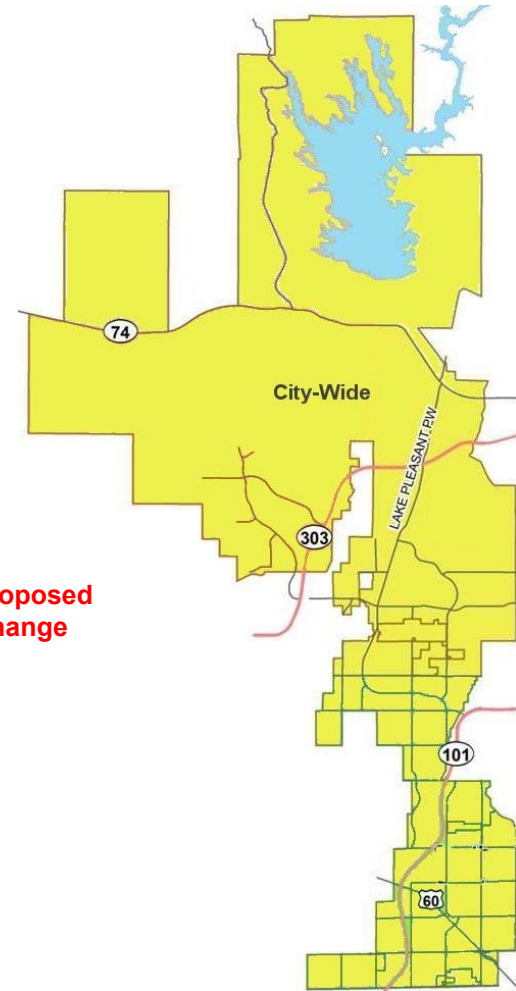


## Parks



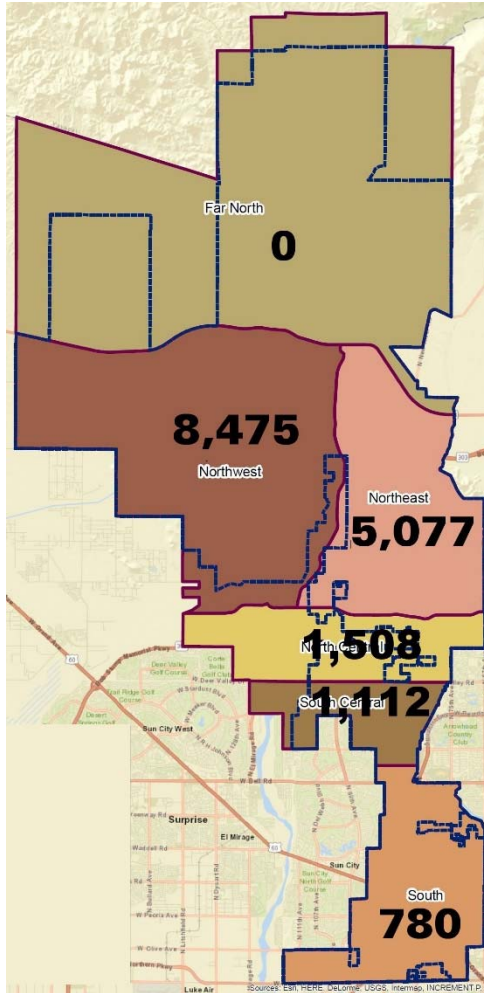
Proposed Change

## Fire/Police

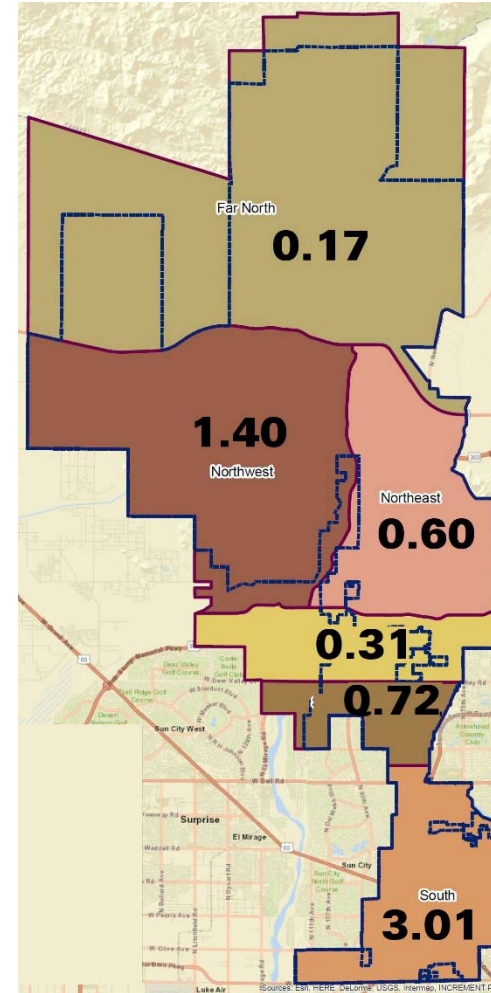


# Growth Projections, 2018-2028

## New Dwelling Units

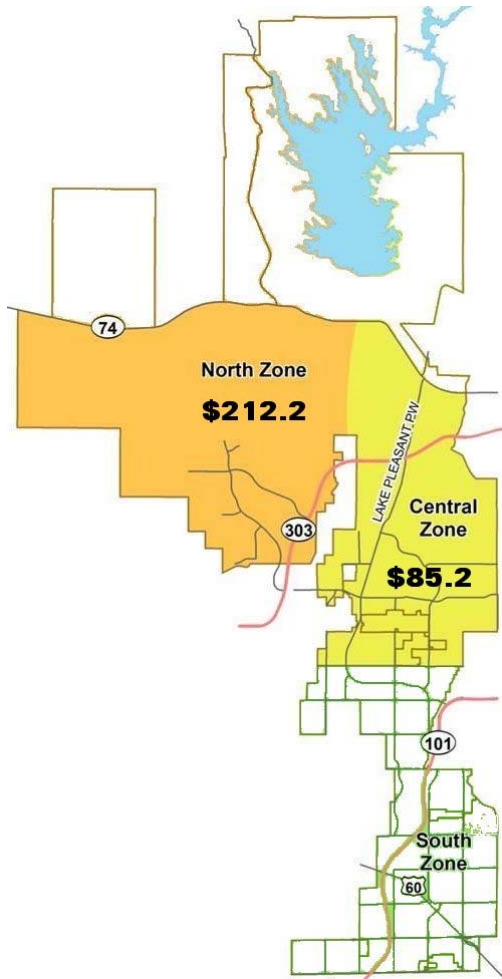


## New Nonres. Sq. Ft. (millions)

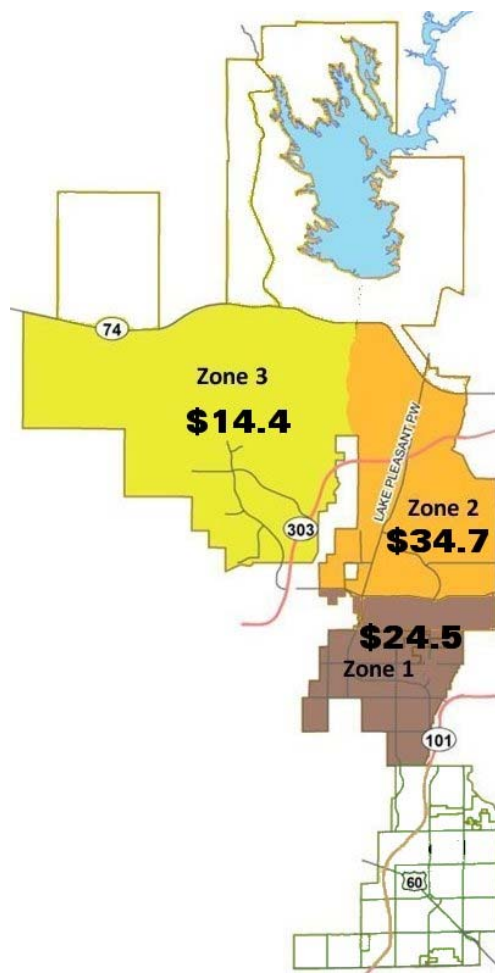


# 10-Year Costs (\$ millions)

## Roads



## Parks



## Fire/Police





# Methodology: Non-Utility Fees

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## **Non-utility fees: Standards-based approach**

- IIP functions as spending guide, but not an input into fee calculations
- Existing development used in measuring existing level of service; growth projections do not affect fees

# Change in Single-Family Fees

Fee Type/Service Area (Geographic Area)	Single-Family Fee			Percent Change
	Current	Updated	Change	
Roads, Central (N of Deer V, E of Agua Fria)	\$5,591	\$6,480	\$889	16%
Roads, North (W of Agua Fria)	\$8,597	\$6,653	-\$1,944	-23%
Parks, Zone 1 (Bell - Happy Valley Rd)	\$749	\$1,296	\$547	73%
Parks, Zone 2 (E of Agua Fria, S of SR 74)	\$970	\$1,515	\$545	56%
Parks, Zone 3 (W of Agua Fria, S of SR 74)	\$1,416	\$1,412	-\$4	0%
Fire (City-wide)	\$417	\$1,047	\$630	151%
Police (City-wide)	\$503	\$677	\$174	35%
<b>Total Updated Fee, South of Bell</b>	<b>\$920</b>	<b>\$1,724</b>	<b>\$804</b>	<b>87%</b>
<b>Total Updated Fee, Bell-Deer Valley</b>	<b>\$1,669</b>	<b>\$3,020</b>	<b>\$1,351</b>	<b>81%</b>
<b>Total Updated Fee, Deer Valley - Happy Valley</b>	<b>\$7,260</b>	<b>\$9,500</b>	<b>\$2,240</b>	<b>31%</b>
<b>Total Updated Fee, E of Agua Fria, S of SR 74</b>	<b>\$7,481</b>	<b>\$9,719</b>	<b>\$2,238</b>	<b>30%</b>
<b>Total Updated Fee, W of Agua Fria, S of SR 74</b>	<b>\$10,933</b>	<b>\$9,789</b>	<b>-\$1,144</b>	<b>-10%</b>
<b>Total Updated Fee, N of SR 74</b>	<b>\$920</b>	<b>\$1,724</b>	<b>\$804</b>	<b>87%</b>

Likely effect of updated fees on total non-utility fee revenue: +2%

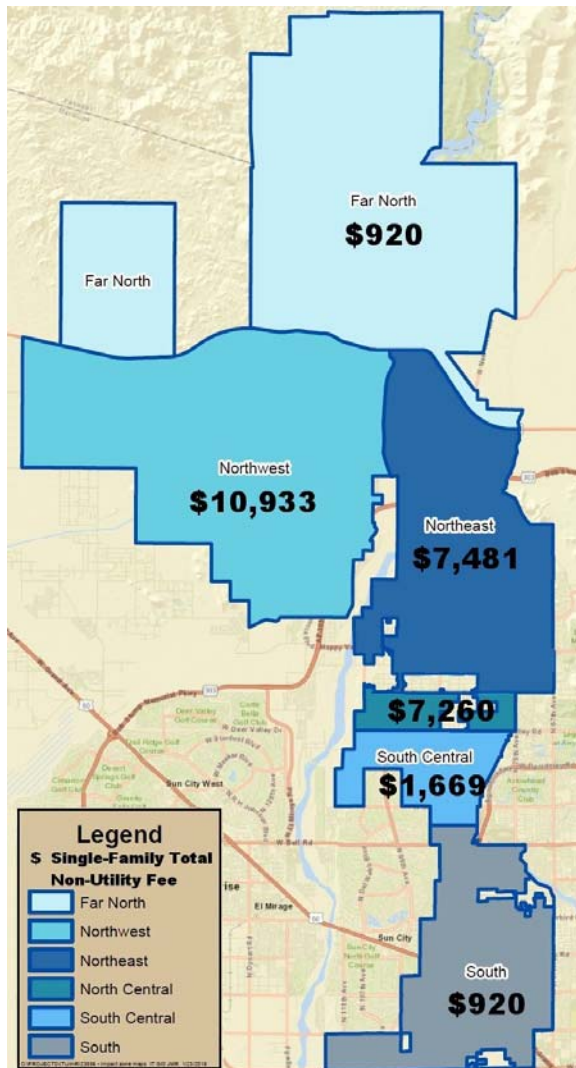


# Change in Multi-Family Fees

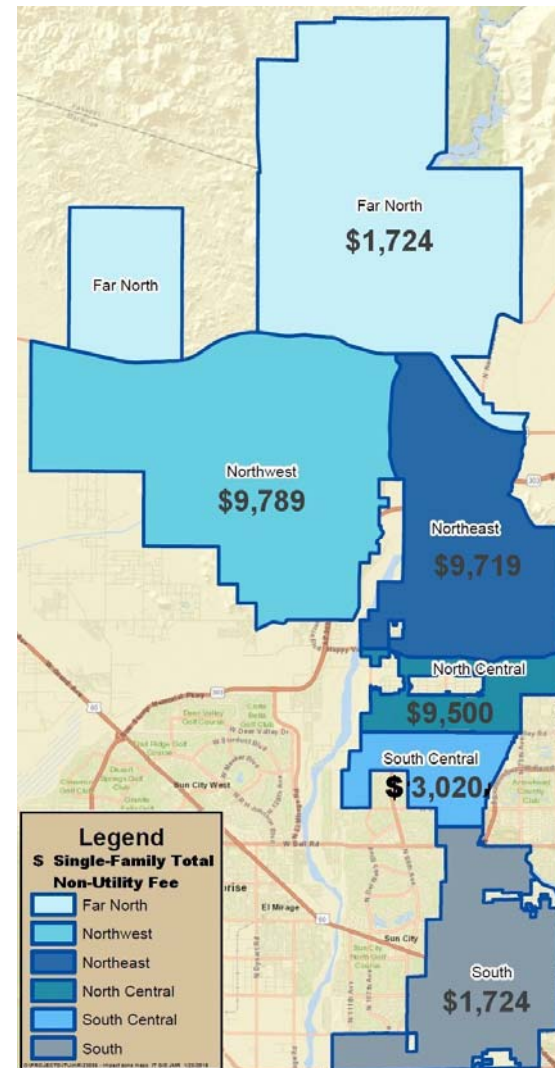
Fee Type/Service Area (Geographic Area)	Multi-Family Fee			Percent
	Current	Updated	Change	Change
Roads, Central (N of Deer V, E of Agua Fria)	\$3,460	\$3,879	\$419	12%
Roads, North (W of Agua Fria)	\$5,319	\$3,983	-\$1,336	-25%
Parks, Zone 1 (Bell - Happy Valley Rd)	\$442	\$881	\$439	99%
Parks, Zone 2 (E of Agua Fria, S of SR 74)	\$572	\$1,030	\$458	80%
Parks, Zone 3 (W of Agua Fria, S of SR 74)	\$835	\$960	\$125	15%
Fire (City-wide)	\$248	\$715	\$467	188%
Police (City-wide)	\$299	\$462	\$163	55%
<b>Total Updated Fee, South of Bell</b>	<b>\$547</b>	<b>\$1,177</b>	<b>\$630</b>	<b>115%</b>
<b>Total Updated Fee, Bell-Deer Valley</b>	<b>\$989</b>	<b>\$2,058</b>	<b>\$1,069</b>	<b>108%</b>
<b>Total Updated Fee, Deer Valley - Happy Valley</b>	<b>\$4,449</b>	<b>\$5,937</b>	<b>\$1,488</b>	<b>33%</b>
<b>Total Updated Fee, E of Agua Fria, S of SR 74</b>	<b>\$4,579</b>	<b>\$6,086</b>	<b>\$1,507</b>	<b>33%</b>
<b>Total Updated Fee, W of Agua Fria, S of SR 74</b>	<b>\$6,701</b>	<b>\$6,120</b>	<b>-\$581</b>	<b>-9%</b>
<b>Total Updated Fee, N of SR 74</b>	<b>\$547</b>	<b>\$1,177</b>	<b>\$630</b>	<b>115%</b>

# Total Non-Utility Fees – Single-Family

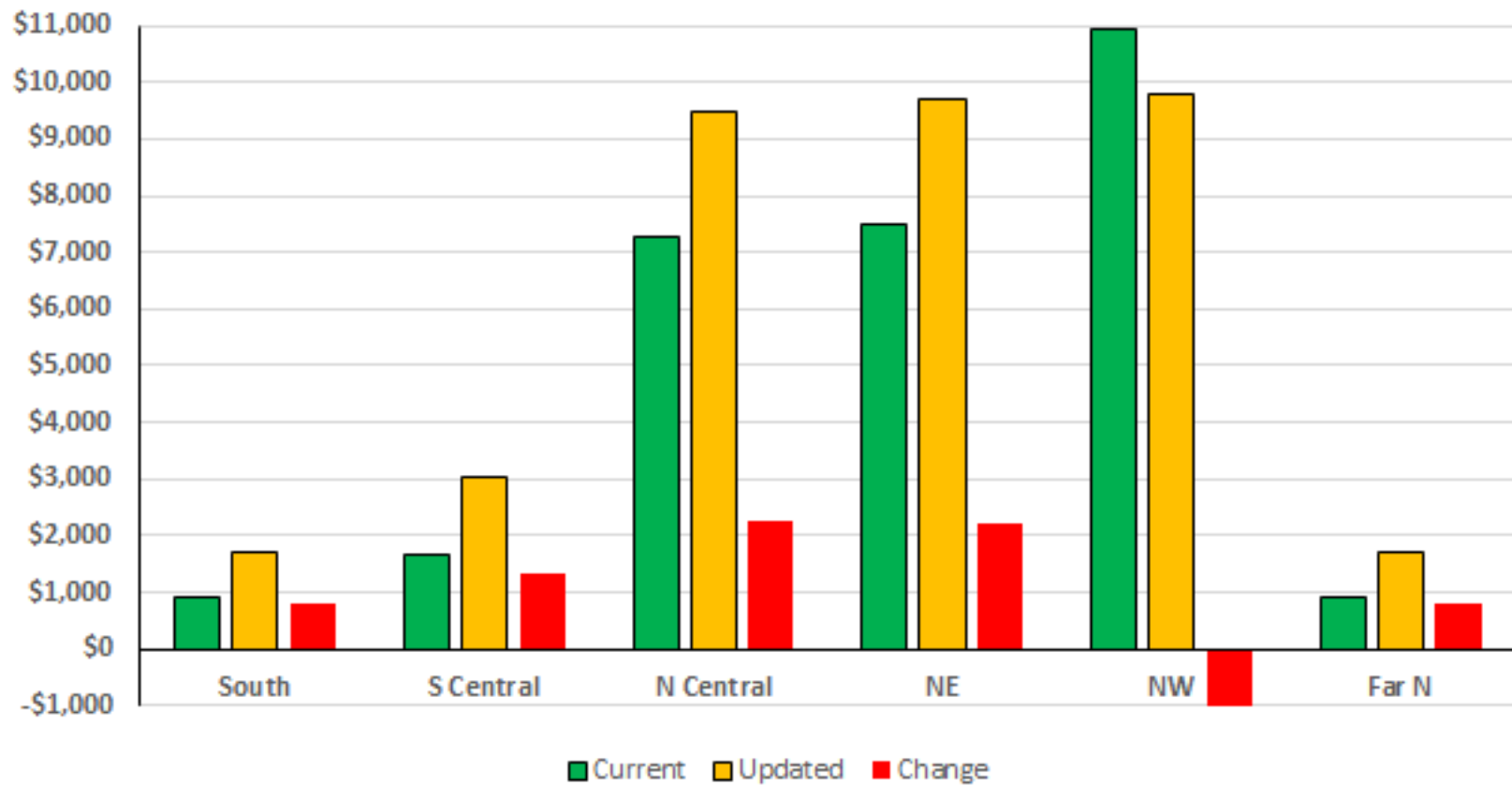
## Current Fees



## Updated Fees



# Change in Total Fee - Single-Family



# Change in Total 10-Year Revenue

