



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
COUNCIL WORKSHOP
AUGUST 6, 2024
AGENDA**

**City Hall - 1st Floor / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326
3:30 P.M.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. Call to Order/Roll Call

2. Workshop Items

2.A [Staff will present information on the Community Development Block Grant \(CDBG\) program, the process for becoming an entitlement community grantee, and options and recommendations for future participation in the CDBG program. \(Approximate time: 1 hour\)](#)

Summary: The City of Buckeye was first invited by the U.S. Department of Housing and Urban Development (HUD) to become an entitlement community grantee in 2010. At that time, and over the past few years, the City felt that it did not have the internal capacity to administer its own program and decided to continue its participation in the Urban County Program (UCP). Under the UCP, the City has actively submitted CDBG applications consecutively since 1978. The City received its third invite to the entitlement community program from HUD in 2023. After discussion with the County's Community Development Advisory Community (CDAC) representative, it was recommended that the City continue the cooperative agreement (2024-2026) with Maricopa County while continuing to research the cost, administration, and community benefit of becoming an entitlement community in anticipation that the City could accept the invite for Fiscal Year 2026-2027.

Staff Liaison: Brian Craig, Development Services Director, bcraig@buckeyeaz.gov, (623) 349-6209; Andrea Marquez, Senior Planner Special Project, amarquez@buckeyeaz.gov (623) 349-

2.B [Presentation and discussion only of the Draft Land Use Assumptions \(LUA\), Infrastructure Improvements Plan \(IIP\), and Development Impact Fees. \(Approximate time: 1 hour\)](#)

Summary: As part of the City of Buckeye's Strategic Plan, updated every five years in accordance with A.R.S. 9-463.05, the City is required to revise the land use assumptions and infrastructure improvement plans, including updates to the development impact fees. We are currently within the timeframe for these updates. The purpose of this presentation is to provide an overview of the development impact fee process, timeline, and associated reports.

Staff Liaison: William Kauppi, Chief Financial Officer, wkauppi@buckeyeaz.gov, (623) 349-6161;
Brian Craig, Development Services Director, bcraig@buckeyeaz.gov, (623) 349-6209

3. Adjournment.

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 08/06/24	AGENDA ITEM: 2.A. DS - Community Development Block Grant (CDBG) Entitlement Community Transition Opportunity - Workshop
DATE PREPARED: 08/01/24	DISTRICT NO.: ALL
STAFF LIAISON: Brian Craig, Development Services Director, bcraig@buckeyeaz.gov, (623) 349-6209; Andrea Marquez, Senior Planner Special Project, amarquez@buckeyeaz.gov (623) 349-6220	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Staff will present information on the Community Development Block Grant (CDBG) program, the process for becoming an entitlement community grantee, and options and recommendations for future participation in the CDBG program. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye was first invited by the U.S. Department of Housing and Urban Development (HUD) to become an entitlement community grantee in 2010. At that time, and over the past few years, the City felt that it did not have the internal capacity to administer its own program and decided to continue its participation in the Urban County Program (UCP). Under the UCP, the City has actively submitted CDBG applications consecutively since 1978.

The city received its third invite to the entitlement community program from HUD in 2023. After discussion with the County's Community Development Advisory Community (CDAC) representative, it was recommended that the City continue the cooperative agreement (2024-2026) with Maricopa County while continuing to research the cost, administration, and community benefit of becoming an entitlement community in anticipation that the City could accept the invite for FY 26/27. The table below provides a snapshot of the CDBG Non-Entitlement vs. Entitlement Responsibilities that will be discussed in further detail during the workshop.

CDBG Non-Entitlement Responsibilities	CDBG Entitlement Responsibilities
Costs: Project costs are reimbursable; no match is required but does make our applications competitive.	Cost: Budgets will be based on HUD CDBG appropriations.
Staff of Program: Development Services (grant administrator), Attorney's office (contracts), Finance (Contracting and Procurement)	Staff: FTE including support staff as identified in the non-entitlement chart.
Administration and reporting: Monthly reporting, Davis Bacon, Reimbursement requests. Applicable only if project is awarded.	Administration and reporting: Five-Year Consolidated Plan, Annual Action Plan to HUD, Consolidated Annual Performance and Evaluation Report (CAPER), Environmental Reviews, Davis Bacon interviews, reimbursement requests.

If the City decides to accept HUD's invite, grantees are to select a Program Year and are encouraged to

have a program start date from July 1, - October 1, to have ample time to develop the following:

- Participation Plan
- CDBG Policy Plan/Participation Plan
- Consolidated Plan
- Annual Action Plan
- Train Staff

The City will need to prepare for these submission documents which will be due as early as May 15, 2026, with a Consultant and Consolidated Plan initiated one year in advance; the Development Services Department has included a \$75,000 budget request for FY 24/25 to identify a consultant and prepare the Consolidated Plan.

BENEFITS:

The City has been a participant in the HUD CDBG program for over the past 45 years, more than 11.1 million in CDBG funds have been used for infrastructure improvements, facilities and development plans. The City may continue as a non-entitlement community, under the Urban Maricopa County, however, these funds are not guaranteed and are competitive against six other municipalities and non-profits.

Participating in HUD as an entitlement community will guarantee annual funding, providing financial stability and project predictability and allowing the city to fund eligible projects and programs to benefit low to moderate income persons, area, and/or clientele. Entitlement status will also enhance flexibility in project and program administration, eliminating steps related to the competitive process for non-entitlement cities.

FUTURE ACTION:

If directed by Council, staff will move forward with preparing the required CDBG Policy Plan, Public Participation Plan, Consolidated Plan, and Annual Action Plan, in anticipation of the 2026 HUD invite for the 26/27 CDBG FY.

FINANCIAL IMPACT STATEMENT:

\$75,000 has been budgeted for FY24/25 for the one-time start-up cost to prepare necessary documents for the CDBG submission requirements. Once entitled the City will need to create a separate CDBG GL# for approximately \$487,500.

CURRENT FISCAL YEAR TOTAL COST:

\$75,000 FY24/25

BUDGETED:

Yes

FISCAL YEAR:

24/25

FUND/DEPARTMENT:

DSD

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 08/06/24	AGENDA ITEM: 2.B. FIN/DS - Land Use Assumptions and Infrastructure Improvement Plan and Development Fees
DATE PREPARED: 08/05/24	DISTRICT NO.: All
STAFF LIAISON: Wiliam Kauppi, Chief Financial Officer, wkauppi@buckeyeaz.gov, (623) 349-6161; Brian Craig, Development Services Director, bcraig@buckeyeaz.gov, (623) 349-6209	
DEPARTMENT: Financial Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion only of the Draft Land Use Assumptions (LUA), Infrastructure Improvements Plan (IIP), and Development Impact Fees. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

As part of the City of Buckeye's Strategic Plan, the Finance Department was tasked with updating the City's Development Impact Fees Study. The City is required to update impact fees every five years in accordance with A.R.S. 9-463.05, and the City is required to revise the land use assumptions and infrastructure improvement plans, including updates to the development impact fees. We are currently within the timeframe for these updates. The purpose of this presentation is to provide an overview of the development impact fee process, timeline, and associated reports.

The Land Use Assumptions (LUA), Infrastructure Improvement Plan (IIP), and Development Fees are designed to offer clearly defined, value-added services to the City's residents and business partners. As part of the strategic plan, the City engaged with the consulting firm, Tischler Bise to perform the update. City staff from several departments collaborated with the consultant to develop ten-year growth assumptions, assess current infrastructure service levels, and prepare the City for infrastructure needs anticipated with growth projections.

The City staff engaged key stakeholders who would have a significant impact on the city by inviting them to join our Stakeholder Committee. This committee was established to gather their input and feedback, incorporate updates or changes based on their suggestions, and facilitate open discussions throughout the process. Additionally, City staff held individual meetings with Master Developers to discuss their specific fees. The Master Developers included Teravalis/Floreo, Tartesso West, Pulte/Festival Ranch, North Star Ranch, and West Park.

BENEFITS:

To ensure a funding source for future growth-related infrastructure, it is crucial to clearly communicate fees to all stakeholders, including staff, residents, customers, and the development community. The

revisions to the Land Use Assumptions (LUA), Infrastructure Improvement Plan (IIP), and Development Fees aim to better define these fees and address issues that have arisen over the past several years with the current Development User Fee Schedule.

FUTURE ACTION:

The table below provides a summary of the next steps to adopting the plans, fees, and fee implementation:

Date	Activity
August 1, 2024	Advertise LUA and IIP
October 1, 2024	Public Hearing: LUA and IIP
November 5, 2024	Adoption of LUA and IIP
November 6, 2024	Advertise Development Fees
December 17, 2024	Public Hearing Development Fees
January 21, 2025	Adoption Development Fees
April 7, 2025	Fees Effective

FINANCIAL IMPACT STATEMENT:

There is no financial impact related to this, it is not at this time.

FISCAL YEAR:

2025-2029

FUND/DEPARTMENT:

Finance Department

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[_Buckeye Council Workshop 08.06.24 FINAL_.pdf](#)
[_Buckeye Council Workshop 08.06.24 FINAL__.pptx](#)

Draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees

Buckeye, Arizona

August 6, 2024

Bethesda, MD | 301.320.6900

TischlerBise.com



Overview

- **Development Fee Basics**
- **Project Timeline**
- **Land Use Assumptions (LUA)**
- **Infrastructure Improvements Plan (IIP)**
 - Fire
 - Library
 - Parks and Recreational
 - Police
 - Street
 - Water
 - Wastewater
- **Fee Summary and Examples**

- **One-time payment for growth-related infrastructure needs.**
 - *Provide infrastructure as growth occurs*
 - *Restricted to specific uses by state law*
- **New development's proportionate share of capital cost for system improvements**
 - *Demographic analysis and development projections*
 - *Infrastructure needs and cost analysis*
- **Fee payers must receive a benefit**
 - *Geographic service areas*
 - *Accounting and expenditure controls*

- **Three Integrated Products:**
 - **Land Use Assumptions:** 10+ years
 - **Infrastructure Improvements Plan (IIP):** limited to 10 years
 - **Development Fees:** part of broader revenue strategy
- **Level of Service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Impact Fee Timeline



October 2023 –
April 2024:
Stakeholder Mtg
& Draft(s)



August 2024:
Publish LUA and
IIP



October 2024:
Public Hearing,
LUA and IIP



November 2024:
Adoption, LUA and
IIP



November 2024:
Publish Development
Fees



December 2024:
Public Hearing,
Development Fees



January 2025:
Adoption,
Development
Fees



April 7, 2025:
Development
Fees Effective

Land Use Assumptions

DRAFT

Residential: Single-family units based on MAG; multi-family units based on the development pipeline.

Nonresidential: Institutional based on MAG; industrial, commercial, and office based on recent trends.



Instructure Improvement Plan (IIP)

- **Forecasts of necessary infrastructure costs**
- **Allocates costs by unit**
 - Persons per Housing unit
 - Non-residential (per 1,000 Sq Ft)
 - Meter size
 - Usage in gallons
- **Methodology for non-utility fees have not changed**
 - Fee Increases related to cost of projects
- **Water and wastewater methodology has changed to adequately capture impact on system**
 - Fee Increases related to cost of projects **AND** methodology change

Water and Wastewater

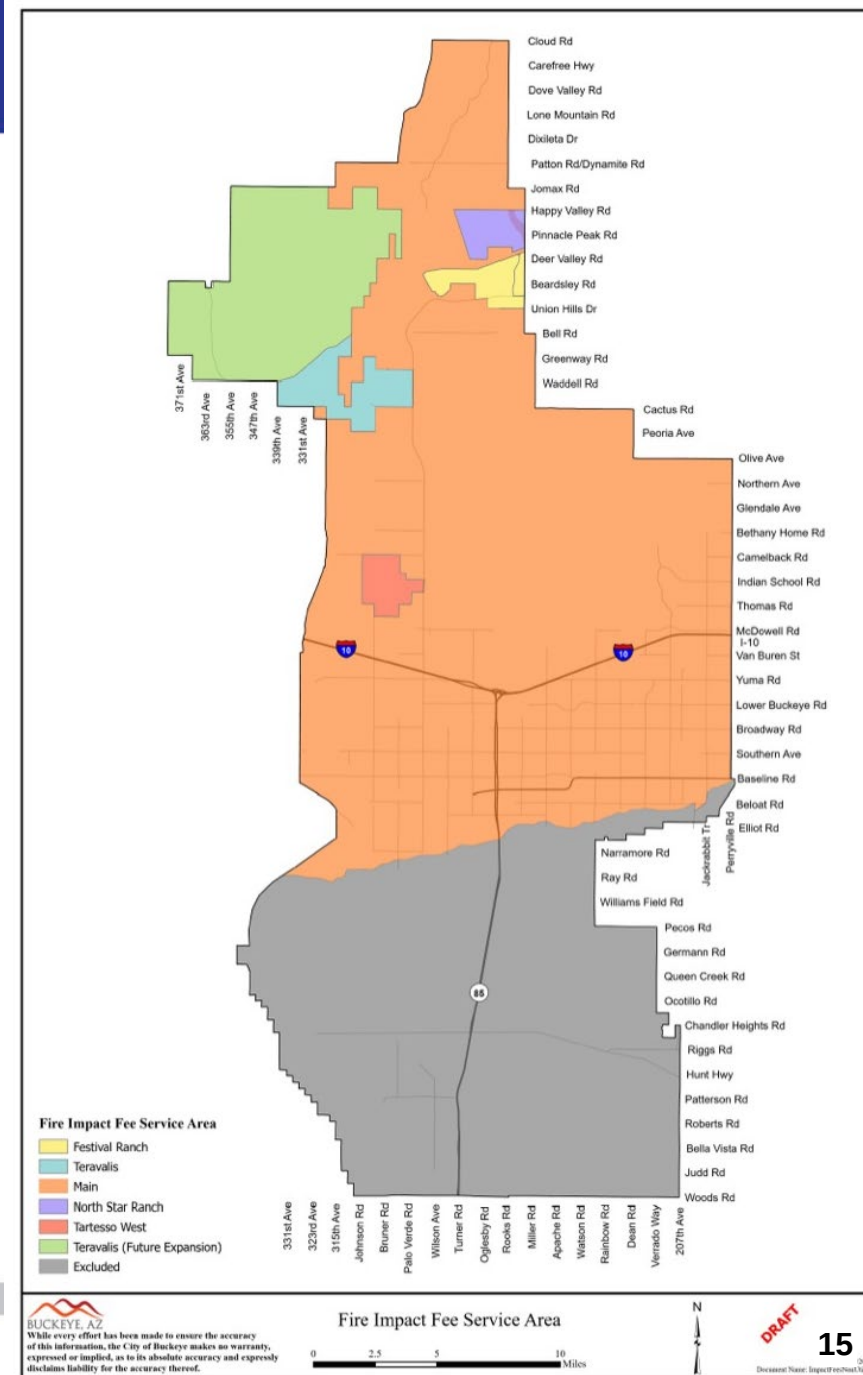
- **Single Family Residential (SFR) – unchanged based on meter size**
- **Non-Residential Meter sizes 1.5” and below unchanged**
 - Based upon Single Family Residential consumption factors
- **Non-Residential Meters in excess of 1.5”**
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - **Accurately captures impact of high water users on system**
 - There is no relationship between a SFR and commercial water use
 - Ability for applicant to provide water usage report to calculate a reduced fee
 - Comparable Cities
 - Goodyear uses this methodology
 - Phoenix uses a factor methodology
 - All others base on SFR factor
 - Ability for applicant to provide water usage report to calculate a reduced fee

• Fee Components

- Fire Stations
 - City Wide
- Festival Ranch: Cost Recovery
- North Star Ranch: Cost Recovery
- Tartesso West: Cost Recovery
- Teravalis (Floreo): Developer will build w/o fees
- Fire Facilities: City Wide
- Fire Apparatus: City Wide
- Fire Equipment: City Wide

Service Area

Citywide



Proposed Fire Fees

MAIN

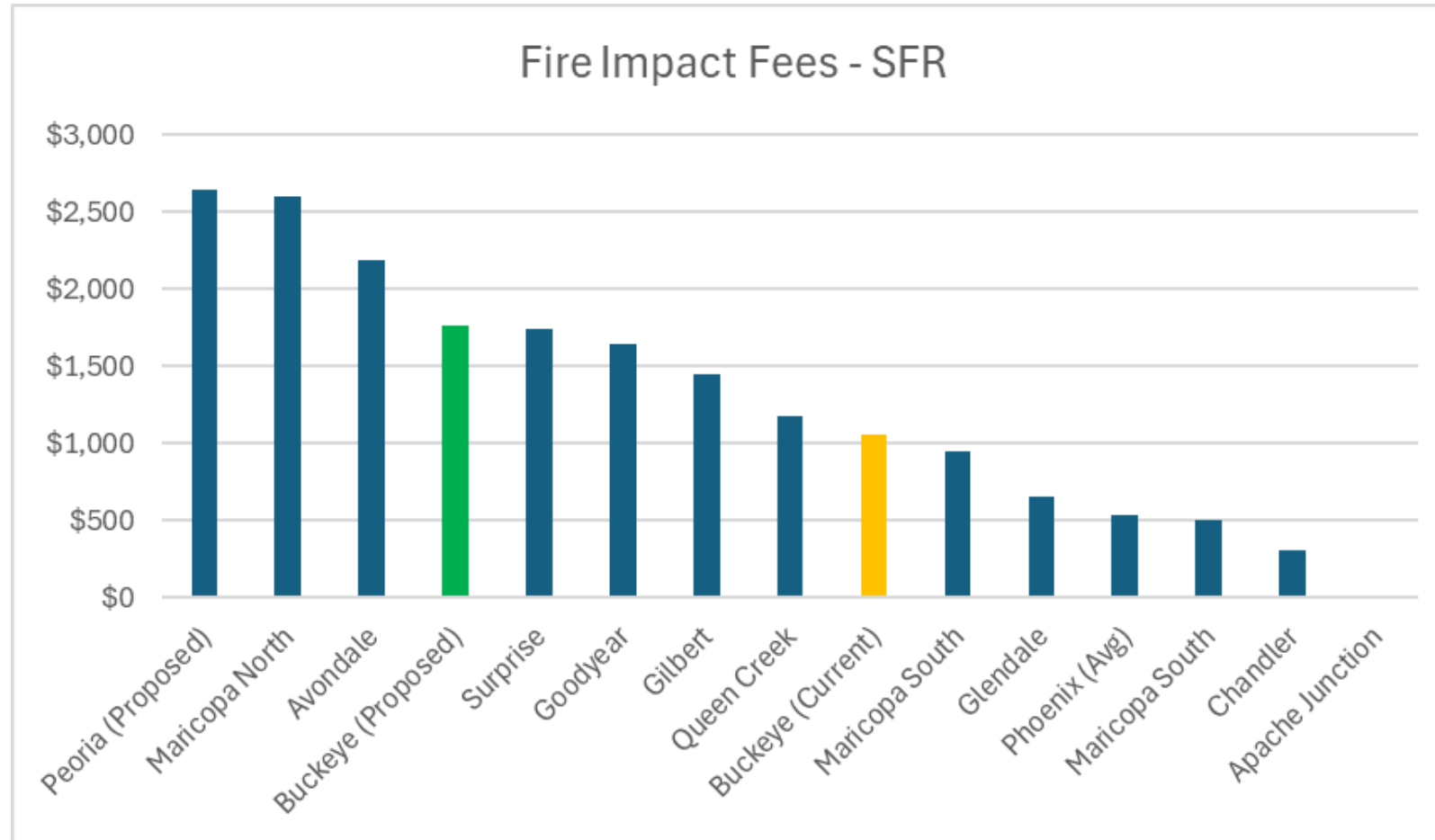
Fee Component	Cost per Person	Cost per Job
Fire Stations	\$380.56	\$464.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$24.68	\$35.35
Development Fee Report	\$0.50	\$0.42
Total	\$550.47	\$707.15

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$1,762	\$1,060	\$702
High Density (≥8 DU/Acre)	2.50	\$1,376	\$828	\$548
Age Restricted (≤8 DU/Acre)	2.00	\$1,101	\$662	\$439

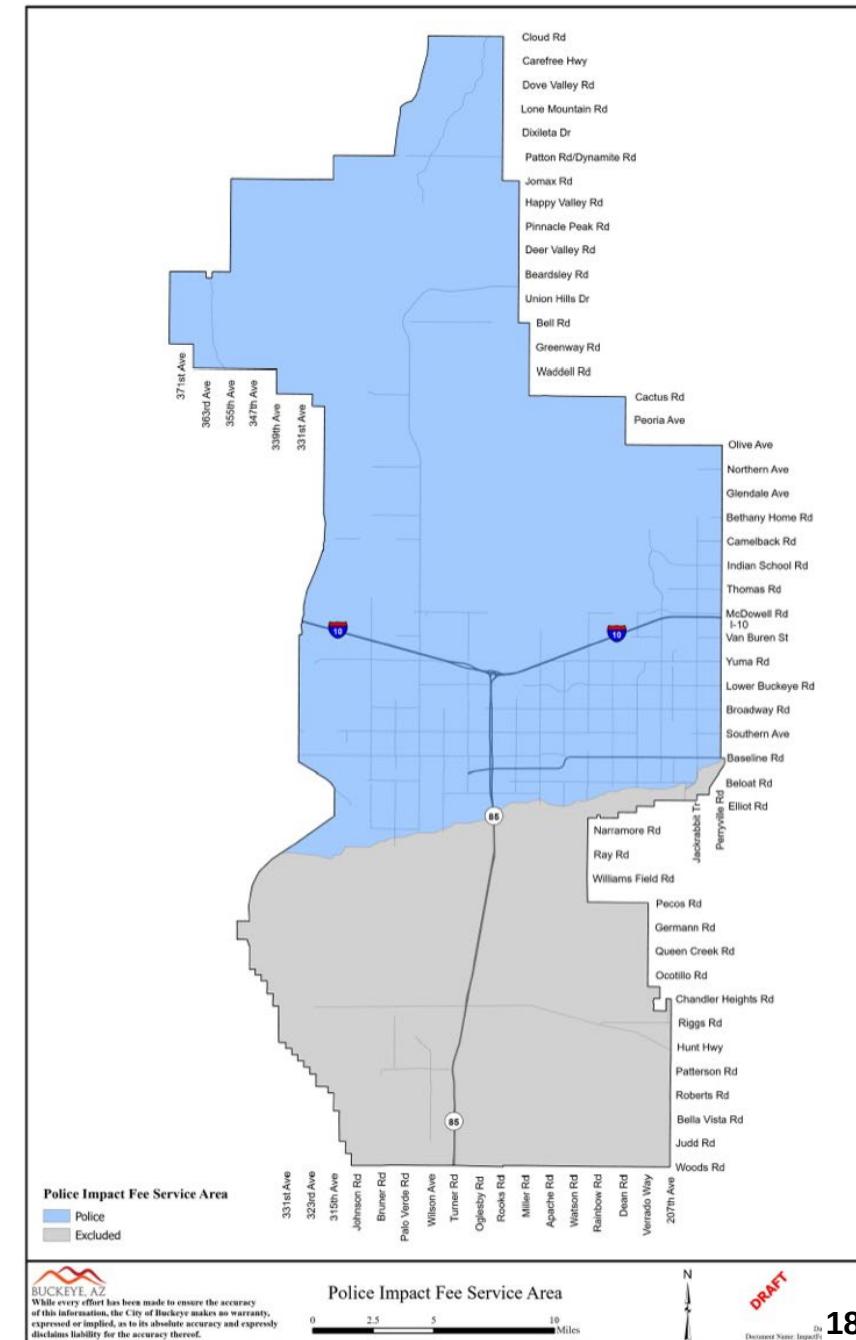
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.34	\$239	\$170	\$69
Commercial	2.12	\$1,502	\$1,168	\$334
Office & Other Services	3.26	\$2,302	\$1,483	\$819
Institutional	3.03	\$2,144	\$464	\$1,680

1. See Land Use Assumptions

Comparison Graph



- **Service Area**
 - Citywide
- **Fee Components**
 - Police Facilities
 - Police Vehicles
 - Police Equipment

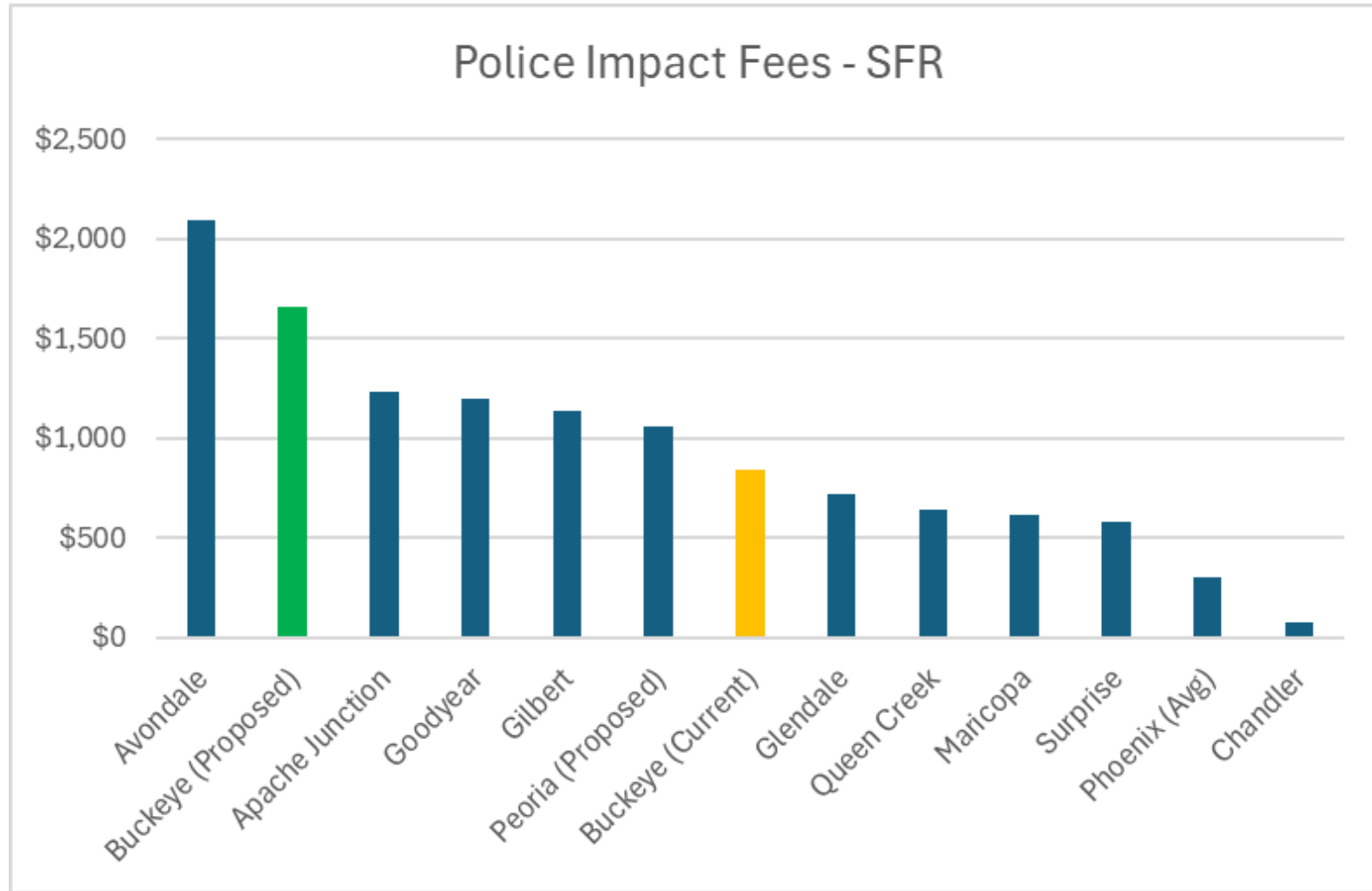




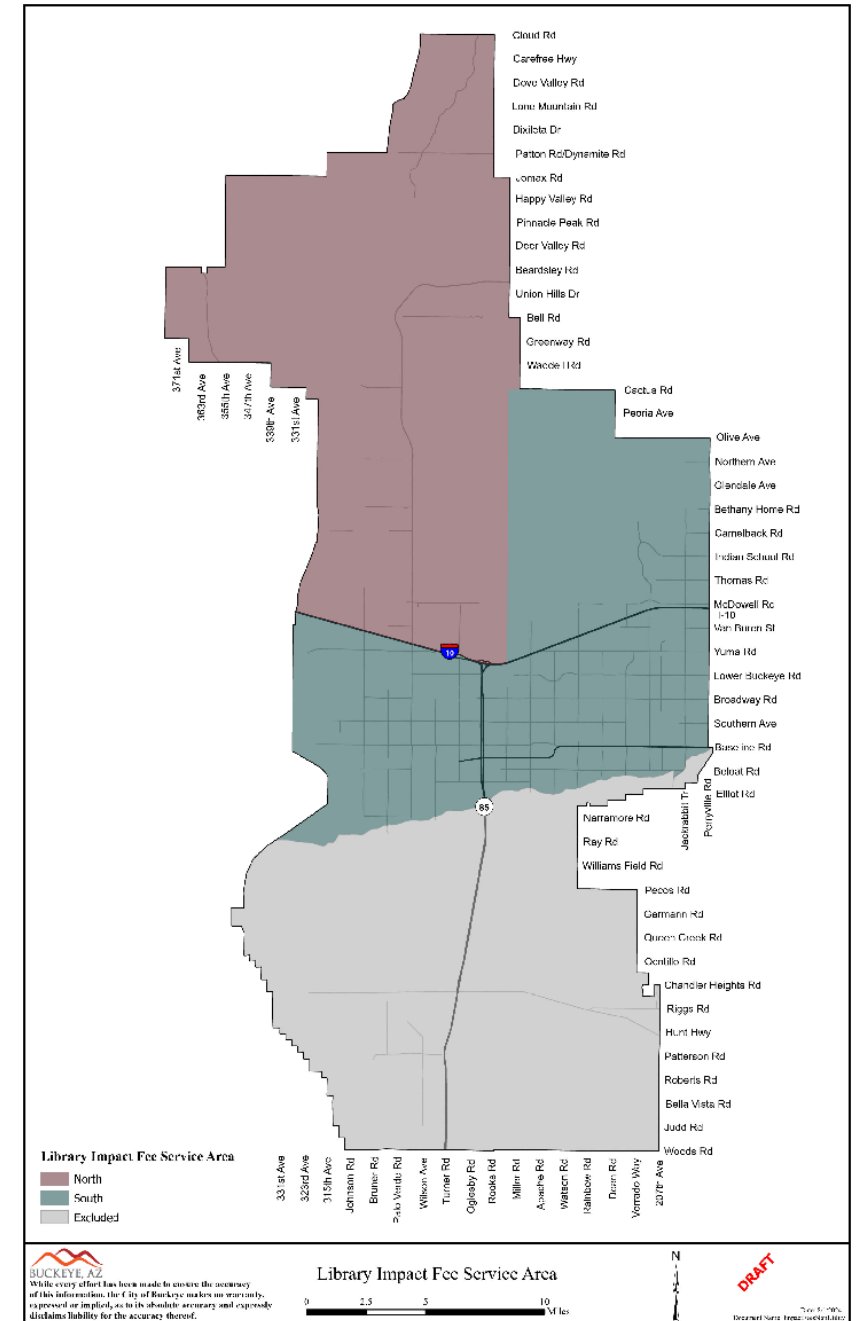
Proposed Police Fees

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Comparison Graph



- **Service Area**
 - North
 - South
- **Fee Components**
 - Library Facilities

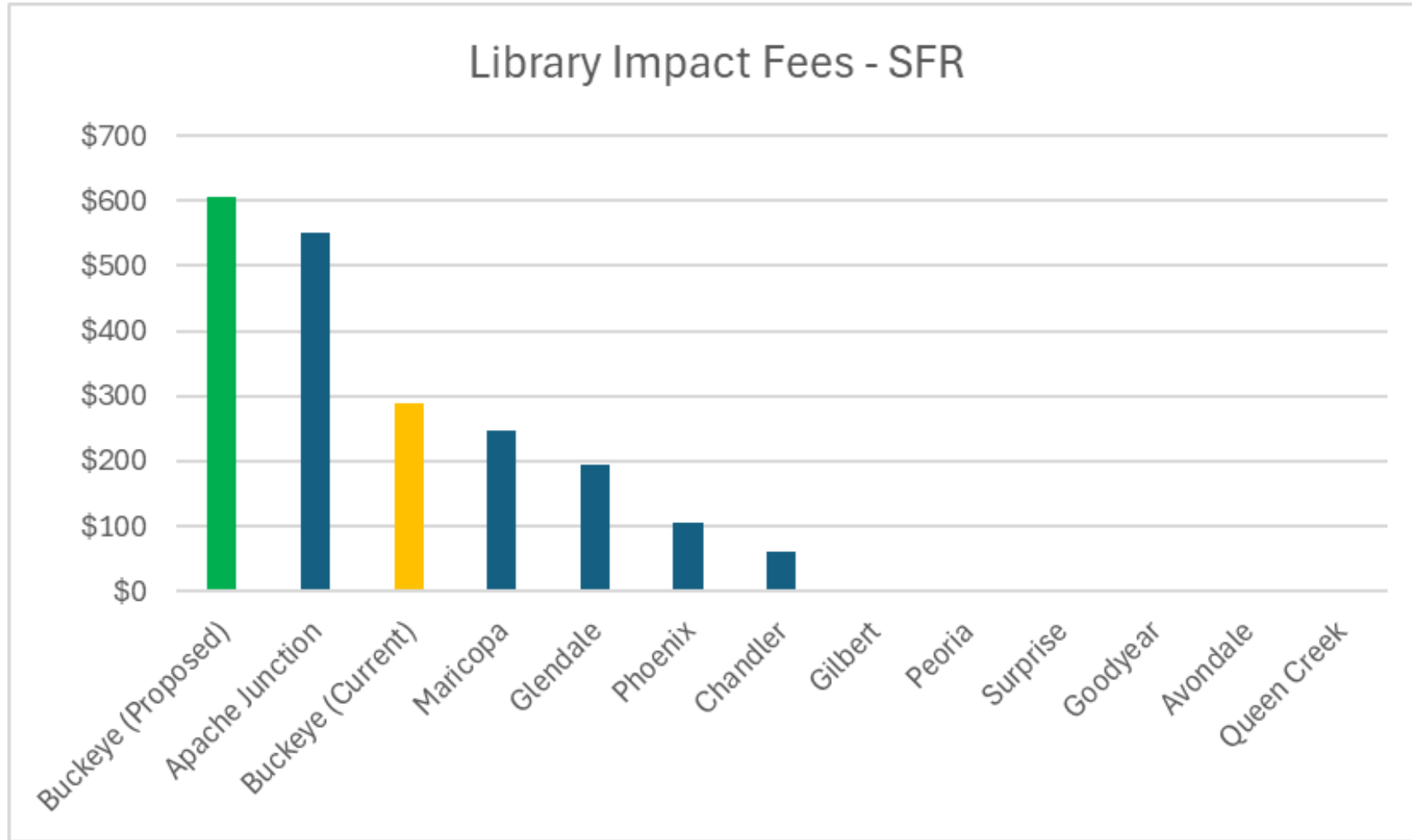




Proposed Library Fees

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Comparison Graph





Parks and Recreational IIP

Service Area - North

- **Fee Components**

- Community Park Amenities
- Pool
- Regional Park Amenities
- Community Centers

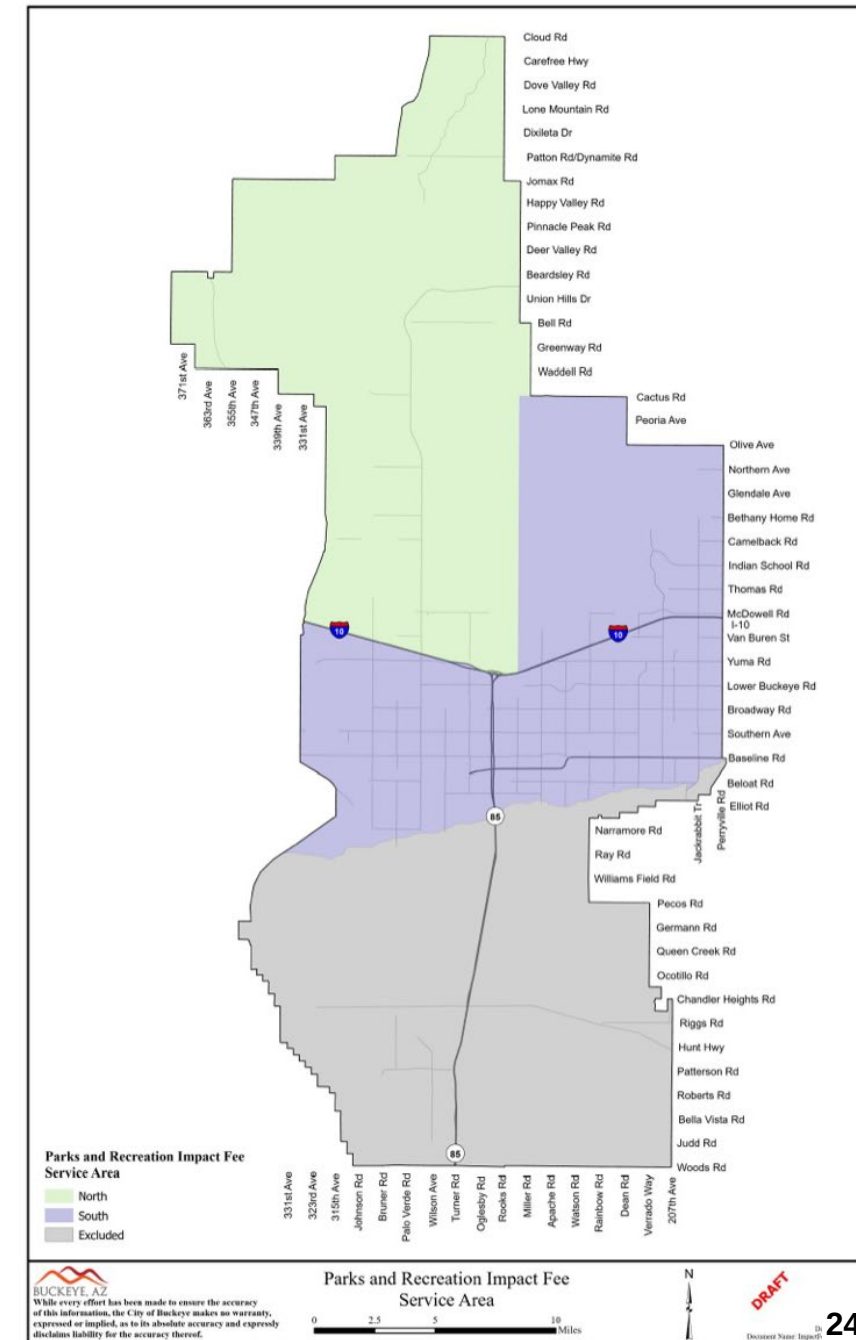
Citywide

Service Area - South

- **Fee Components**

- Community Parks (land and amenities)
- Pool
- Regional Park Amenities
- Community Centers

Citywide





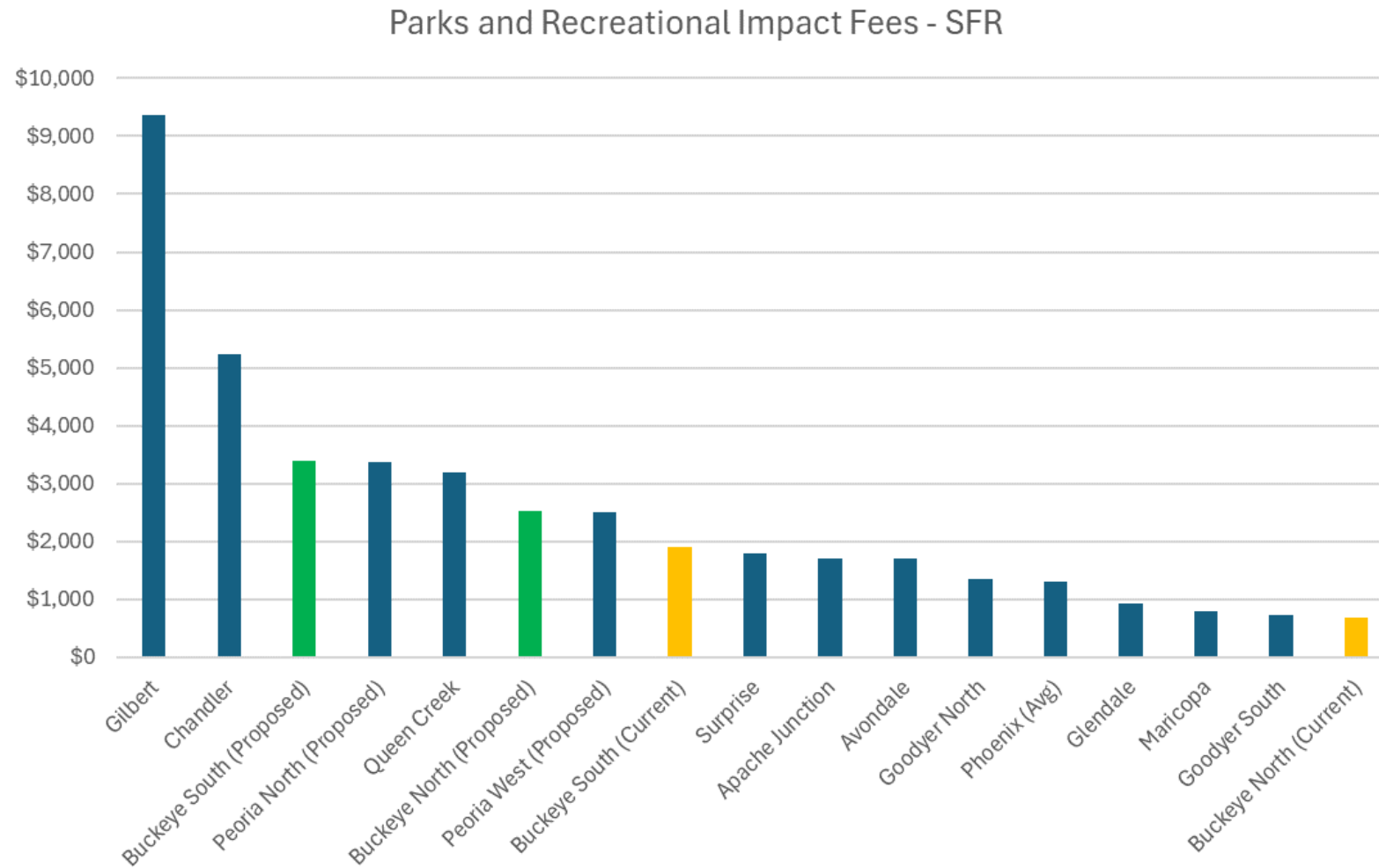
Proposed Parks and Recreational Fees

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NORTH

SOUTH

Comparison Graph



- **Service Area**

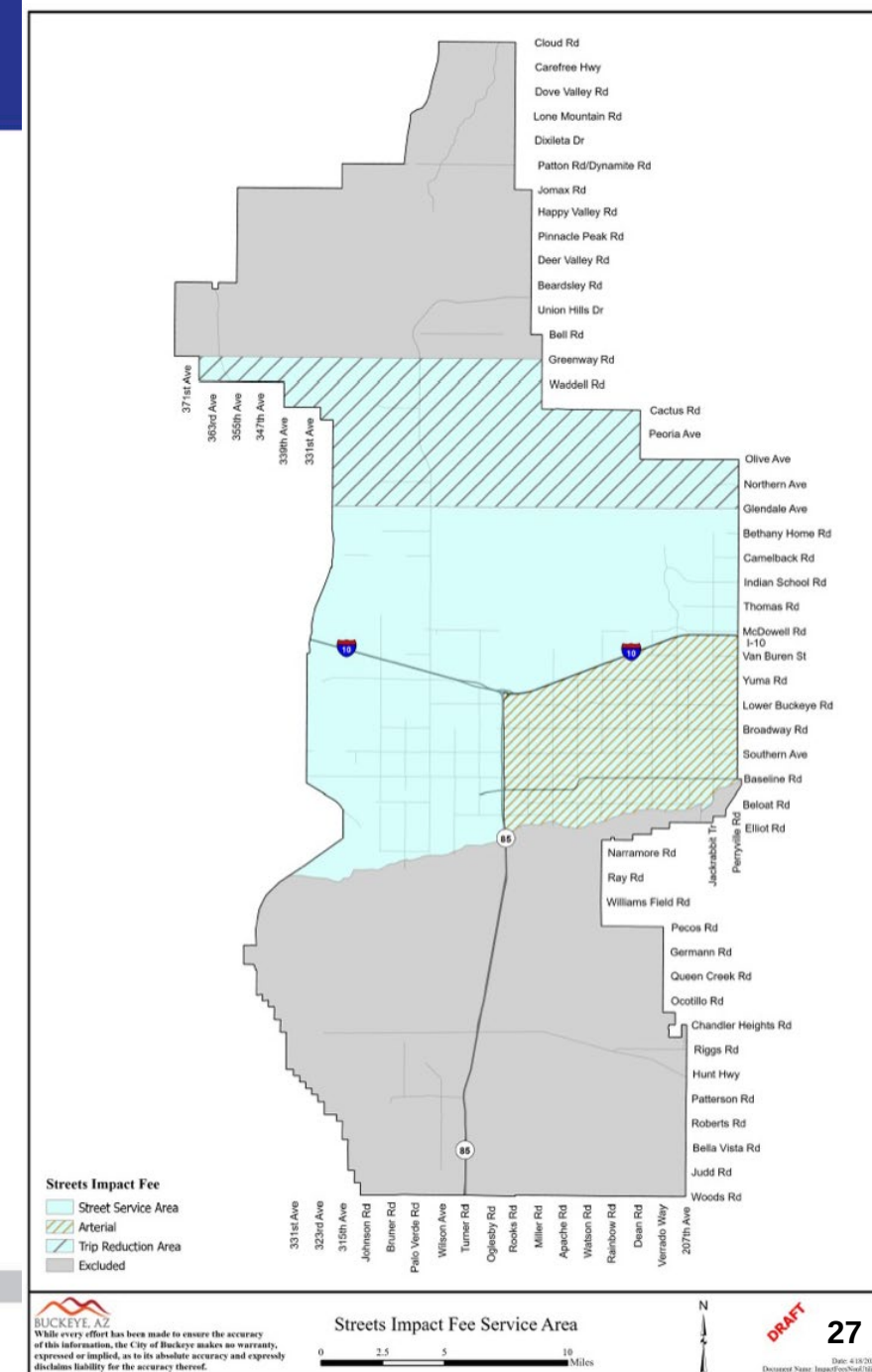
- **Interchange (ROW): Gila River to Greenway Rd**

- 100% Fee: Gila River to Glendale Ave
 - 50% Fee: Glendale Ave to Greenway Rd (only half of trips to I-10)

- **Arterial: North of Gila River, East of SR 85, South of I-10**

- **Fee Components**

- Interchange (ROW)
 - Arterial





Proposed Street Fees

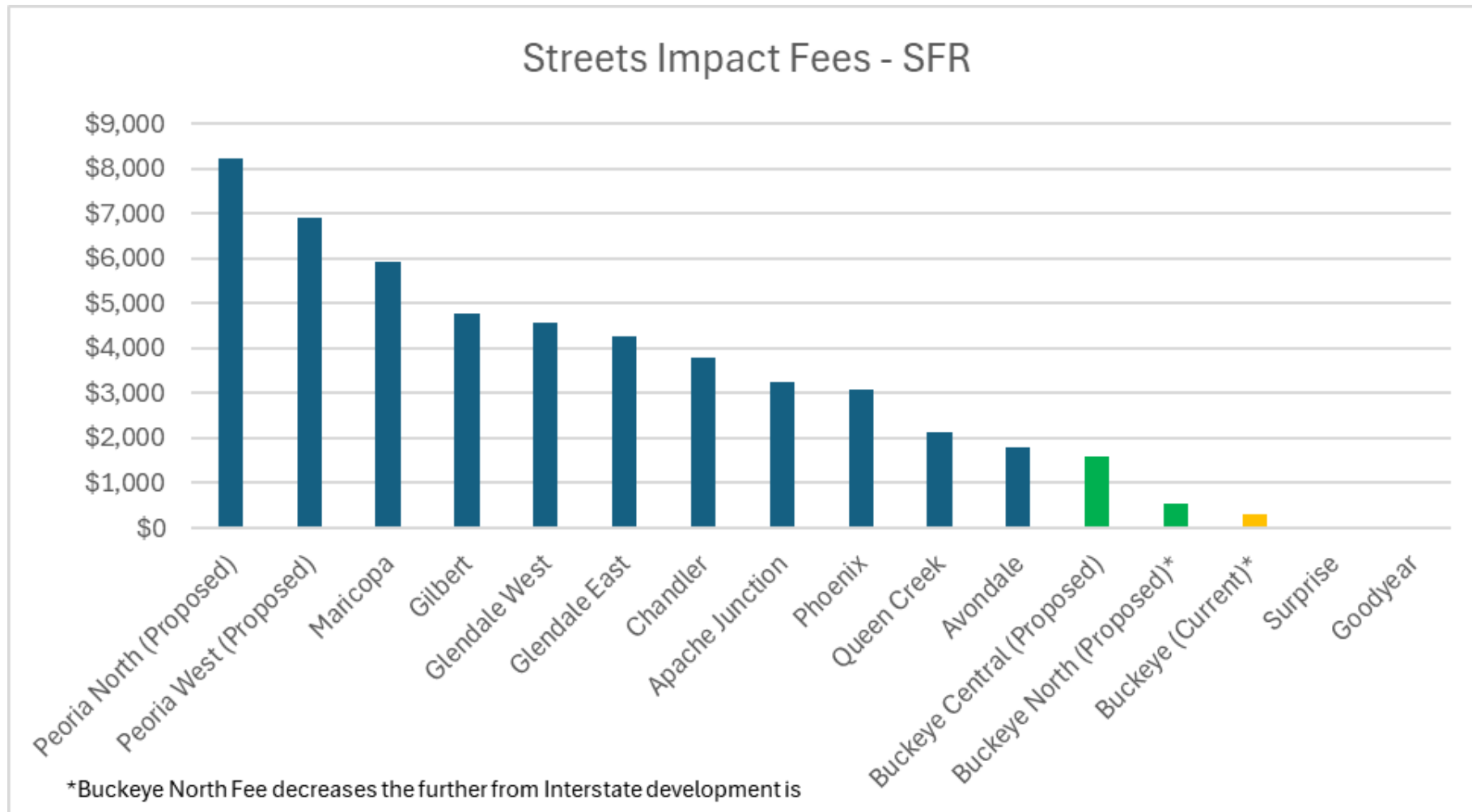
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Proposed Fees

Current Fees

Difference

Comparison Graph





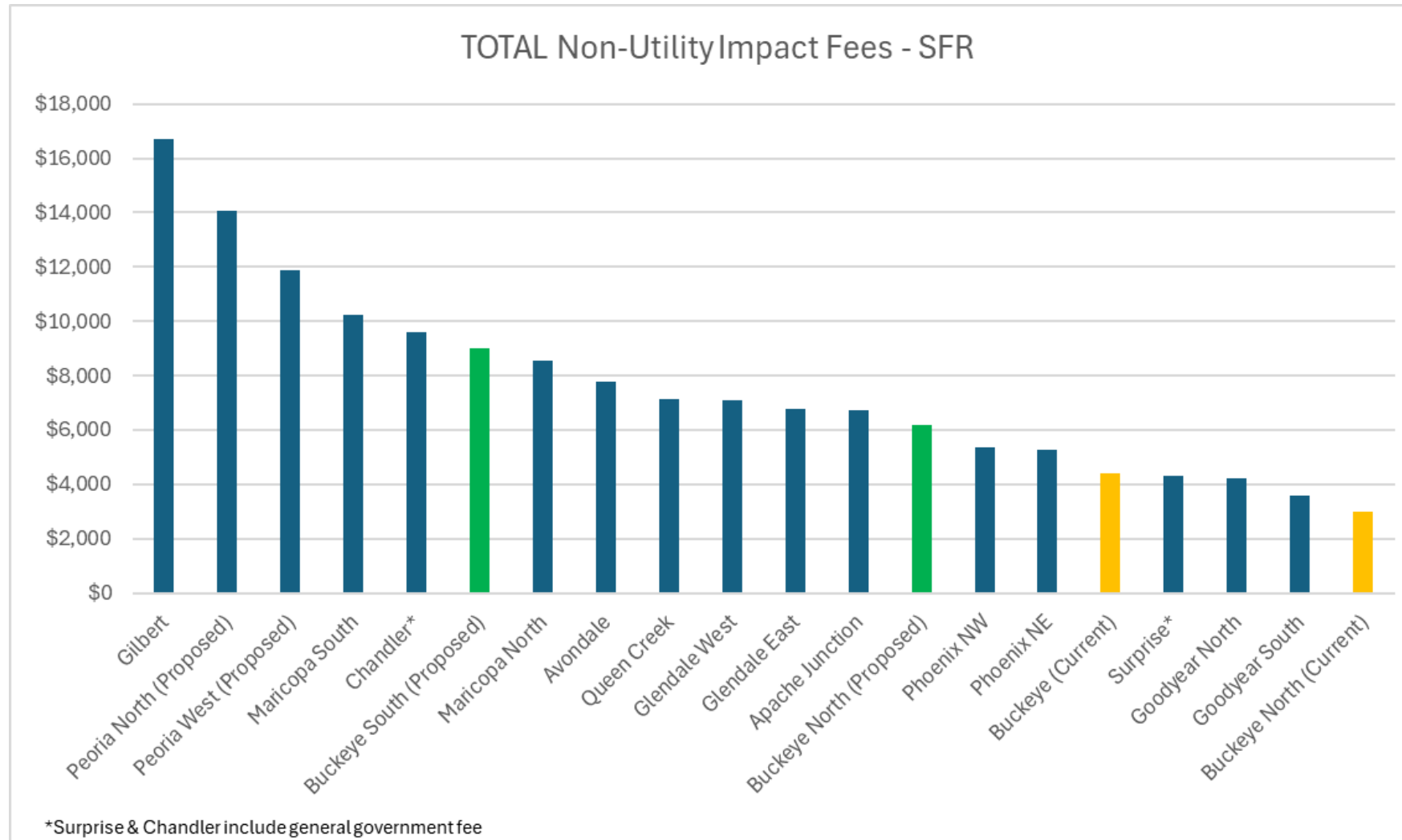
Fee Summary – Non-Utility

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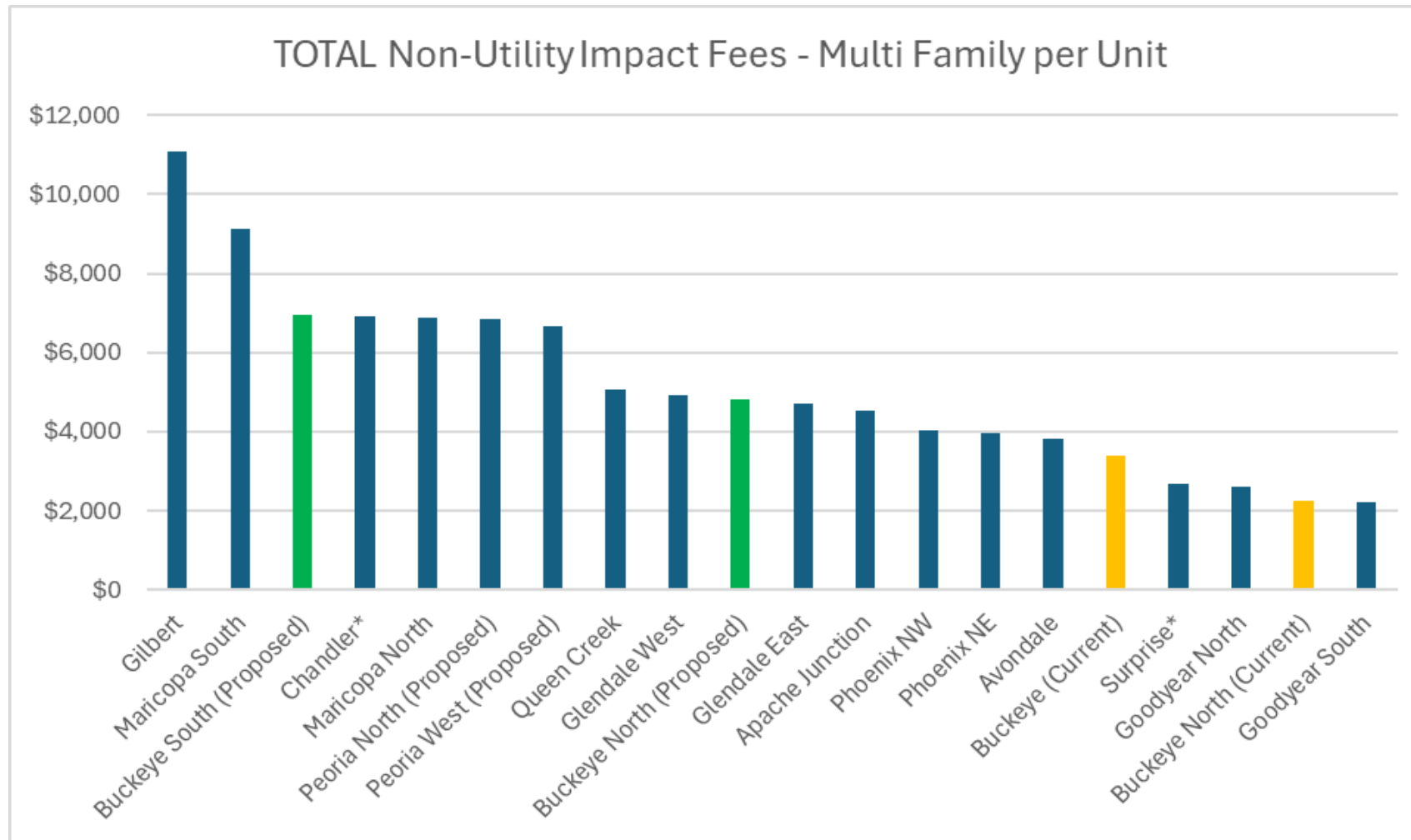
Proposed

Current

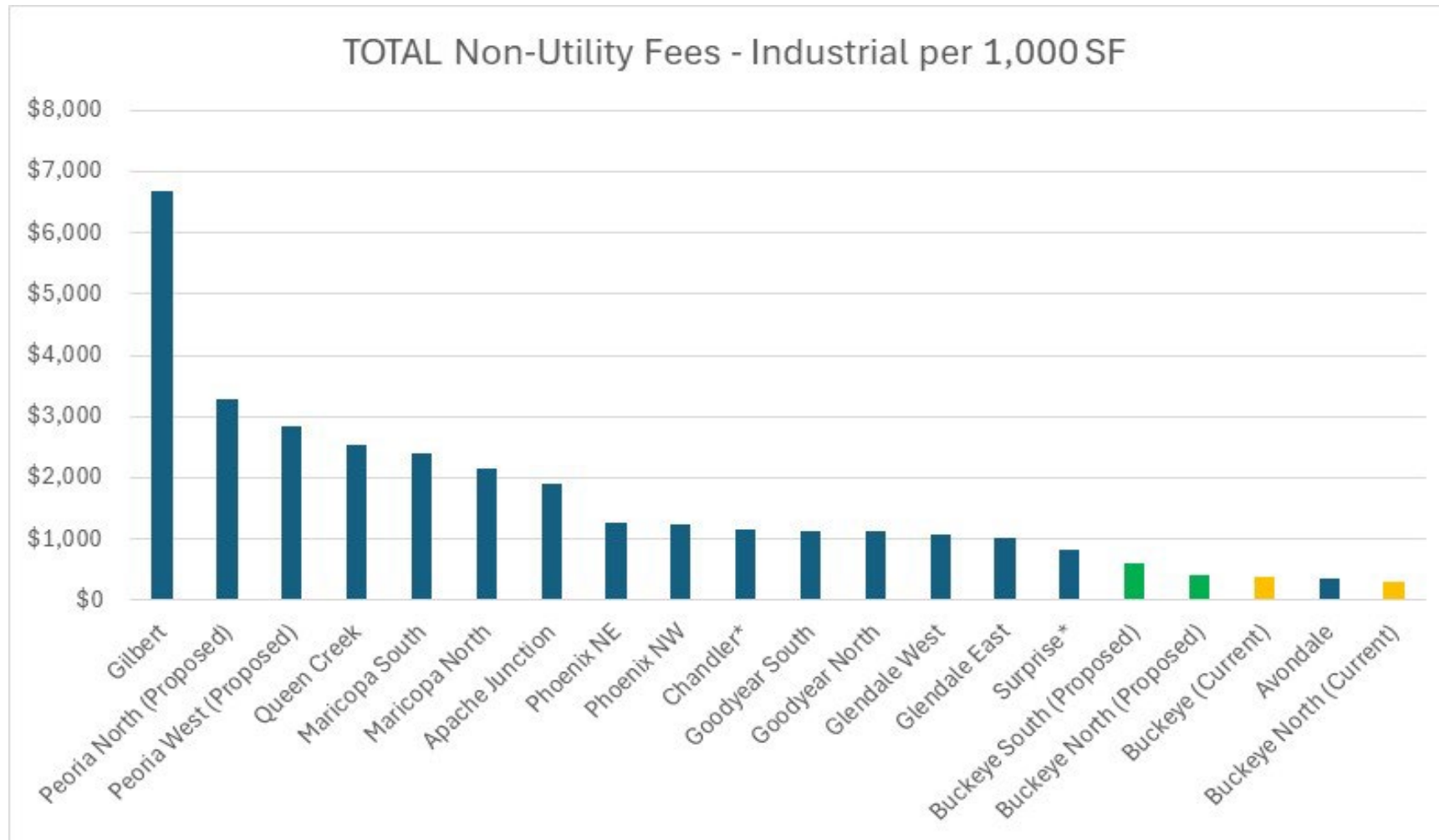
Comparison Graph – All Non-Utility Fees



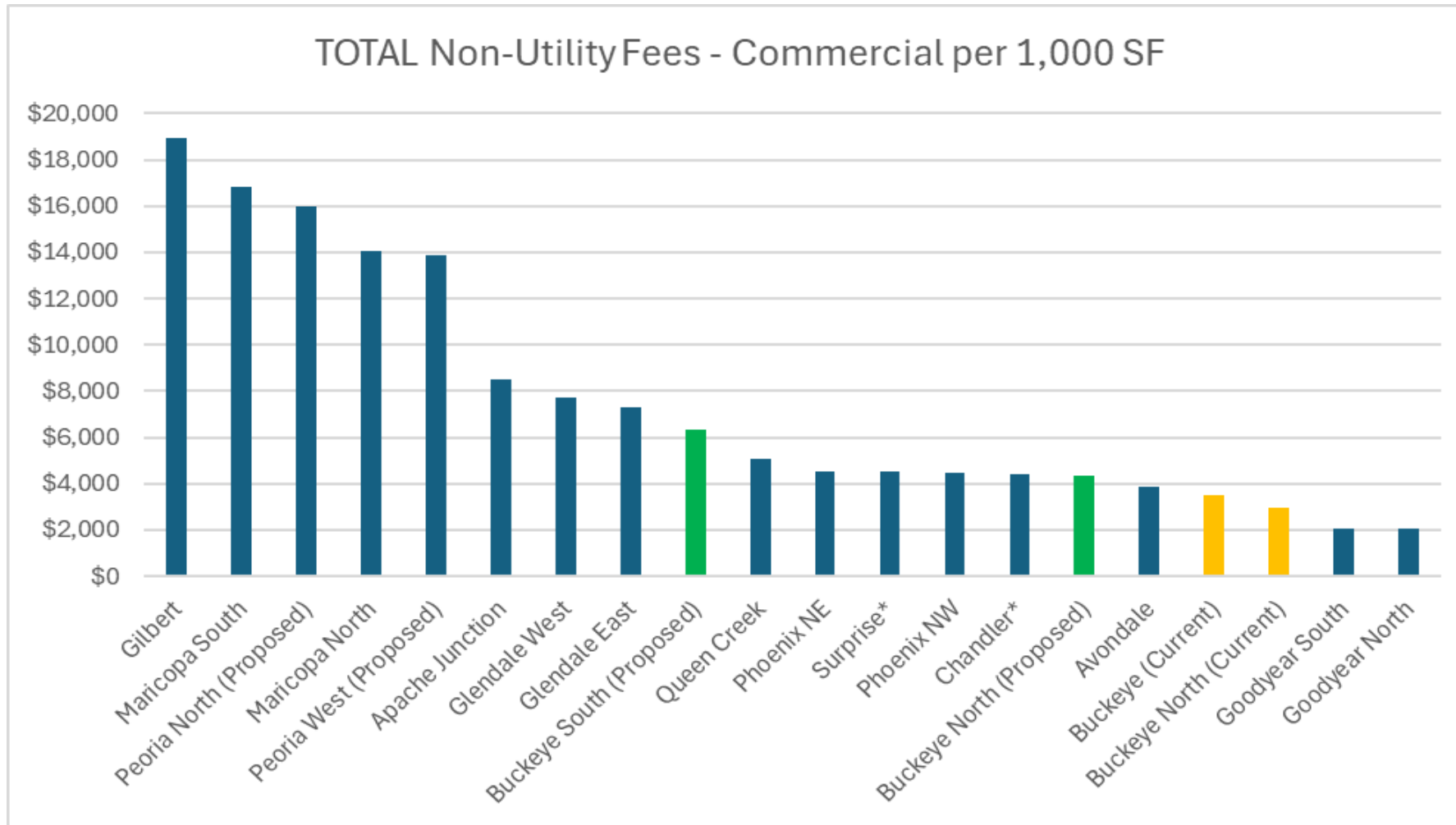
Comparison Graph – All Non-Utility Fees



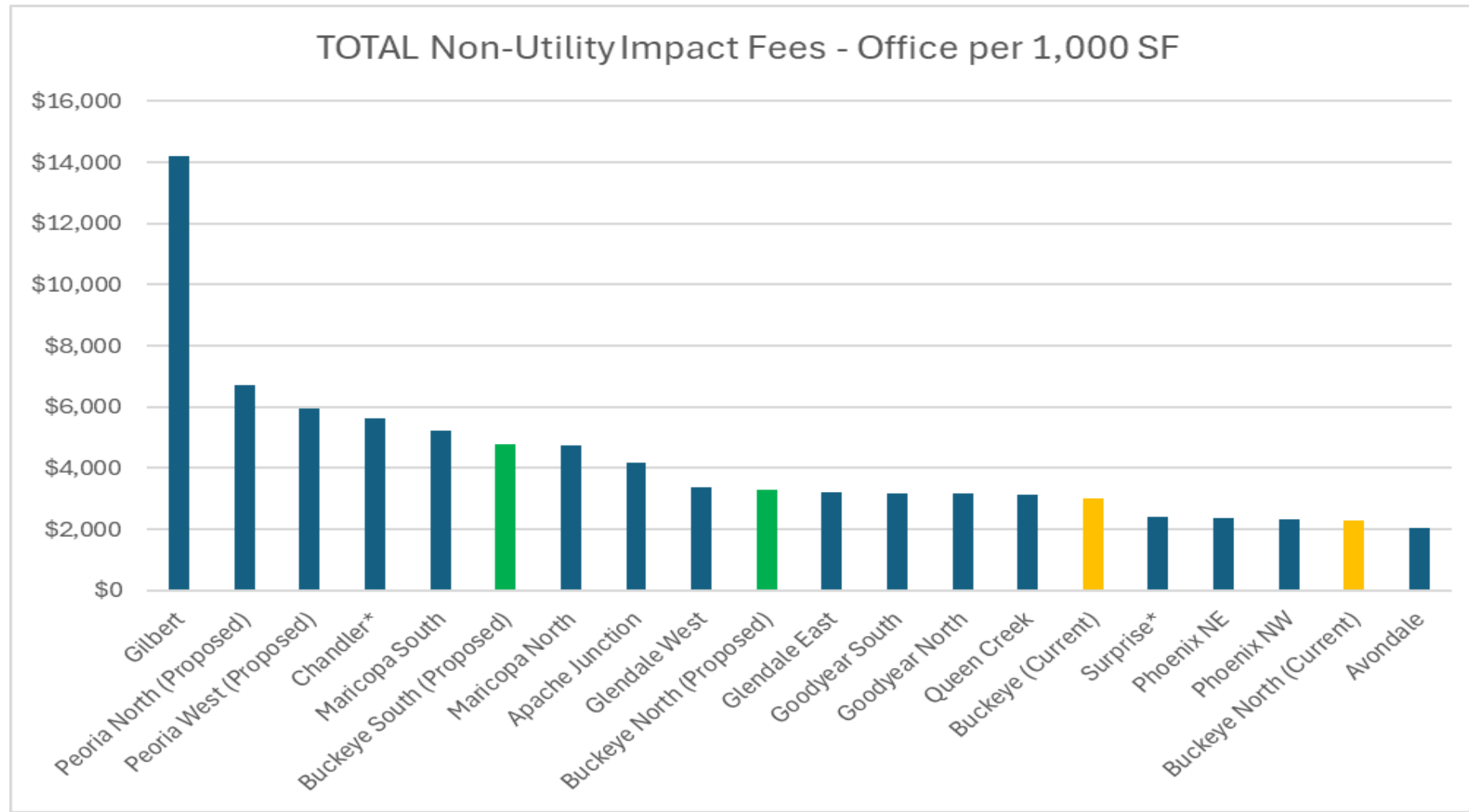
Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees

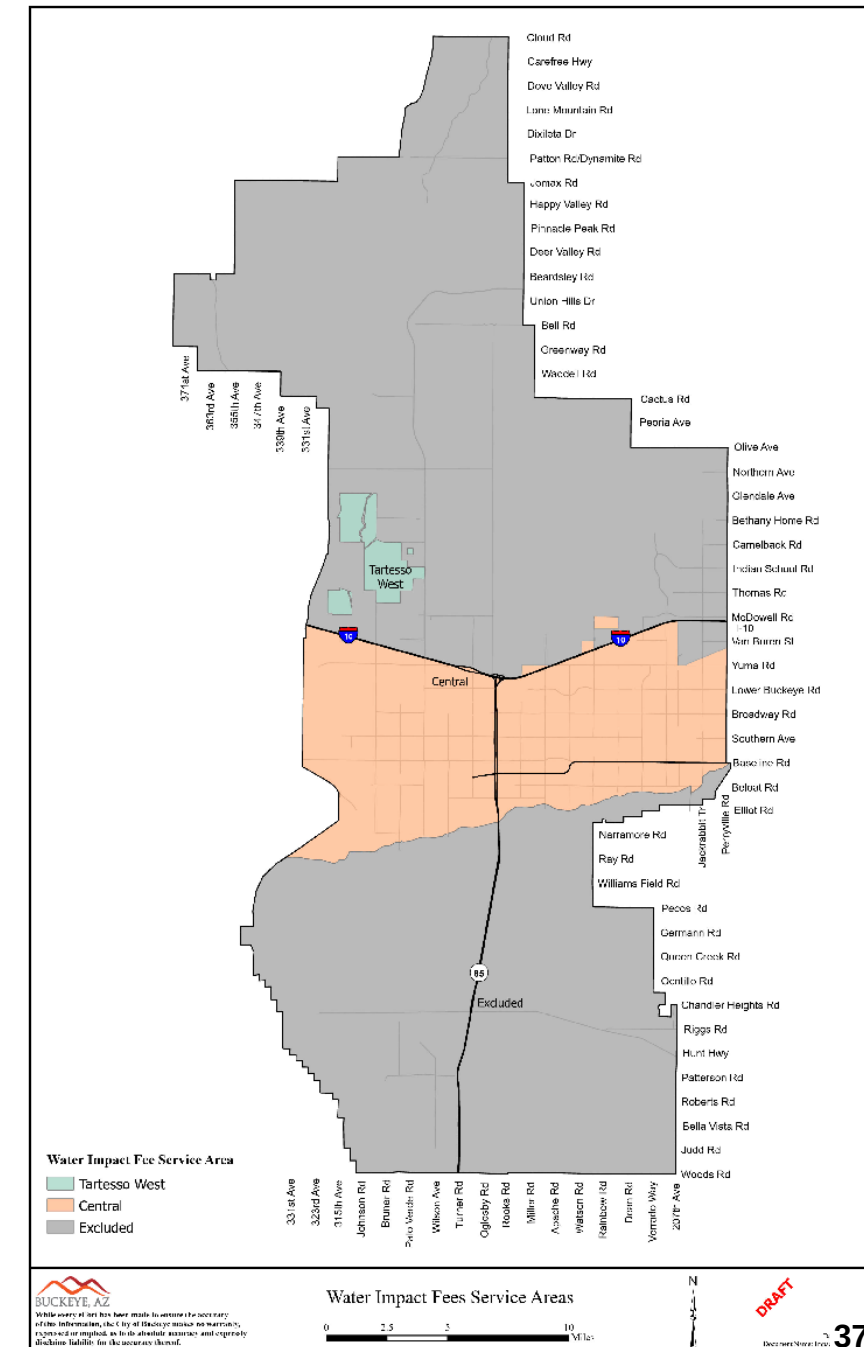


Water and Wastewater

- **Single Family Residential (SFR) – unchanged based on meter size**
- **Non-Residential Meter sizes 1.5” and below unchanged**
 - based upon Single Family Residential consumption factors
- **Non-Residential Meters in excess of 1.5”**
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - **Accurately captures impact of high water users on system**
 - There is no relationship between a SFR and commercial water use
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 - Goodyear uses this methodology
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 - All others base on SFR factor
 - Ability for applicant to provide water usage report to calculate a reduced fee

Water IIP

- **Service Area**
 - **Central:** North of Gila River to I-10
 - **Tartesso West:** Tartesso West
- **Central – Fee Components**
 - Well
 - Arsenic Treatment
 - Pump Station
 - Storage Tank
 - Water Campus Land
 - Water Lines (≥16")
- **Tartesso West: Cost Recovery**





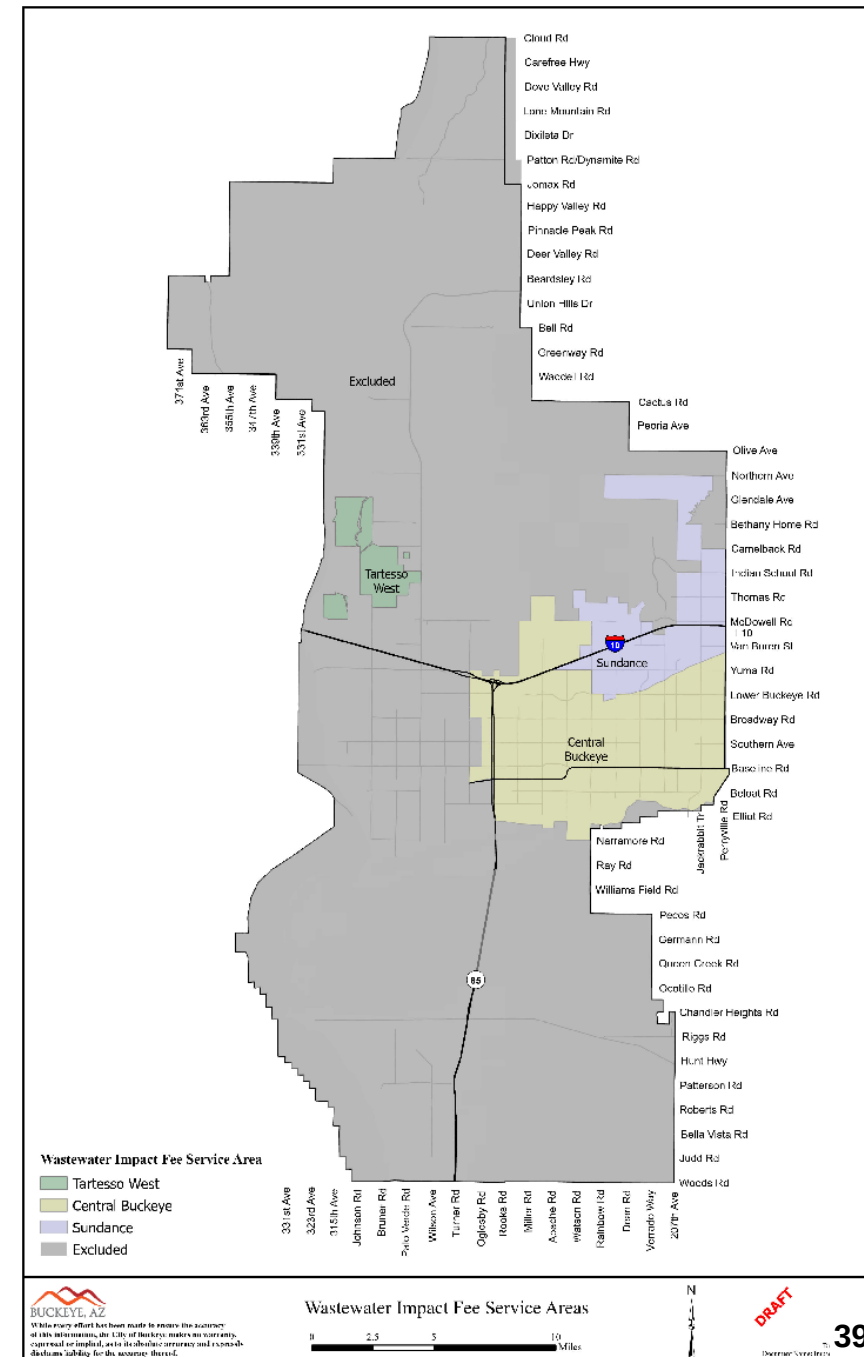
Proposed Water Fees

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Central

Wastewater IIP

- **Service Area**
 - Central
 - Sundance
 - Tartesso West
- **Central & Sundance**
 - Water Reclamation Facility (WRF)
 - Lift Station
 - Land
 - Collection Line (≥15")
 - Reclaimed Line
 - Recharge Basin
- **Tartesso West: Cost Recovery**





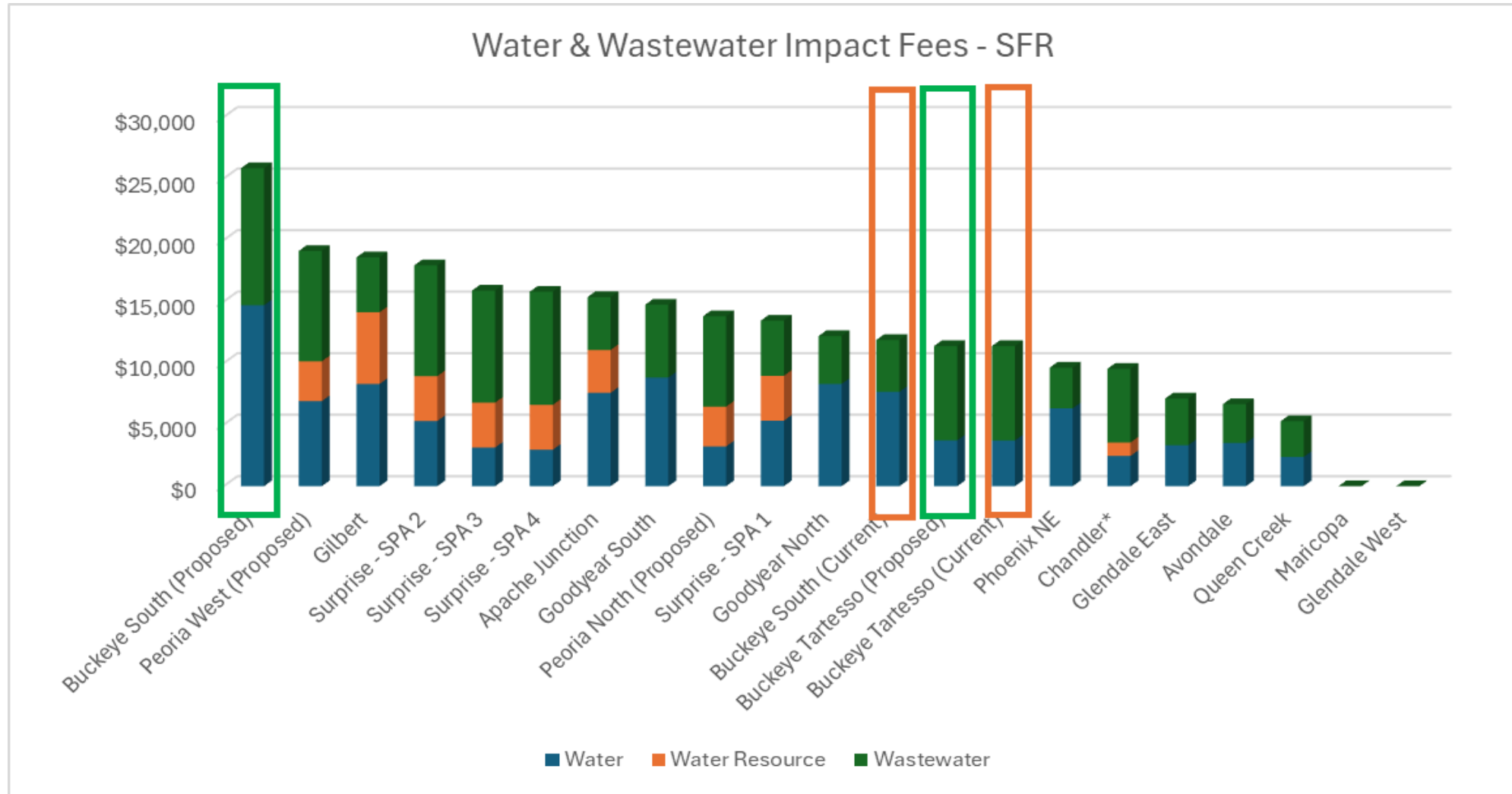
Proposed Wastewater Fees

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Central

Sundance

Comparison Graph – Utility Fees





Fee Summary – Utility

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Water

Wastewater

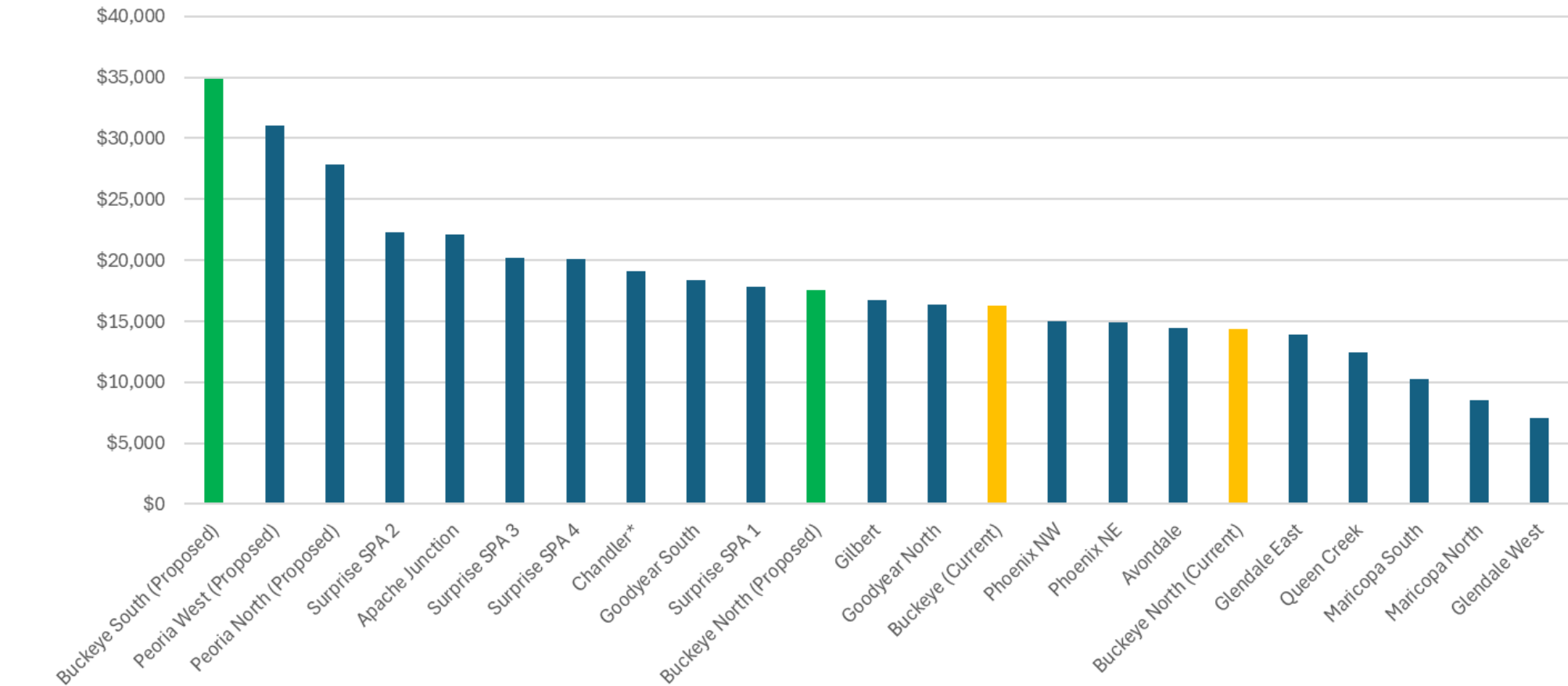
Fee Comparison – South / Central Service Area

Single Family Residential

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$1,769	\$1,060	66.89%	\$709
Library	\$738	\$289	155.36%	\$449
Parks	\$3,397	\$1,915	77.39%	\$1,482
Police	\$1,659	\$842	97.03%	\$817
Streets	\$1,804	\$300	501.33%	\$1,504
Total Non-Utilities	\$9,367	\$4,406	112.60%	\$4,961
Water	\$14,709	\$7,675	91.65%	\$7,034
Wastewater	\$11,310	\$4,214	168.39%	\$7,096
Total Utilities	\$26,019	\$11,889	118.85%	\$20,595
Total Impact Fees	\$35,386	\$16,295	117.16%	\$25,556

Single-Family Comparison

TOTAL Impact Fees - SFR



*Surprise & Chandler include general government fee

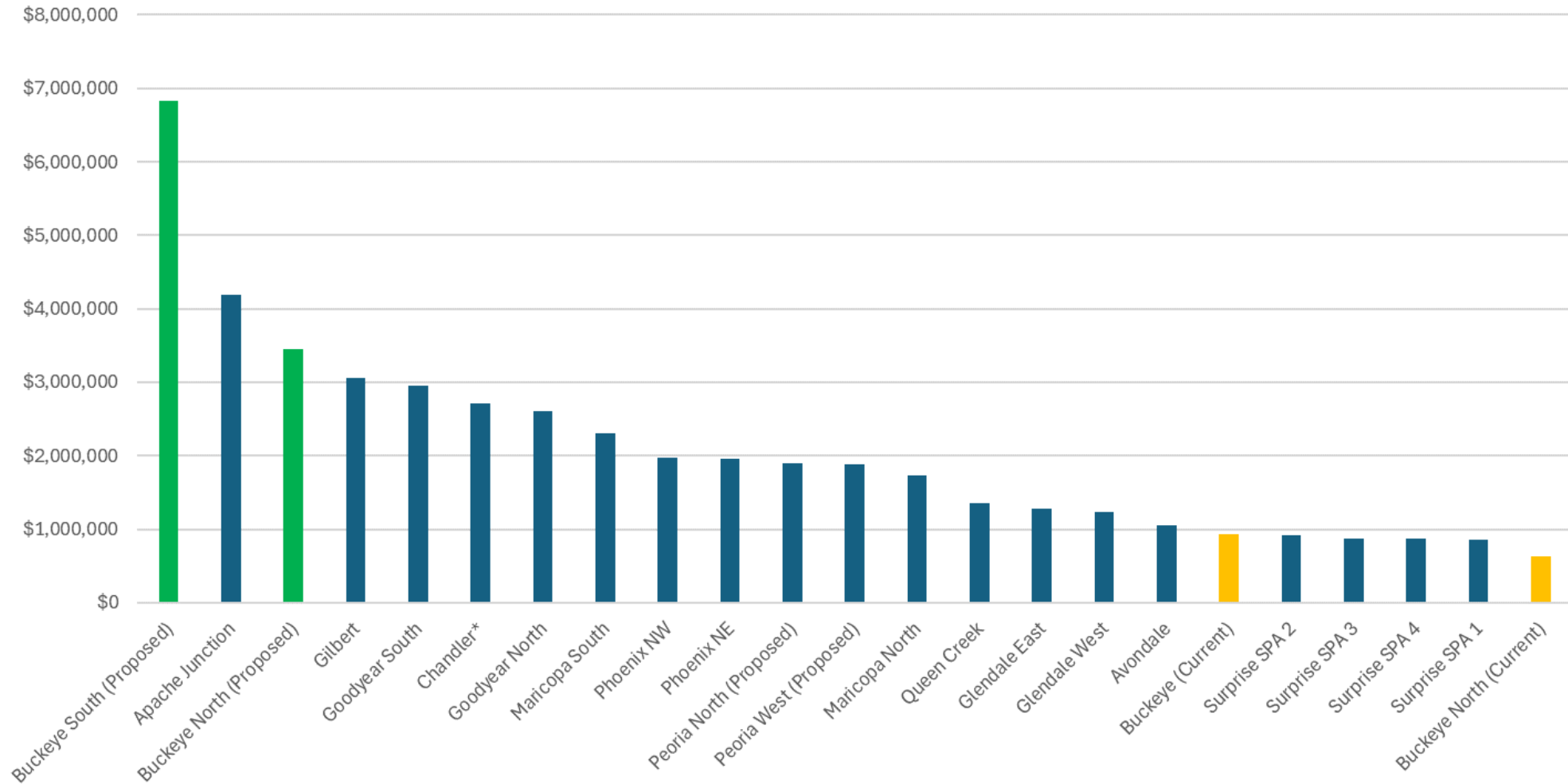
Fee Comparison – South / Central Service Area

Multi-Family Residential – 36 Units

		Category	Proposed	Current	% Change	\$\$ Change
		Fire	\$49,536	\$29,808	66.18%	\$19,728
		Library	\$16,992	\$8,100	109.78%	\$8,892
		Parks	\$95,544	\$53,856	77.41%	\$41,688
		Police	\$46,620	\$23,688	96.81%	\$22,932
		Streets	\$41,112	\$6,228	560.12%	\$34,884
cost per unit	\$6,939	Total Non-Utilities	\$249,804	\$121,680	105.30%	\$128,124
		Water	\$413,388	\$55,260	648.08%	\$358,128
		Wastewater	\$224,748	\$28,921	677.11%	\$195,827
cost per unit	\$17,726	Total Utilities	\$638,136	\$84,181	658.05%	\$553,955
cost per unit	\$24,665	Total Impact Fees	\$887,940	\$205,861	331.33%	\$682,079

Multi-Family Comparison

TOTAL Impact Fees - Multi Family (252 Unit Complex)

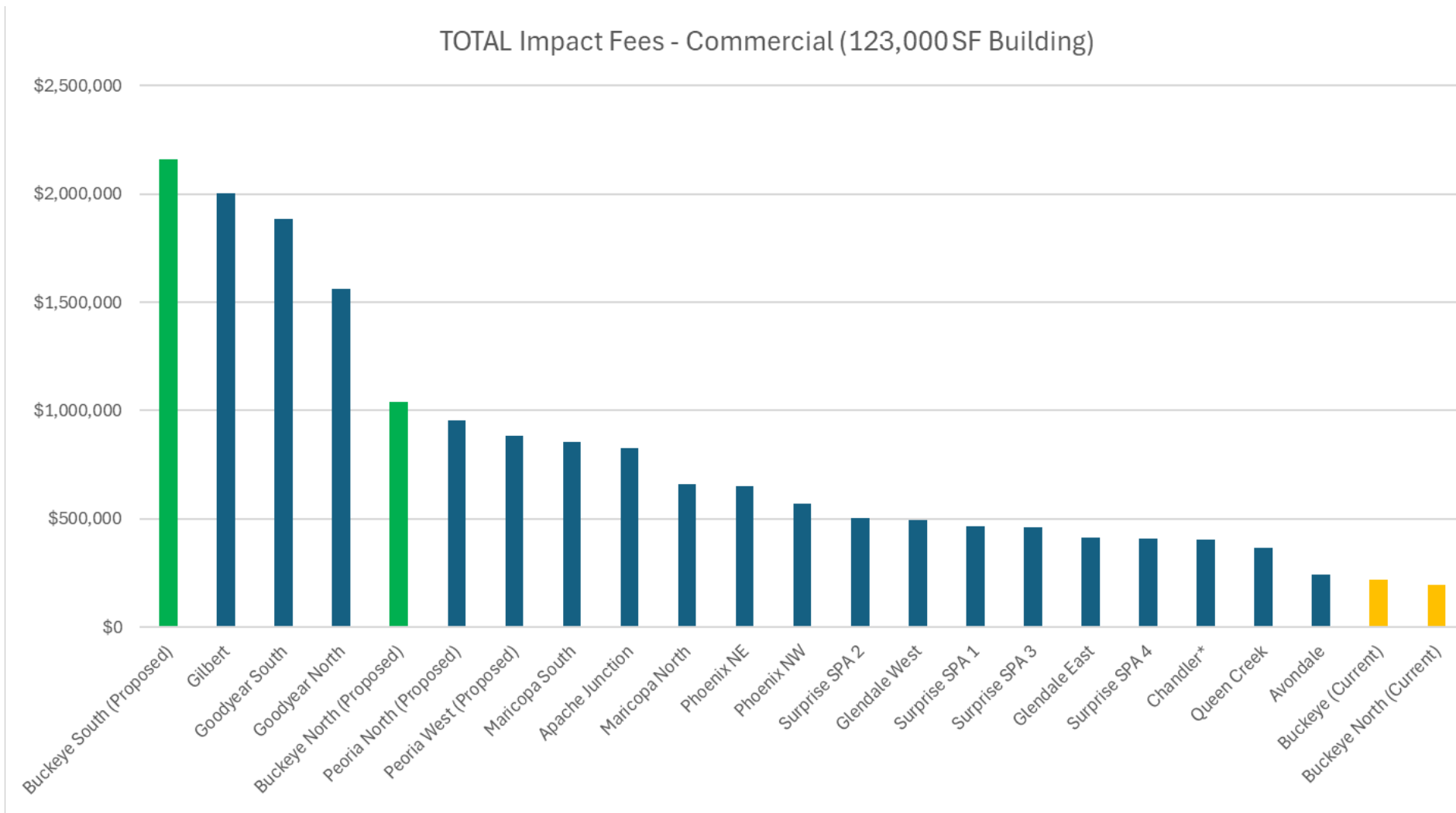


Fee Comparison – South / Central Service Area

Commercial – 123,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$184,746	\$143,664	28.60%	\$41,082
Library	\$6,519	\$11,808	-44.79%	(\$5,289)
Parks	\$34,317	\$70,479	-51.31%	(\$36,162)
Police	\$300,612	\$162,729	84.73%	\$137,883
Streets	\$254,856	\$41,451	514.84%	\$213,405
Total Non-Utilities	\$781,050	\$430,131	81.58%	\$350,919
Water	\$1,021,339	\$77,520	1217.52%	\$943,819
Wastewater	\$816,742	\$38,494	2021.74%	\$778,248
Total Utilities	\$1,838,081	\$116,014	1484.36%	\$1,722,067
Total Impact Fees	\$2,619,131	\$546,145	379.57%	\$2,072,986

Commercial / Retail Comparison

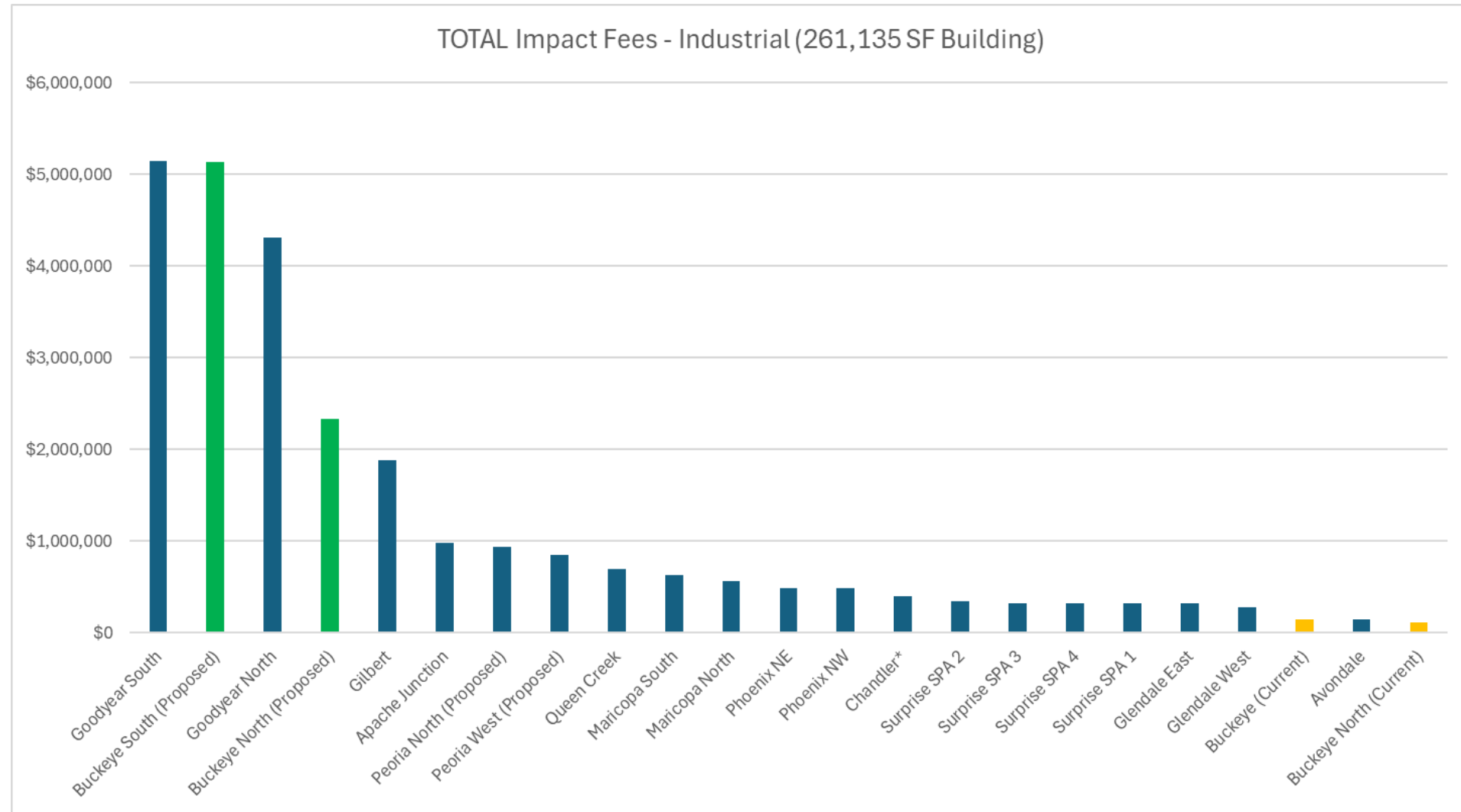


Fee Comparison – South / Central Service Area

Industrial – 250,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$60,083	\$42,482	41.43%	\$17,600
Library	\$2,136	\$3,499	-38.95%	(\$1,363)
Parks	\$10,995	\$20,741	-46.99%	(\$9,746)
Police	\$42,982	\$22,990	86.96%	\$19,992
Streets	\$35,287	\$6,497	443.11%	\$28,790
Total Non-Utilities	\$151,483	\$96,210	57.45%	\$55,273
Water	\$2,808,186	\$31,468	8823.94%	\$2,776,718
Wastewater	\$2,245,636	\$10,574	21137.33%	\$2,235,062
Total Utilities	\$5,053,821	\$42,042	11920.89%	\$5,011,779
Total Impact Fees	\$5,205,304	\$138,252	3665.10%	\$5,067,053

Industrial Comparison

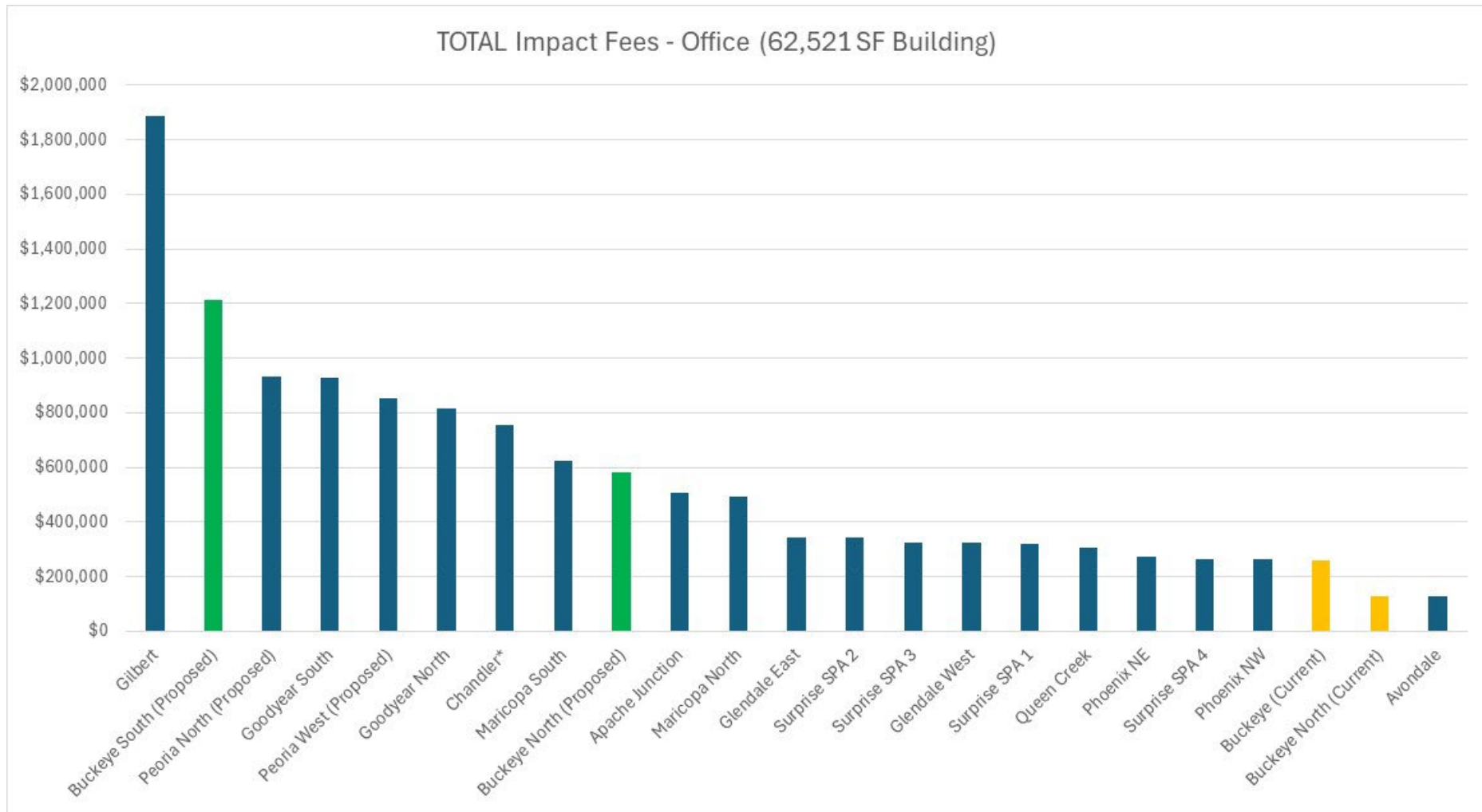


Fee Comparison – South / Central Service Area

Office – 47,176 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$108,755	\$69,962	55.45%	\$38,793
Library	\$3,866	\$5,708	-32.27%	(\$1,842)
Parks	\$20,191	\$34,297	-41.13%	(\$14,106)
Police	\$51,186	\$24,390	109.86%	\$26,796
Streets	\$42,214	\$6,888	512.89%	\$35,326
Total Non-Utilities	\$226,213	\$141,245	60.16%	\$84,968
Water	\$311,869	\$81,063	284.72%	\$230,806
Wastewater	\$341,281	\$54,455	526.72%	\$286,826
Total Utilities	\$653,151	\$135,518	381.97%	\$517,633
Total Impact Fees	\$879,363	\$276,763	217.73%	\$602,600

Industrial Comparison



- ~~May 2023~~: Project Initiation Meeting
- ~~Oct 2023 - Apr 2024~~: Stakeholder Group Meetings (x5)
- ~~Aug 1~~: Advertise LUA & IIP (60 days)
- **Aug 6**: Council Workshop
- **Oct 1**: LUA & IIP - Public Hearing (30 days)
- **Nov 5**: LUA & IIP - Adoption
- **Nov 6**: Development Fees - Advertise (30 days)
- **Dec 17**: Development Fees - Public Hearing (30 days)
- **Jan 21, 2025**: Development Fees - Adoption (75 days)
- **Apr 7**: Development Fees - Effective

LUA
& IIP

Dev
Fees



Questions

Draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees

Buckeye, Arizona
August 6, 2024

Bethesda, MD | 301.320.6900
TischlerBise.com



Overview

- Development Fee Basics
- Project Timeline
- Land Use Assumptions (LUA)
- Infrastructure Improvements Plan (IIP)
 - Fire
 - Library
 - Parks and Recreational
 - Police
 - Street
 - Water
 - Wastewater
- Fee Summary and Examples



Development Fee Basics

DRAFT

- One-time payment for growth-related infrastructure needs.
 - *Provide infrastructure as growth occurs*
 - *Restricted to specific uses by state law*
- New development's proportionate share of capital cost for system improvements
 - *Demographic analysis and development projections*
 - *Infrastructure needs and cost analysis*
- **Fee payers must receive a benefit**
 - *Geographic service areas*
 - *Accounting and expenditure controls*

- **Three Integrated Products:**
 - Land Use Assumptions: 10+ years
 - Infrastructure Improvements Plan (IIP): limited to 10 years
 - Development Fees: part of broader revenue strategy
- **Level of Service (LOS)**
 - May not exceed what is provided to existing development
 - Higher LOS must be paired with non-development fee funding source to cover existing development's share
- **Limitations on necessary public services**
 - Parks: 30 acres unless direct benefit to development
 - Libraries: 10,000 square feet
 - Public Safety: No regional training facilities

Impact Fee Timeline



October 2023 –
April 2024:
Stakeholder Mtg
& Draft(s)



August 2024:
Publish LUA and
IIP



October 2024:
Public Hearing,
LUA and IIP



November 2024:
Adoption, LUA and
IIP



November 2024:
Publish Development
Fees



December 2024:
Public Hearing,
Development Fees



January 2025:
Adoption,
Development
Fees



April 7, 2025:
Development
Fees Effective



Land Use Assumptions

DRAFT

Residential: Single-family units based on MAG; multi-family units based on the development pipeline.

Nonresidential: Institutional based on MAG; industrial, commercial, and office based on recent trends.

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year Increase
	Base	1	2	3	4	5	6	7	8	9	10	
												85,579
												21,542
												7,965
												29,507
												4,581
												11,343
												5,072
												2,933
												23,930
												13,530
												5,339
												1,558
												1,008
												21,435



Infrastructure Improvement Plan (IIP)

- Forecasts of necessary infrastructure costs
- Allocates costs by unit
 - Persons per Housing unit
 - Non-residential (per 1,000 Sq Ft)
 - Meter size
 - Usage in gallons
- Methodology for non-utility fees have not changed
 - Fee Increases related to cost of projects
- Water and wastewater methodology has changed to adequately capture impact on system
 - Fee Increases related to cost of projects AND methodology change



Major Modification to Utility Methodology

Water and Wastewater

- Single Family Residential (SFR) – unchanged based on meter size
- Non-Residential Meter sizes 1.5” and below unchanged
 - Based upon Single Family Residential consumption factors
- Non-Residential Meters in excess of 1.5”
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - Accurately captures impact of high water users on system
 - There is no relationship between a SFR and commercial water use
 - Ability for applicant to provide water usage report to calculate a reduced fee
 - Comparable Cities
 - Goodyear uses this methodology
 - Phoenix uses a factor methodology
 - All others base on SFR factor
 - Ability for applicant to provide water usage report to calculate a reduced fee

Fire IIP

• Fee Components

• Fire Stations

• City Wide

• Festival Ranch: Cost Recovery

• North Star Ranch: Cost Recovery

• Tartesso West: Cost Recovery

• Teravalis (Floreo): Developer will build w/o fees

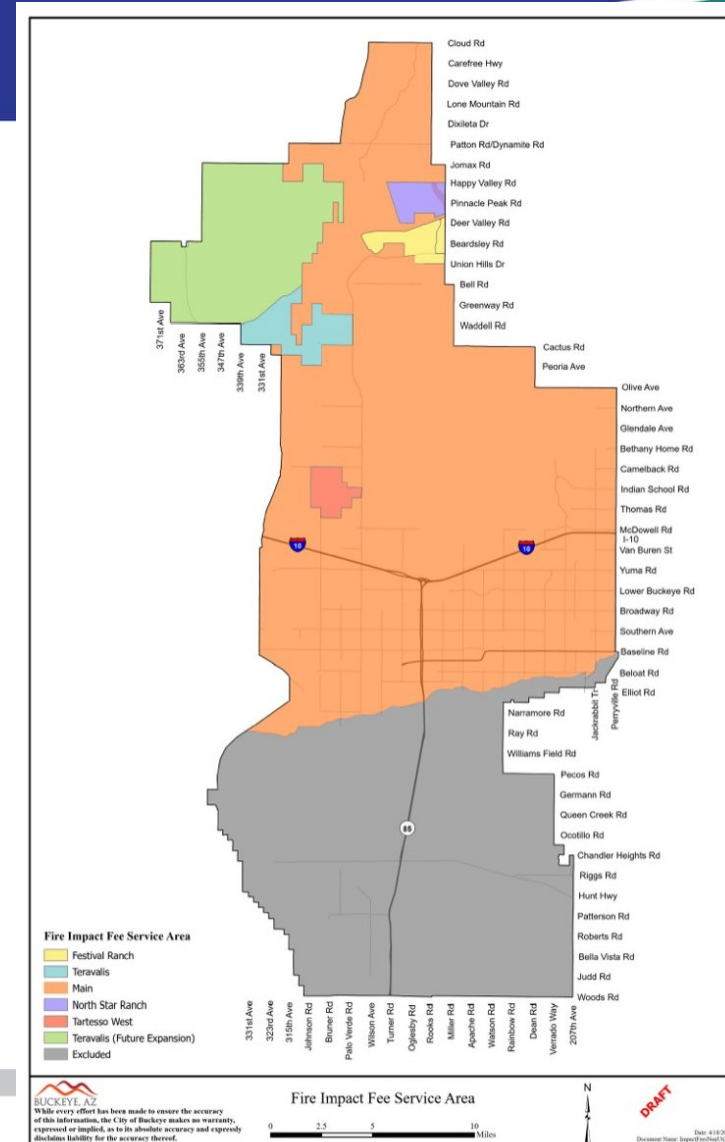
• Fire Facilities: City Wide

• Fire Apparatus: City Wide

• Fire Equipment: City Wide

Service Area

Citywide



Proposed Fire Fees

MAIN

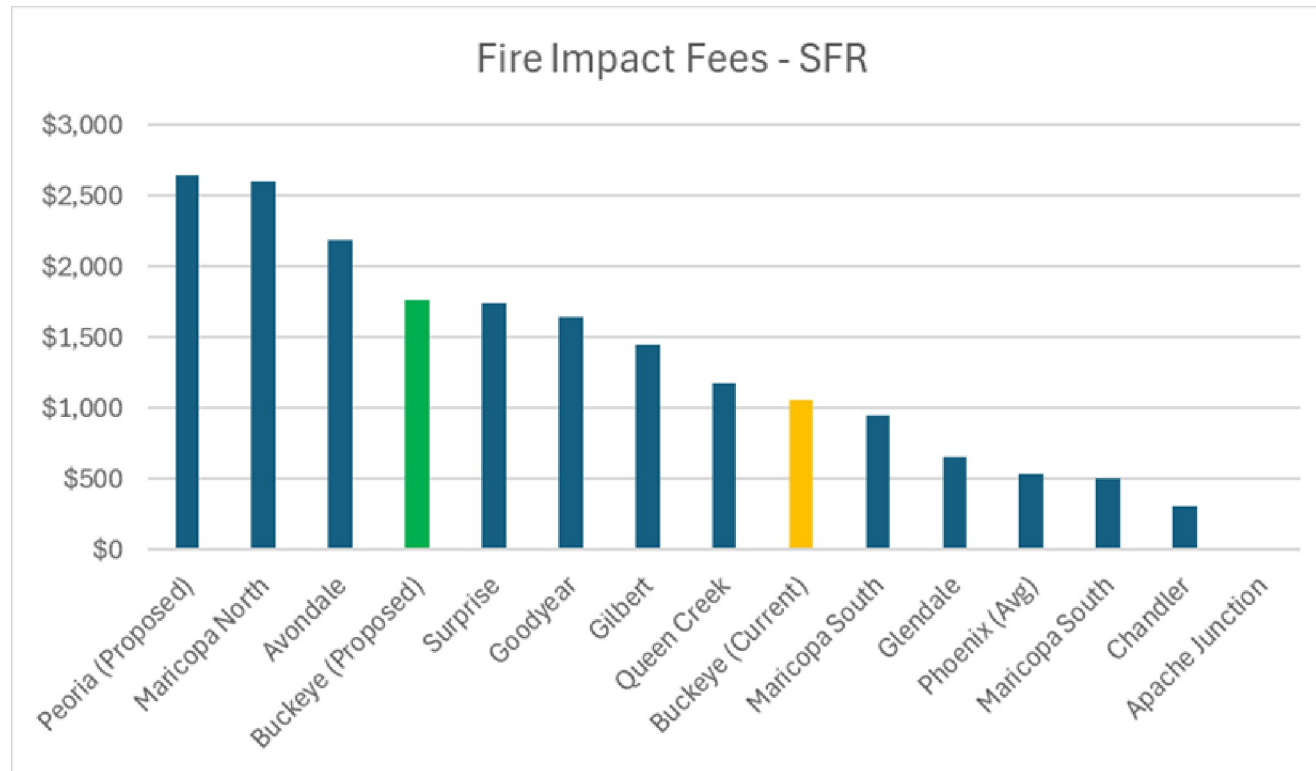
Fee Component	Cost per Person	Cost per Job
Fire Stations	\$380.56	\$464.11
Fire Facilities	\$26.25	\$37.59
Fire Apparatus	\$118.48	\$169.68
Fire Equipment	\$24.68	\$35.35
Development Fee Report	\$0.50	\$0.42
Total	\$550.47	\$707.15

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	\$1,762	\$1,060	\$702
High Density (≥8 DU/Acre)	2.50	\$1,376	\$838	\$538
Age Restricted (≤8 DU/Acre)	2.00	\$1,101	\$661	\$440

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial	0.33	\$239	\$171	\$68
Commercial	2.12	\$1,502	\$1,208	\$294
Office & Other Services	3.21	\$2,302	\$1,482	\$820
Institutional	3.09	\$2,144	\$1,464	\$680

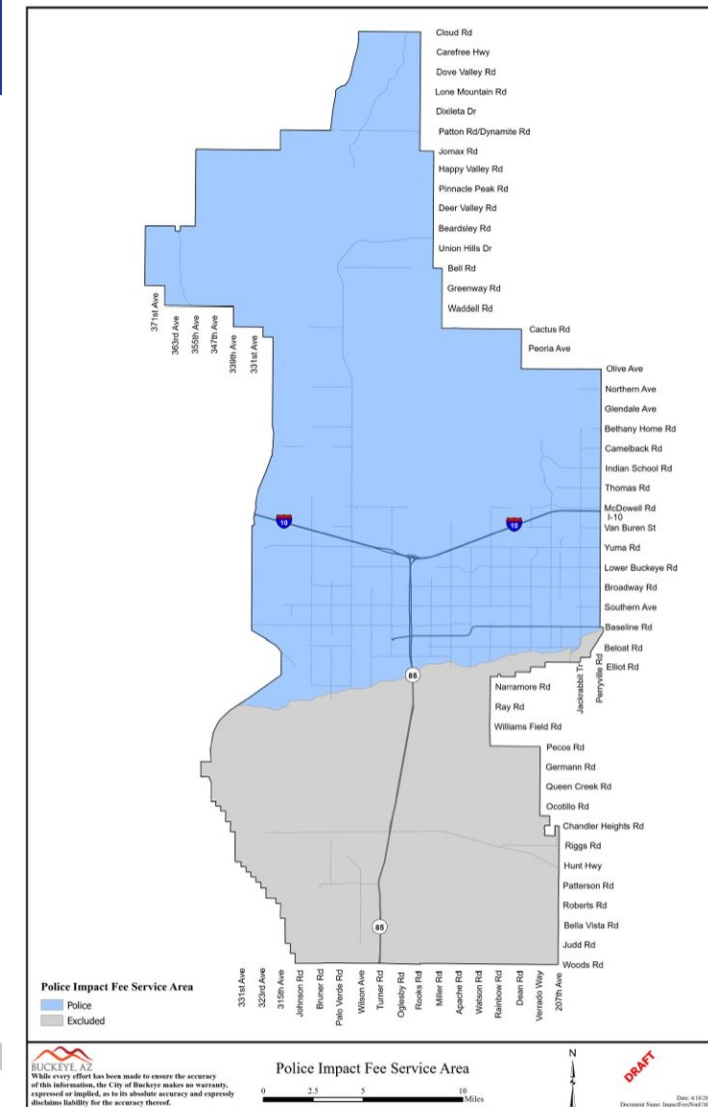
1. See Land Use Assumptions

Comparison Graph



Police IIP

- Service Area
 - Citywide
- Fee Components
 - Police Facilities
 - Police Vehicles
 - Police Equipment

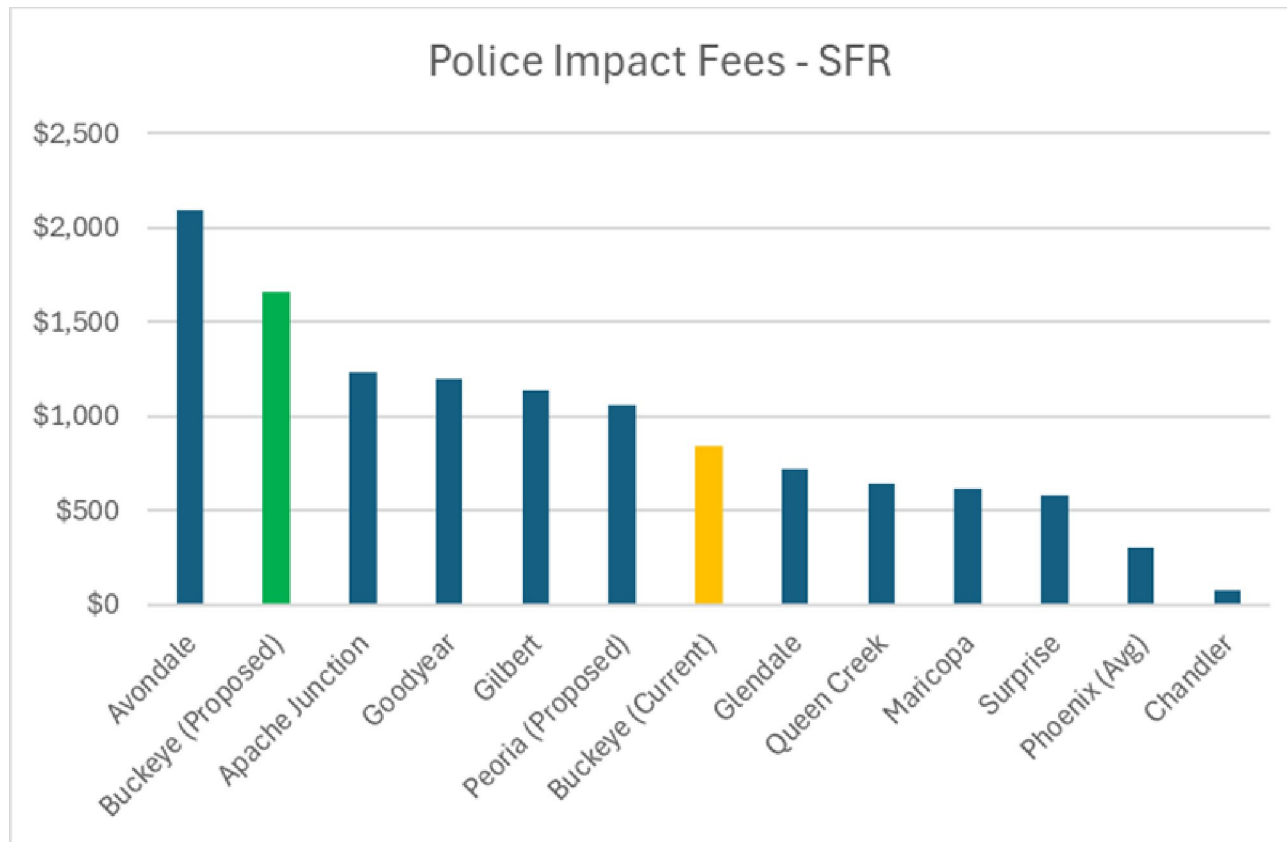


Proposed Police Fees

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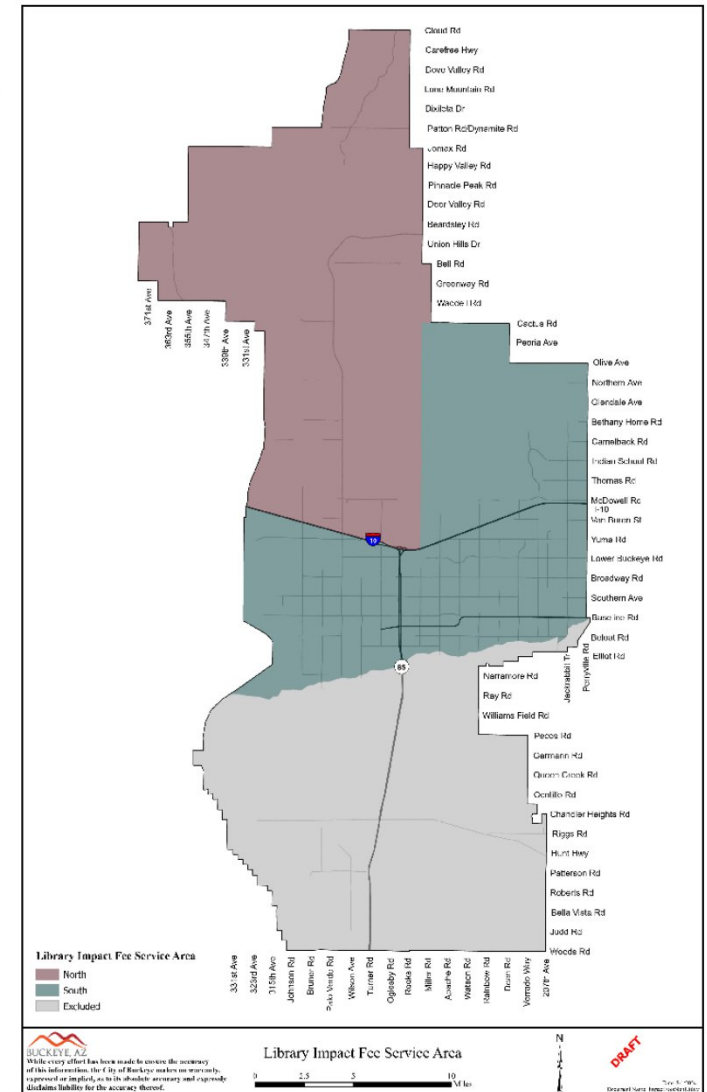
Fee Component	Cost per Person	Cost per Trip		
Police Facilities				
Police Vehicles				
Police Equipment				
Development Fee Report				
Total	\$517.91	\$200.19		
Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)		\$1,657		
High Density (≥8 DU/Acre)		\$1,295		
Age Restricted (≤8 DU/Acre)		\$1,036		
Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial		\$172		
Commercial		\$2,444		
Office & Other Services		\$1,085		
Institutional		\$1,491		
1. See Land Use Assumptions				

Comparison Graph



Library IIP

- **Service Area**
 - North
 - South
- **Fee Components**
 - Library Facilities

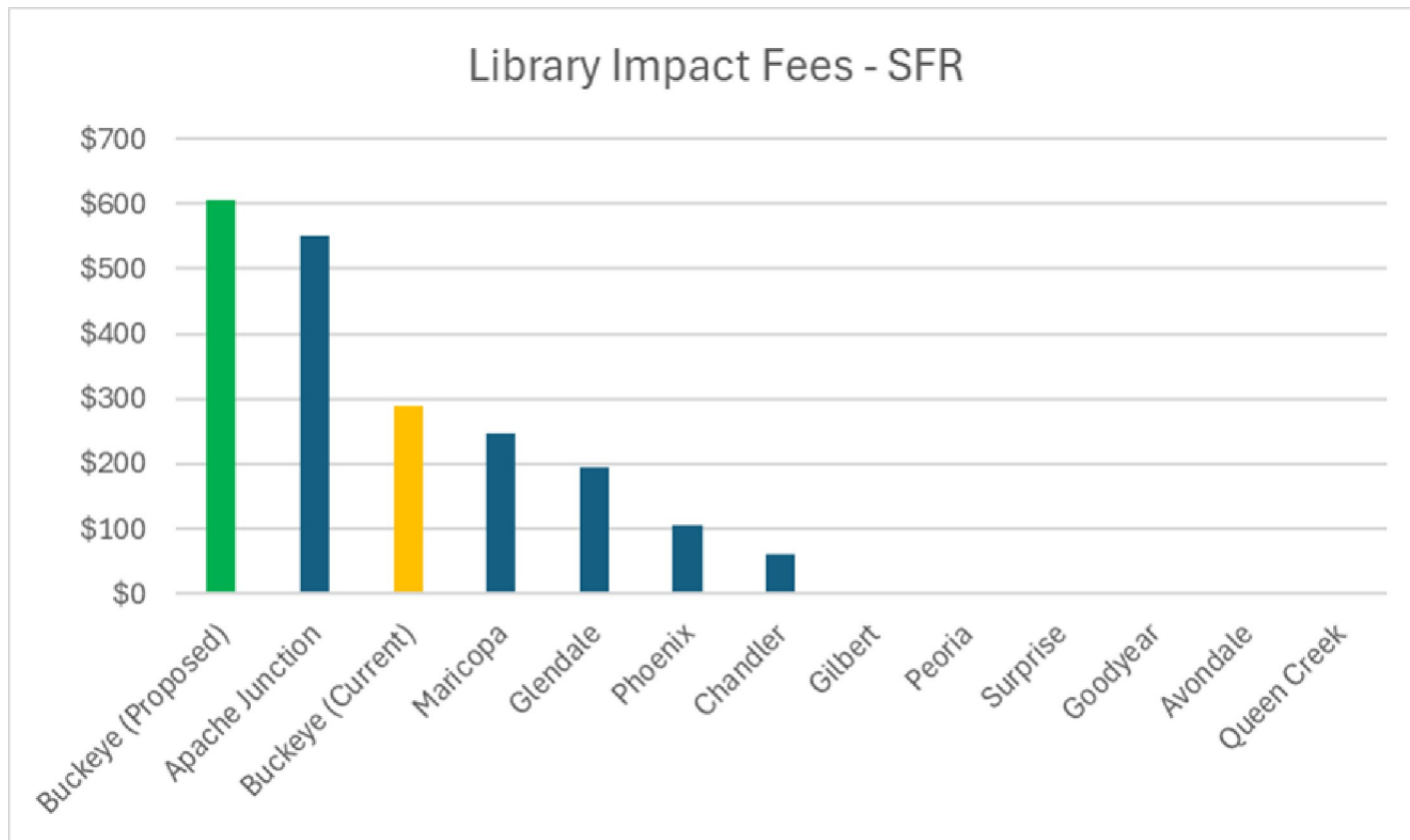


Proposed Library Fees

DRAFT

Fee Component	Cost per Person	Cost per Job		
Library Facilities				
Development Fee Report				
Total	\$188.92	\$25.14		
Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)		\$605		
High Density (≥8 DU/Acre)		\$472		
Age Restricted (≤8 DU/Acre)		\$378		
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial		\$9		(\$5)
Commercial		\$53		(\$43)
Office & Other Services		\$82		(\$39)
Institutional		\$76		
1. See Land Use Assumptions				

Comparison Graph





Parks and Recreational IIP Service Area - North

- Fee Components

- Community Park Amenities
- Pool
- Regional Park Amenities
- Community Centers

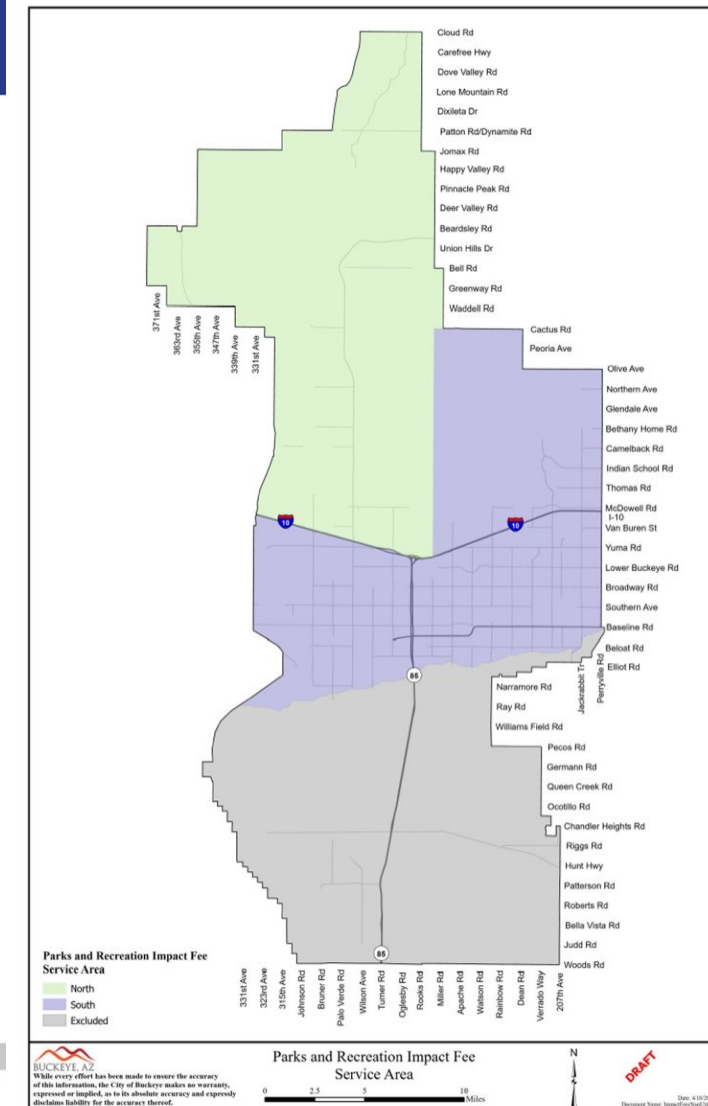
Citywide

Service Area - South

- Fee Components

- Community Parks (land and amenities)
- Pool
- Regional Park Amenities
- Community Centers

Citywide



Proposed Parks and Recreational Fees

DRAFT

NORTH

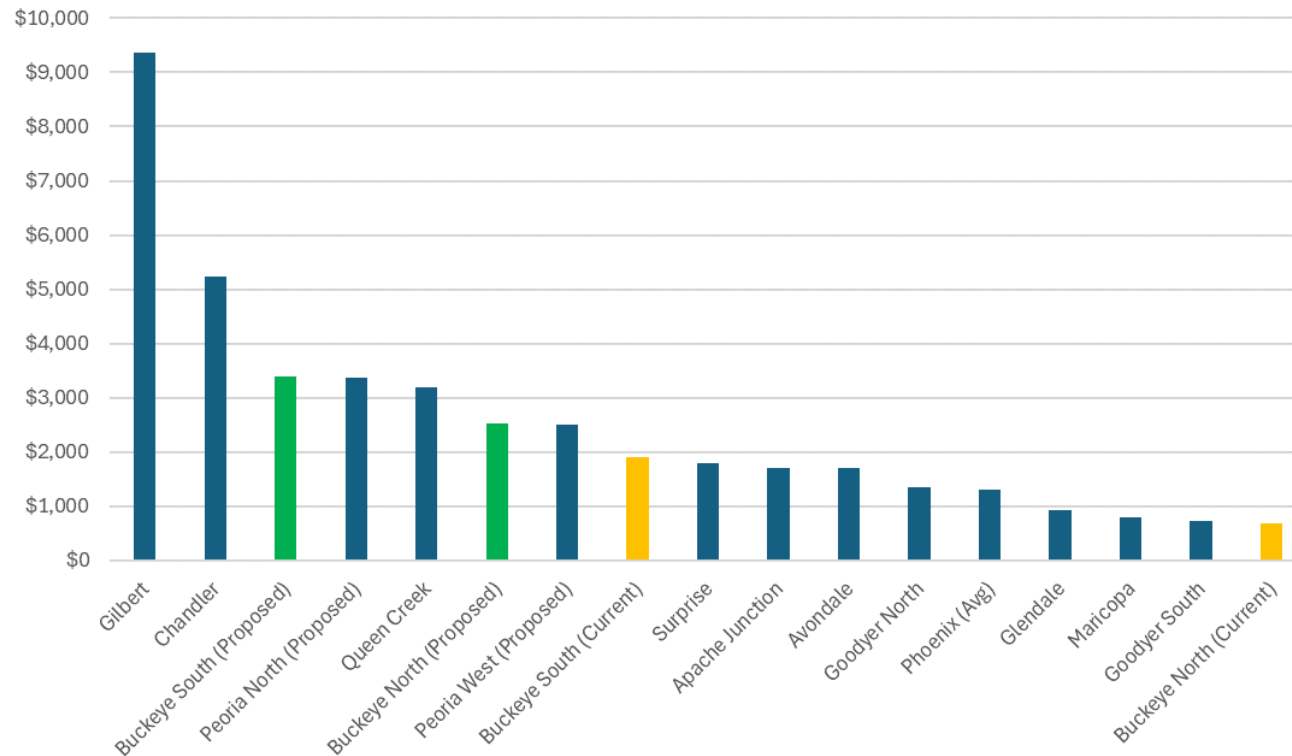
Fee Component	Cost per Person	Cost per Job		
Community Park Amenities				
Pools				
Regional Park Amenities				
Community Centers				
Development Fee Report				
Total	\$788.91	\$120.74		
Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)		\$2,525		
High Density (≥8 DU/Acre)		\$1,972		
Age Restricted (≤8 DU/Acre)		\$1,578		
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial		\$41		
Commercial		\$257		
Office & Other Services		\$393		
Institutional		\$366		
1. See Land Use Assumptions				

SOUTH

Fee Component	Cost per Person	Cost per Job		
Community Parks				
Pools				
Regional Park Amenities				
Community Centers				
Development Fee Report				
Total	\$1,061.53	\$131.37		
Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)		\$3,397		
High Density (≥8 DU/Acre)		\$2,654		
Age Restricted (≤8 DU/Acre)		\$2,123		
Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference
Industrial		\$44		(\$39)
Commercial		\$279		(\$294)
Office & Other Services		\$428		(\$299)
Institutional		\$398		
1. See Land Use Assumptions				

Comparison Graph

Parks and Recreational Impact Fees - SFR



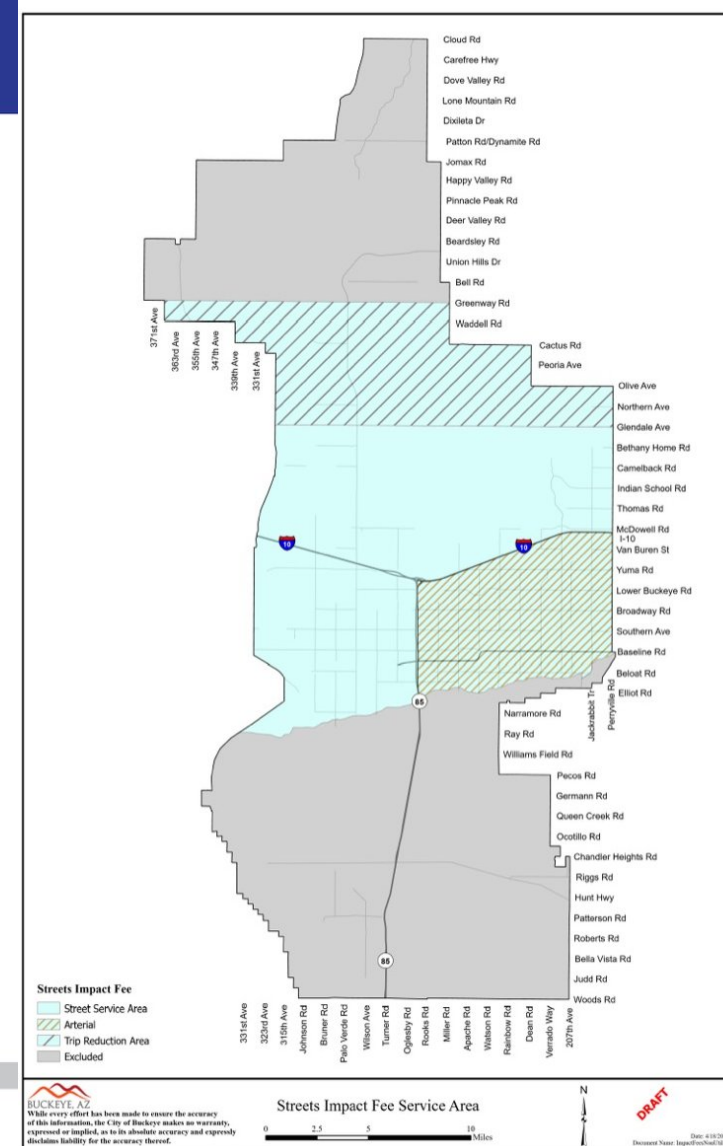
Street IIP

Service Area

- Interchange (ROW): Gila River to Greenway Rd
 - 100% Fee: Gila River to Glendale Ave
 - 50% Fee: Glendale Ave to Greenway Rd (only half of trips to I-10)
- Arterial: North of Gila River, East of SR 85, South of I-10

Fee Components

- Interchange (ROW)
- Arterial



Proposed Street Fees

DRAFT

Proposed Fees

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)			
High Density (≥8 DU/Acre)			
Age Restricted (≤8 DU/Acre)			

Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial			
Commercial			
Office & Other Services			
Institutional			

Current Fees

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Single Family			
Multi-Family			
Age Restricted			

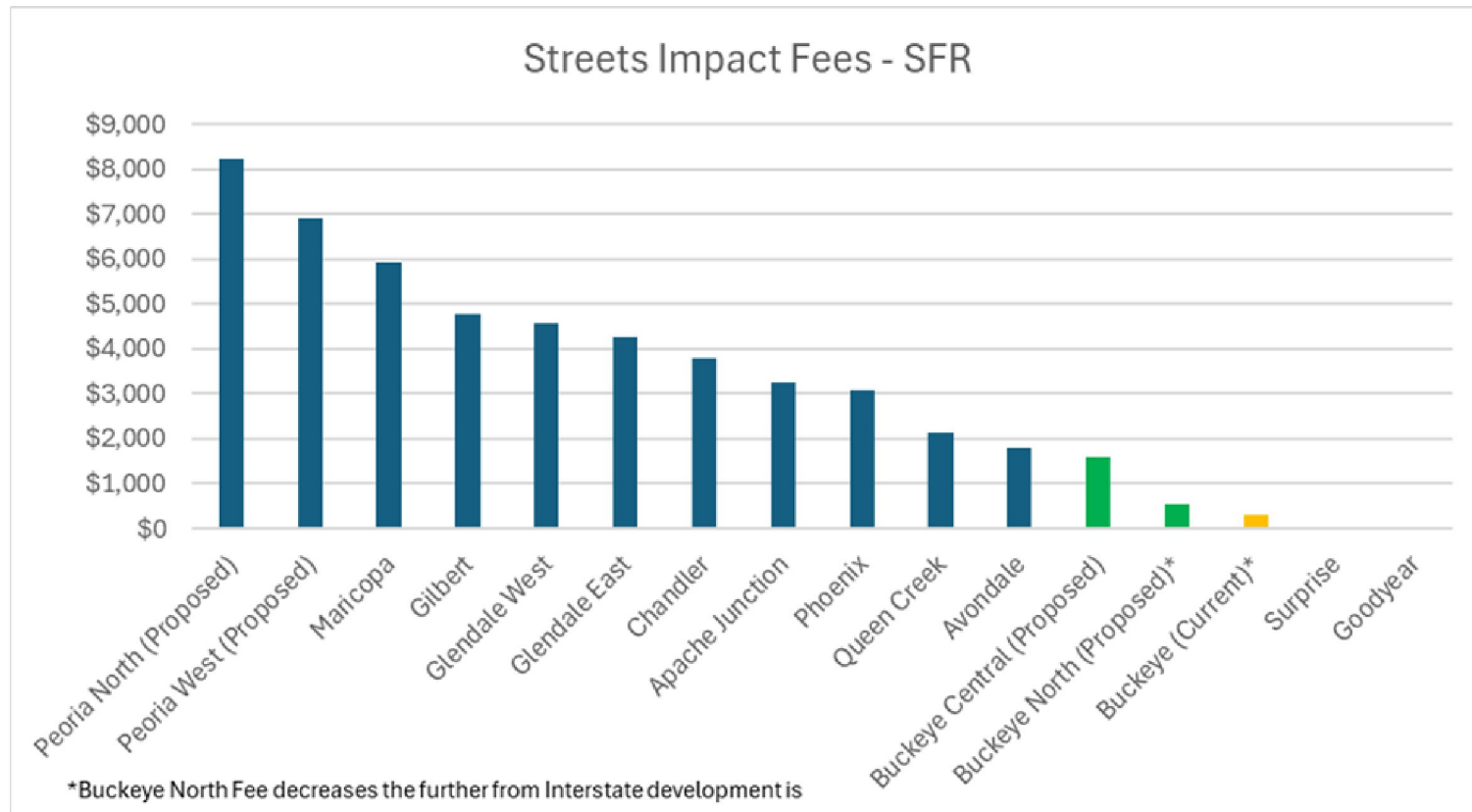
Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial			
Commercial			
Office & Other Services			
Institutional			

Difference

Residential Fees per Unit			
Development Type	Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)			(\$37)
High Density (≥8 DU/Acre)			
Age Restricted (≤8 DU/Acre)			(\$16)

Nonresidential Fees per 1,000 Square Feet			
Development Type	Arterial	Street	Trip Reduction
Industrial			(\$3)
Commercial			
Office & Other Services			
Institutional			

Comparison Graph



Fee Summary – Non-Utility

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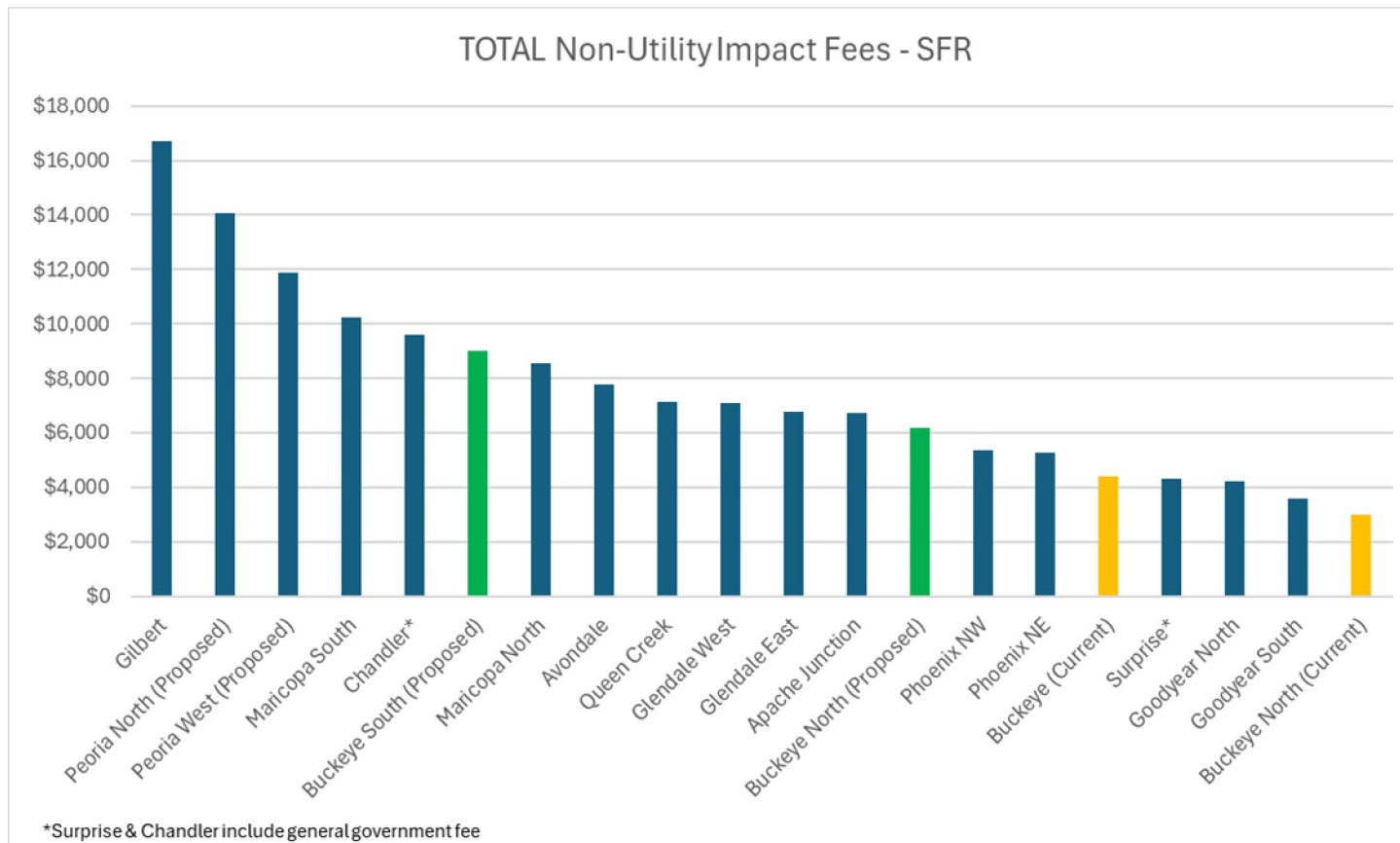
Proposed

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)												
High Density (≥8 DU/Acre)												
Age Restricted (≤8 DU/Acre)												
Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial												
Commercial												
Office & Other Services												
Institutional												

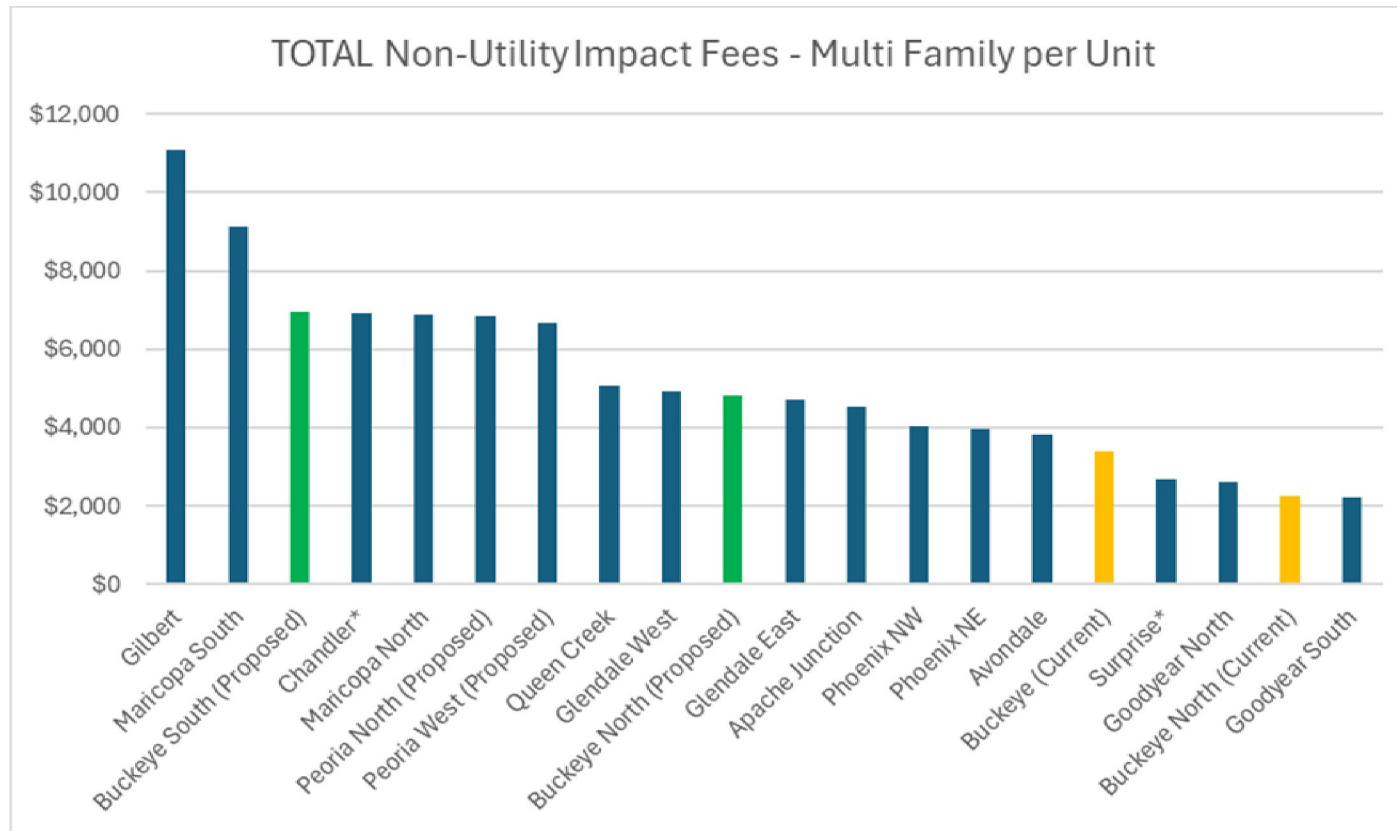
Current

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Single Family												
Multi-Family												
Age Restricted												
Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial												
Commercial												
Office & Other Services												
Institutional												

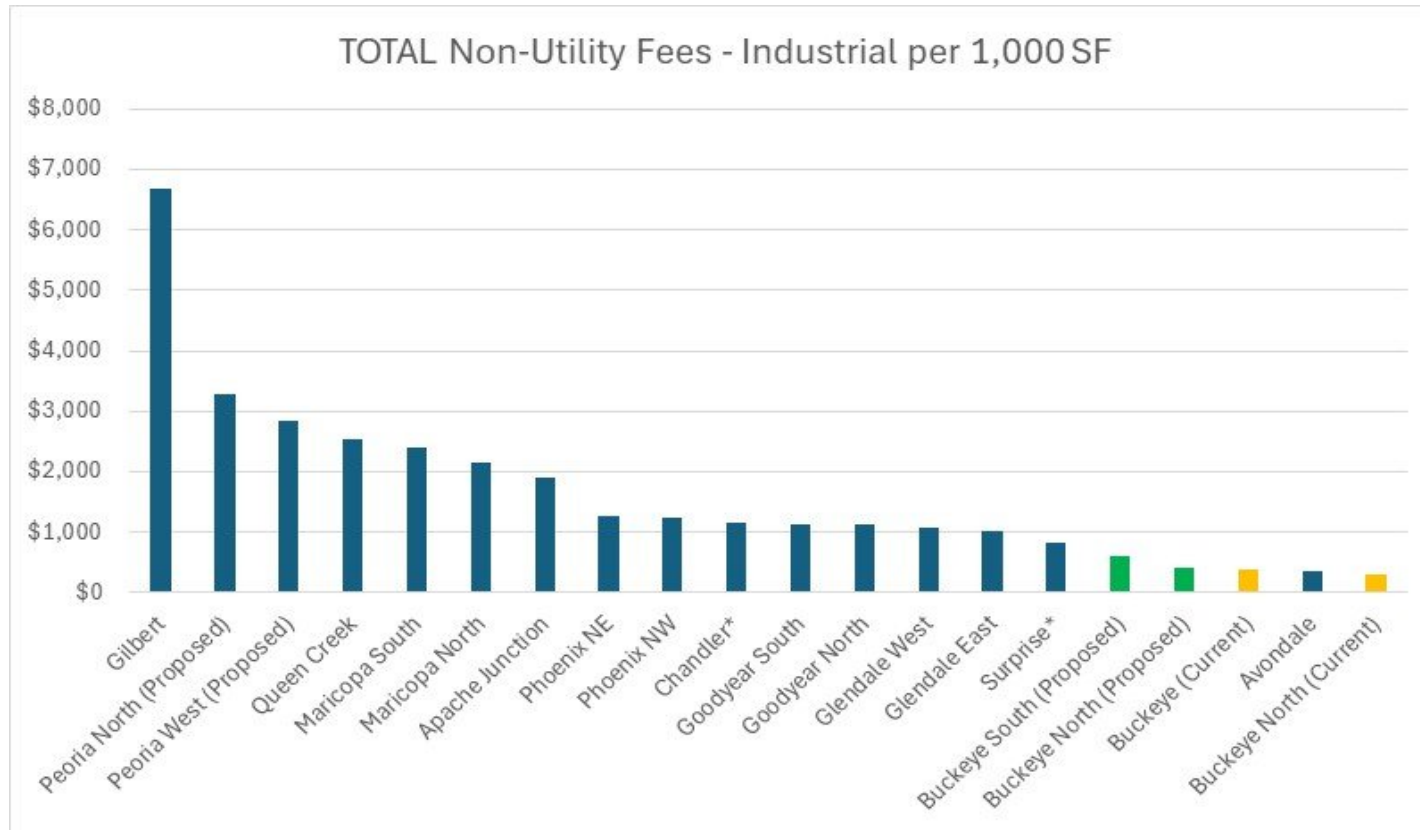
Comparison Graph – All Non-Utility Fees



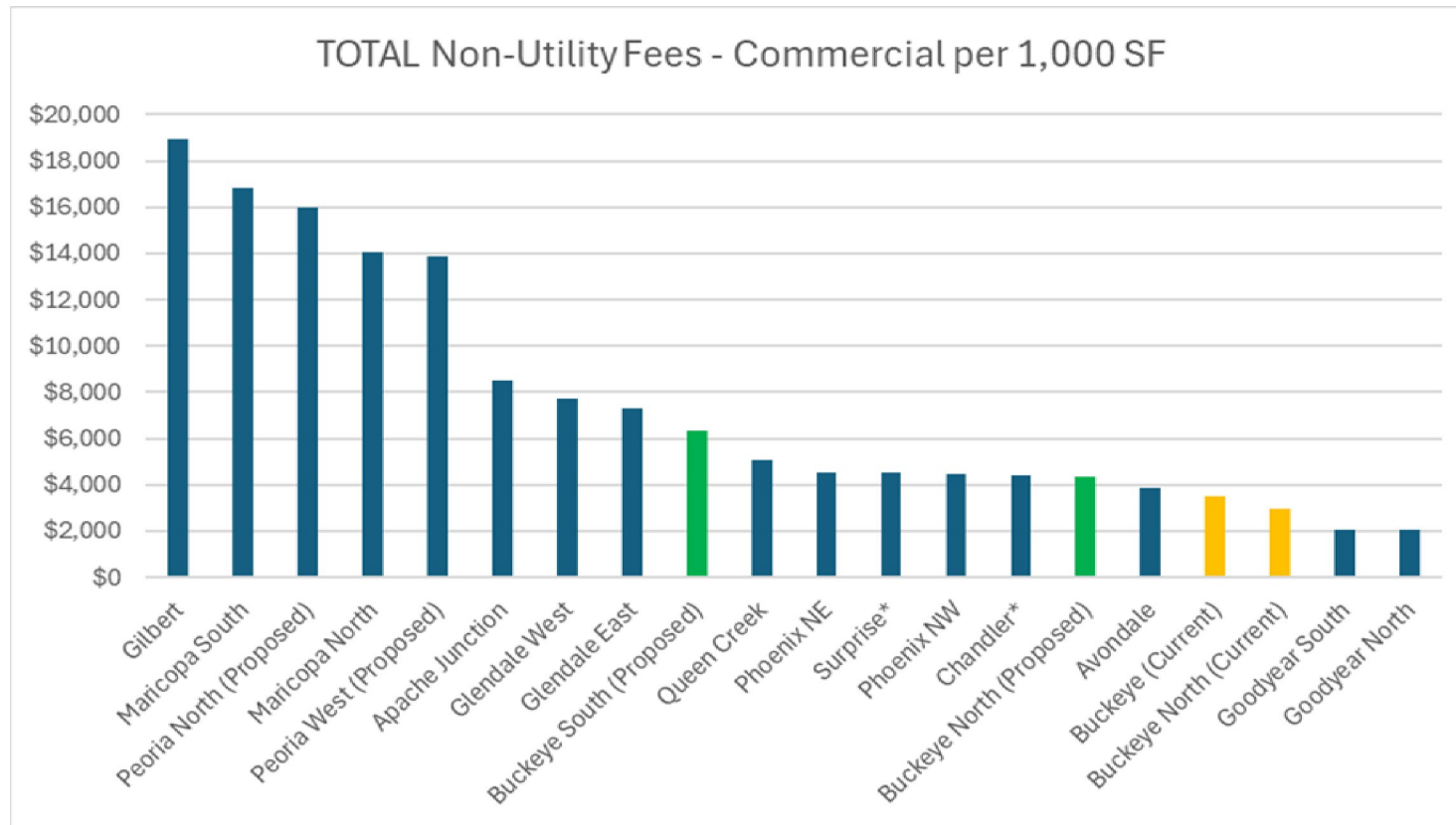
Comparison Graph – All Non-Utility Fees



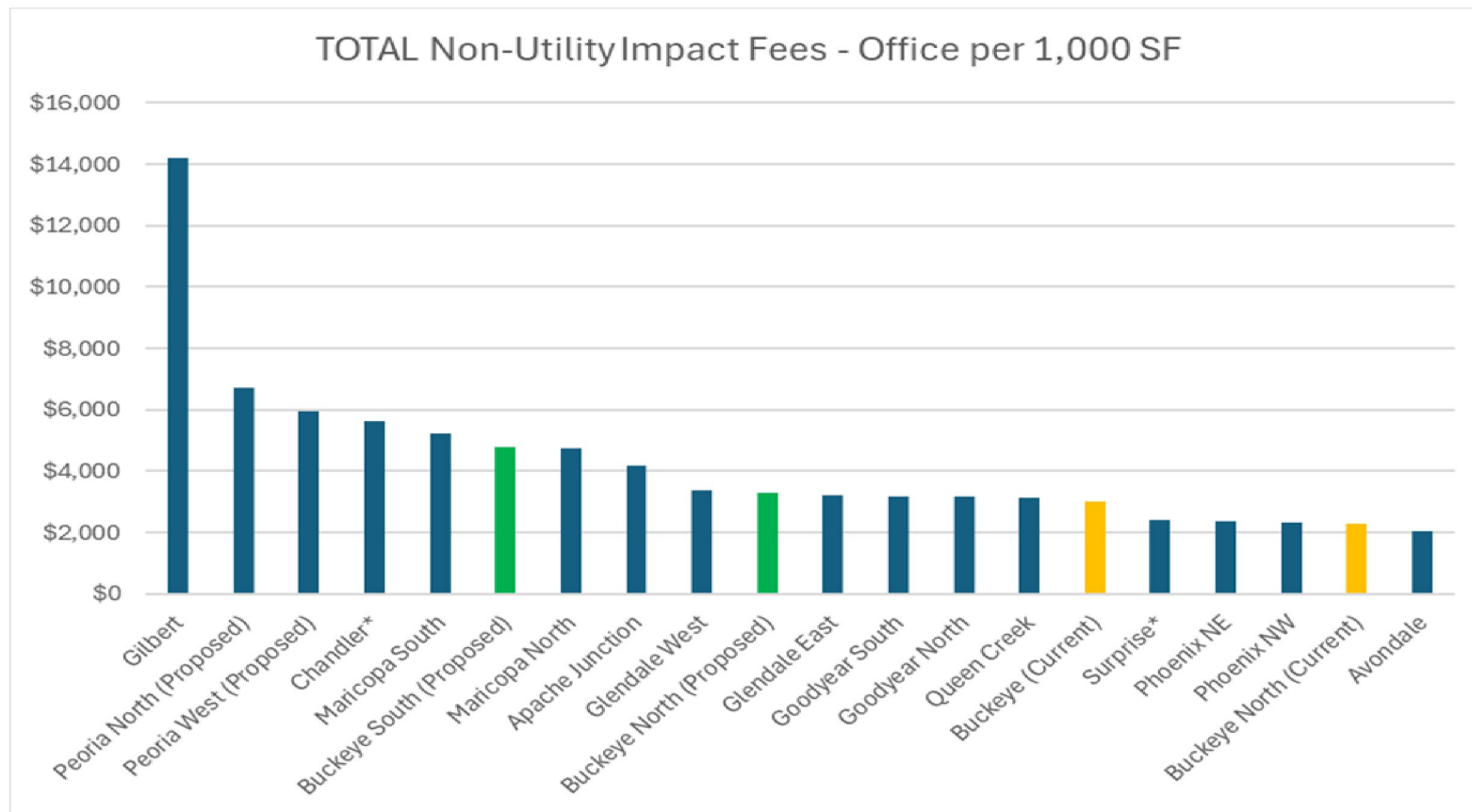
Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees



Comparison Graph – All Non-Utility Fees





Major Modification to Utility Methodology

Water and Wastewater

- Single Family Residential (SFR) – unchanged based on meter size
- Non-Residential Meter sizes 1.5” and below unchanged
 - based upon Single Family Residential consumption factors
- Non-Residential Meters in excess of 1.5”
 - Based on engineering design standards, water use report OR other water demand/wastewater flow report
 - Accurately captures impact of high water users on system
 - There is no relationship between a SFR and commercial water use
 - Ability for applicant to provide water usage report to calculate a reduced fee
 - Comparable Cities
 - Goodyear uses this methodology
 - Phoenix uses a factor methodology
 - All others base on SFR factor
 - Ability for applicant to provide water usage report to calculate a reduced fee

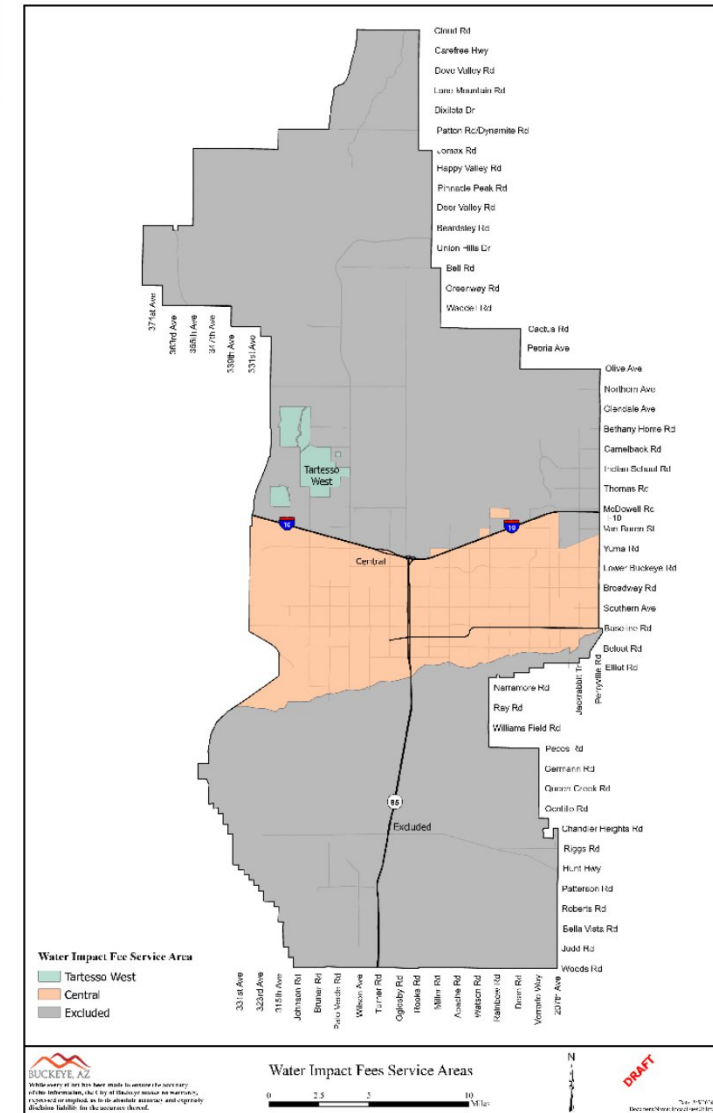
- **Service Area**

- **Central:** North of Gila River to I-10
- **Tartesso West:** Tartesso West

- **Central – Fee Components**

- Well
- Arsenic Treatment
- Pump Station
- Storage Tank
- Water Campus Land
- Water Lines ($\geq 16"$)

- **Tartesso West: Cost Recovery**



Proposed Water Fees

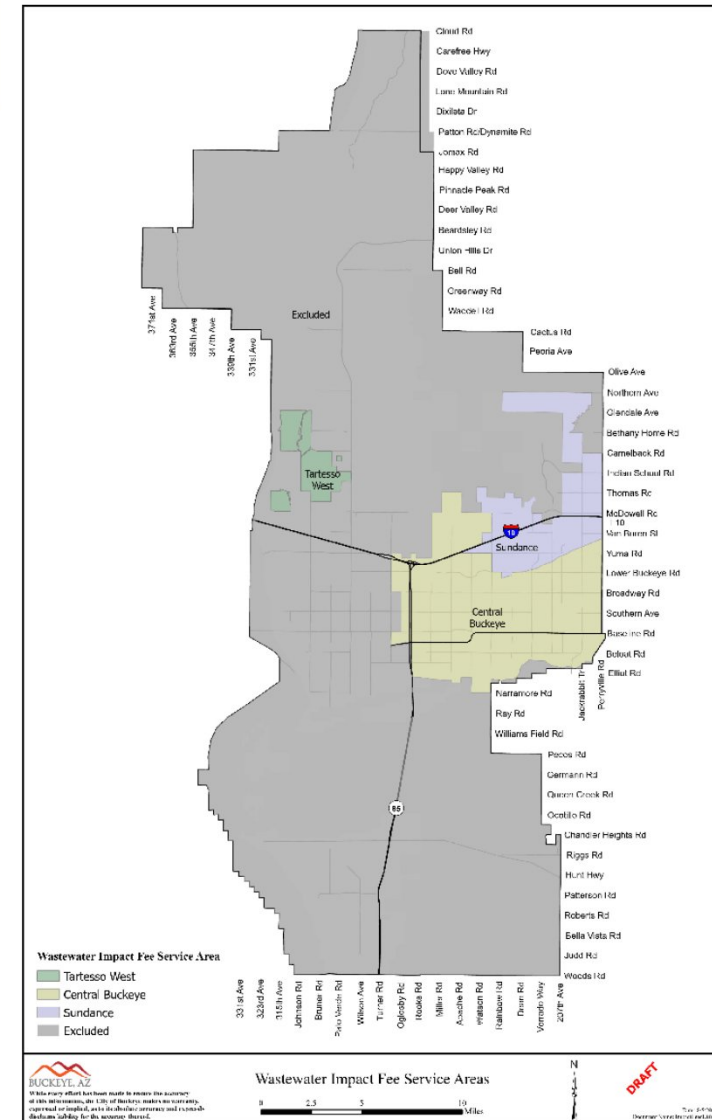
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Central

Fee Component		Cost per Gallon			

Wastewater IIP

- Service Area
 - Central
 - Sundance
 - Tartesso West
- Central & Sundance
 - Water Reclamation Facility (WRF)
 - Lift Station
 - Land
 - Collection Line ($\geq 15"$)
 - Reclaimed Line
 - Recharge Basin
- Tartesso West: Cost Recovery



Proposed Wastewater Fees

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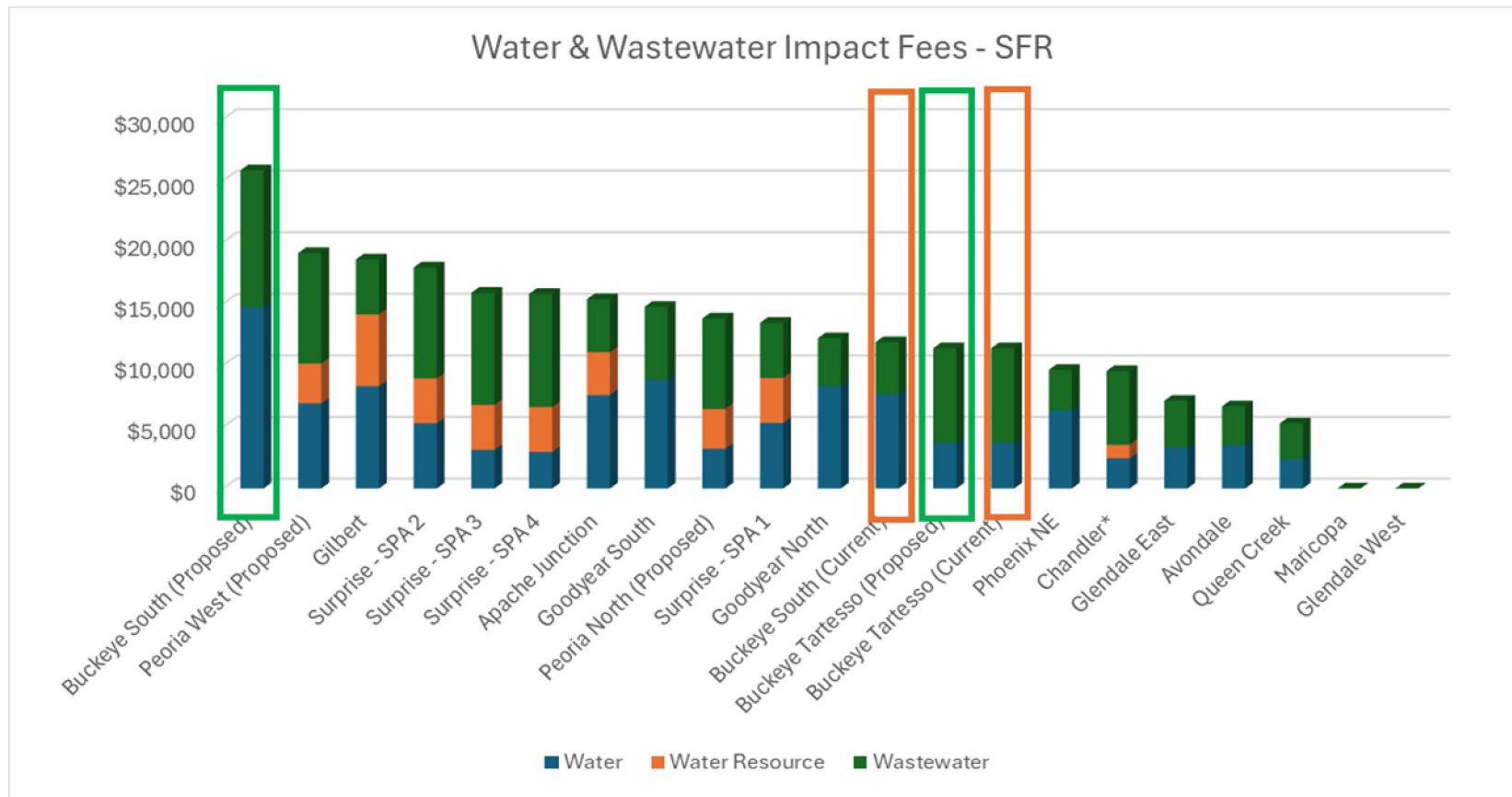
Central

Fee Component		Cost per Gallon			
Total		\$43.49			
Residential Fees per Unit - Central					
Residential Land Use	Average Day Gallons ¹	Proposed Fees	Current Fees	Difference	
Low/Med Density (<8 DU/Acre)		\$11,133			
High Density (≥8 DU/Acre)		\$8,698			
Age Restricted (≤8 DU/Acre)		\$6,958			
Nonresidential Fees per Meter - Central					
Meter Size	Meter Type	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
1.0-inch	Disc		\$11,133		
1.5-inch	Disc		\$18,927		
1.5-inch	Turbine		\$32,287		

Sundance

Fee Component		Cost per Gallon			
Total		\$31.21			
Residential Fees per Unit - Sundance					
Residential Land Use		Average Day Gallons ¹	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)			\$7,990		
High Density (≥8 DU/Acre)			\$6,242		
Age Restricted (≤8 DU/Acre)			\$4,994		
Nonresidential Fees per Meter - Sundance					
Meter Size	Meter Type	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
1.0-inch	Disc		\$7,990		
1.5-inch	Disc		\$13,583		
1.5-inch	Turbine		\$23,170		
Sewer Design Standards					

Comparison Graph – Utility Fees



Fee Summary – Utility

DRAFT

Water

Proposed Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central	Tartesso West	
Low/Med Density (<8 DU/Acre)		\$14,709	\$3,723	
High Density (≥8 DU/Acre)		\$11,483	\$2,906	
Age Restricted (≤8 DU/Acre)		\$9,182	\$2,324	
Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)		\$7,675	\$7,467	\$3,717
High Density (≥8 DU/Acre)		-	-	-
Age Restricted (≤8 DU/Acre)		\$4,799	\$4,668	\$2,324
Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Max Day Gallons ¹	Central (Cent. Buckeye)	Central (Sundance)	Tartesso West
Low/Med Density (<8 DU/Acre)		\$7,034	\$7,242	\$6
High Density (≥8 DU/Acre)		-	-	-
Age Restricted (≤8 DU/Acre)		\$4,383	\$4,514	\$0

Wastewater

Proposed Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)		\$11,133	\$7,990	\$7,672
High Density (≥8 DU/Acre)		\$8,698	\$6,242	\$5,994
Age Restricted (≤8 DU/Acre)		\$6,958	\$4,994	\$4,795
Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)		\$4,214	\$5,915	\$7,670
High Density (≥8 DU/Acre)		-	-	-
Age Restricted (≤8 DU/Acre)		\$2,634	\$3,697	\$4,794
Difference Between Proposed and Current Residential Fees per Unit				
Residential Land Use	Average Day Gallons ¹	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/Acre)		\$6,919	\$2,075	\$2
High Density (≥8 DU/Acre)		-	-	-
Age Restricted (≤8 DU/Acre)		\$4,324	\$1,297	\$1

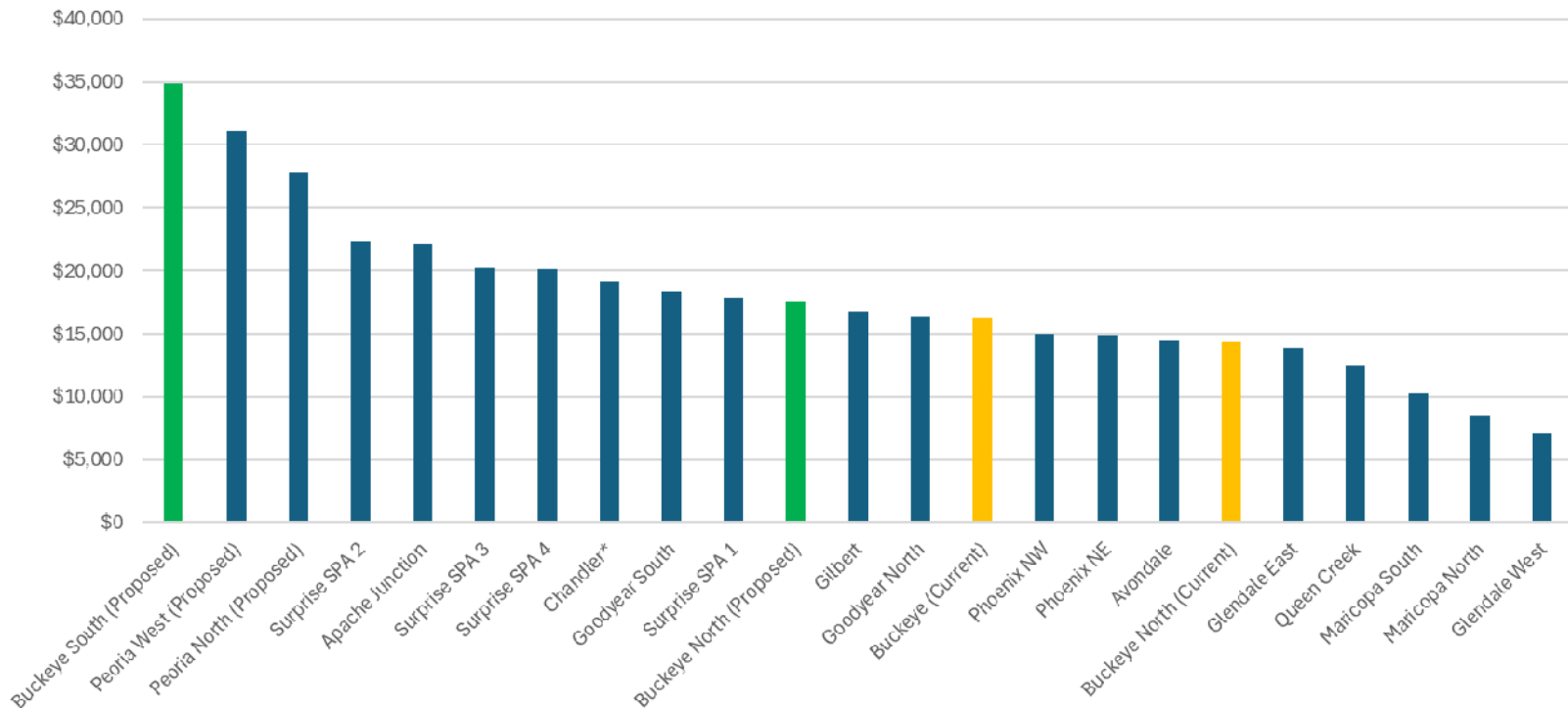
Fee Comparison – South / Central Service Area

Single Family Residential

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$1,769	\$1,060	66.89%	\$709
Library	\$738	\$289	155.36%	\$449
Parks	\$3,397	\$1,915	77.39%	\$1,482
Police	\$1,659	\$842	97.03%	\$817
Streets	\$1,804	\$300	501.33%	\$1,504
Total Non-Utilities	\$9,367	\$4,406	112.60%	\$4,961
Water	\$14,709	\$7,675	91.65%	\$7,034
Wastewater	\$11,310	\$4,214	168.39%	\$7,096
Total Utilities	\$26,019	\$11,889	118.85%	\$20,595
Total Impact Fees	\$35,386	\$16,295	117.16%	\$25,556

Single-Family Comparison

TOTAL Impact Fees - SFR



*Surprise & Chandler include general government fee

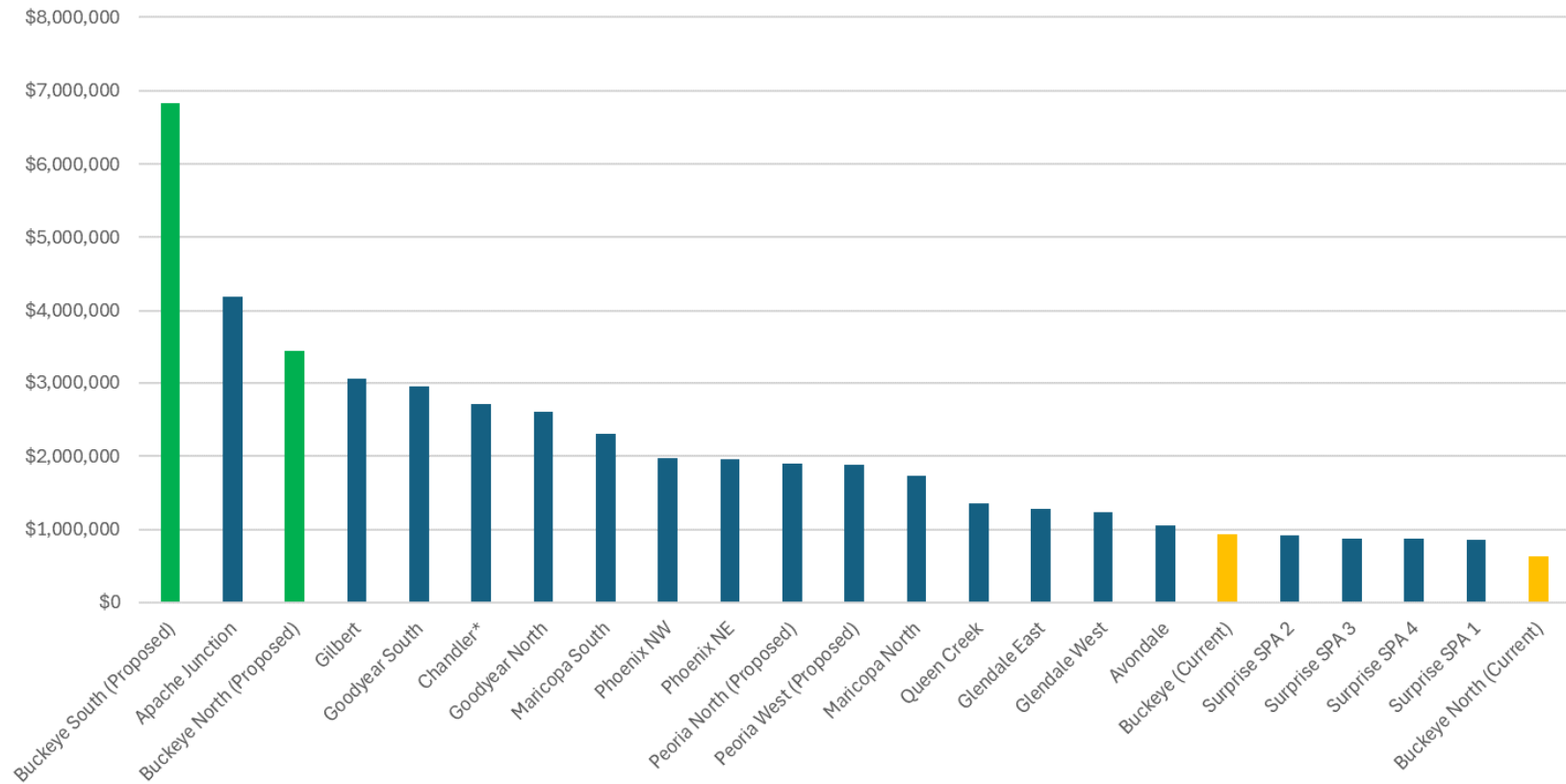
Fee Comparison – South / Central Service Area

Multi-Family Residential – 36 Units

		Category	Proposed	Current	% Change	\$\$ Change
		Fire	\$49,536	\$29,808	66.18%	\$19,728
		Library	\$16,992	\$8,100	109.78%	\$8,892
		Parks	\$95,544	\$53,856	77.41%	\$41,688
		Police	\$46,620	\$23,688	96.81%	\$22,932
		Streets	\$41,112	\$6,228	560.12%	\$34,884
cost per unit	\$6,939	Total Non-Utilities	\$249,804	\$121,680	105.30%	\$128,124
		Water	\$413,388	\$55,260	648.08%	\$358,128
		Wastewater	\$224,748	\$28,921	677.11%	\$195,827
cost per unit	\$17,726	Total Utilities	\$638,136	\$84,181	658.05%	\$553,955
cost per unit	\$24,665	Total Impact Fees	\$887,940	\$205,861	331.33%	\$682,079

Multi-Family Comparison

TOTAL Impact Fees - Multi Family (252 Unit Complex)

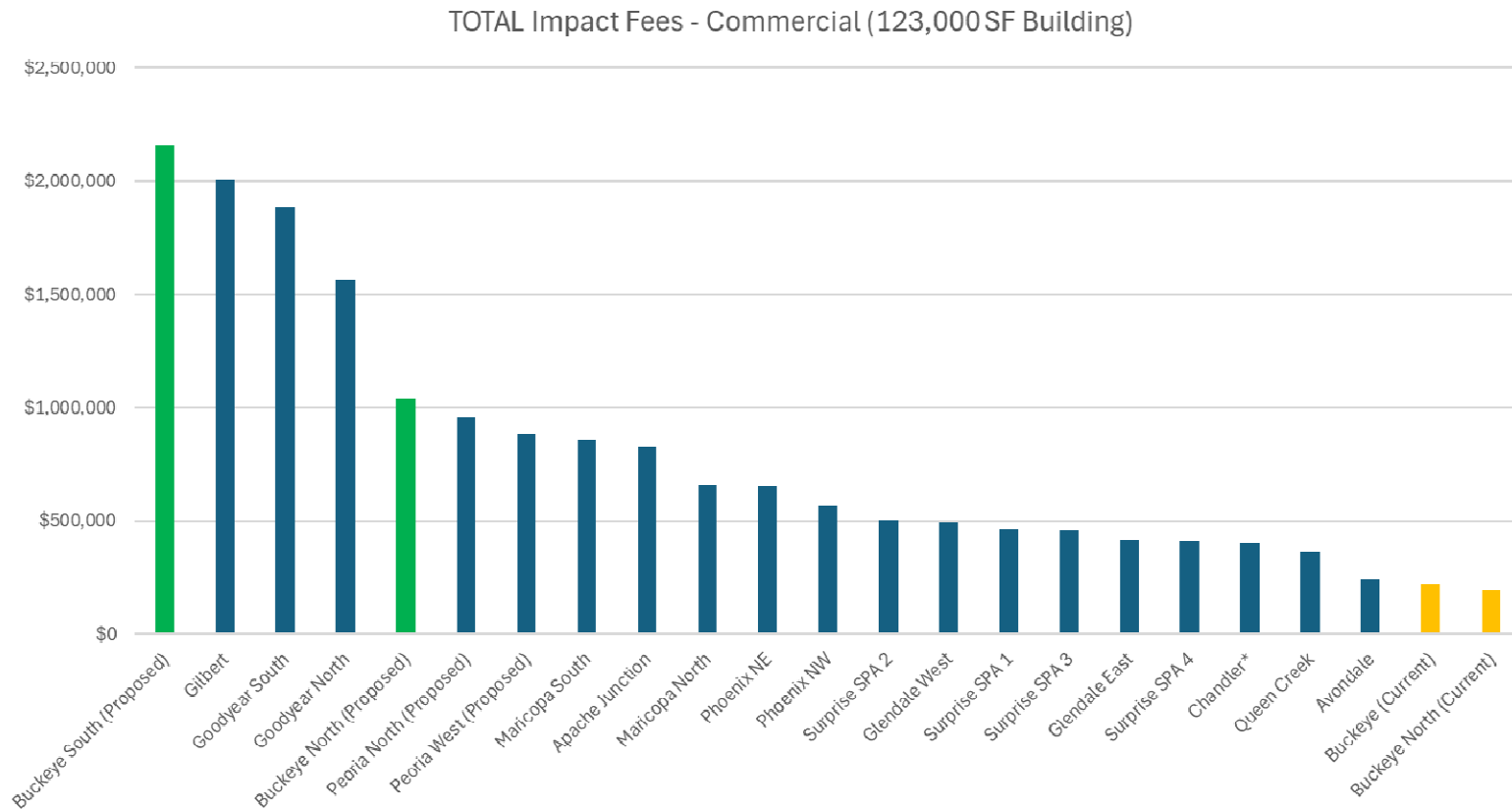


Fee Comparison – South / Central Service Area

Commercial – 123,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$184,746	\$143,664	28.60%	\$41,082
Library	\$6,519	\$11,808	-44.79%	(\$5,289)
Parks	\$34,317	\$70,479	-51.31%	(\$36,162)
Police	\$300,612	\$162,729	84.73%	\$137,883
Streets	\$254,856	\$41,451	514.84%	\$213,405
Total Non-Utilities	\$781,050	\$430,131	81.58%	\$350,919
Water	\$1,021,339	\$77,520	1217.52%	\$943,819
Wastewater	\$816,742	\$38,494	2021.74%	\$778,248
Total Utilities	\$1,838,081	\$116,014	1484.36%	\$1,722,067
Total Impact Fees	\$2,619,131	\$546,145	379.57%	\$2,072,986

Commercial / Retail Comparison

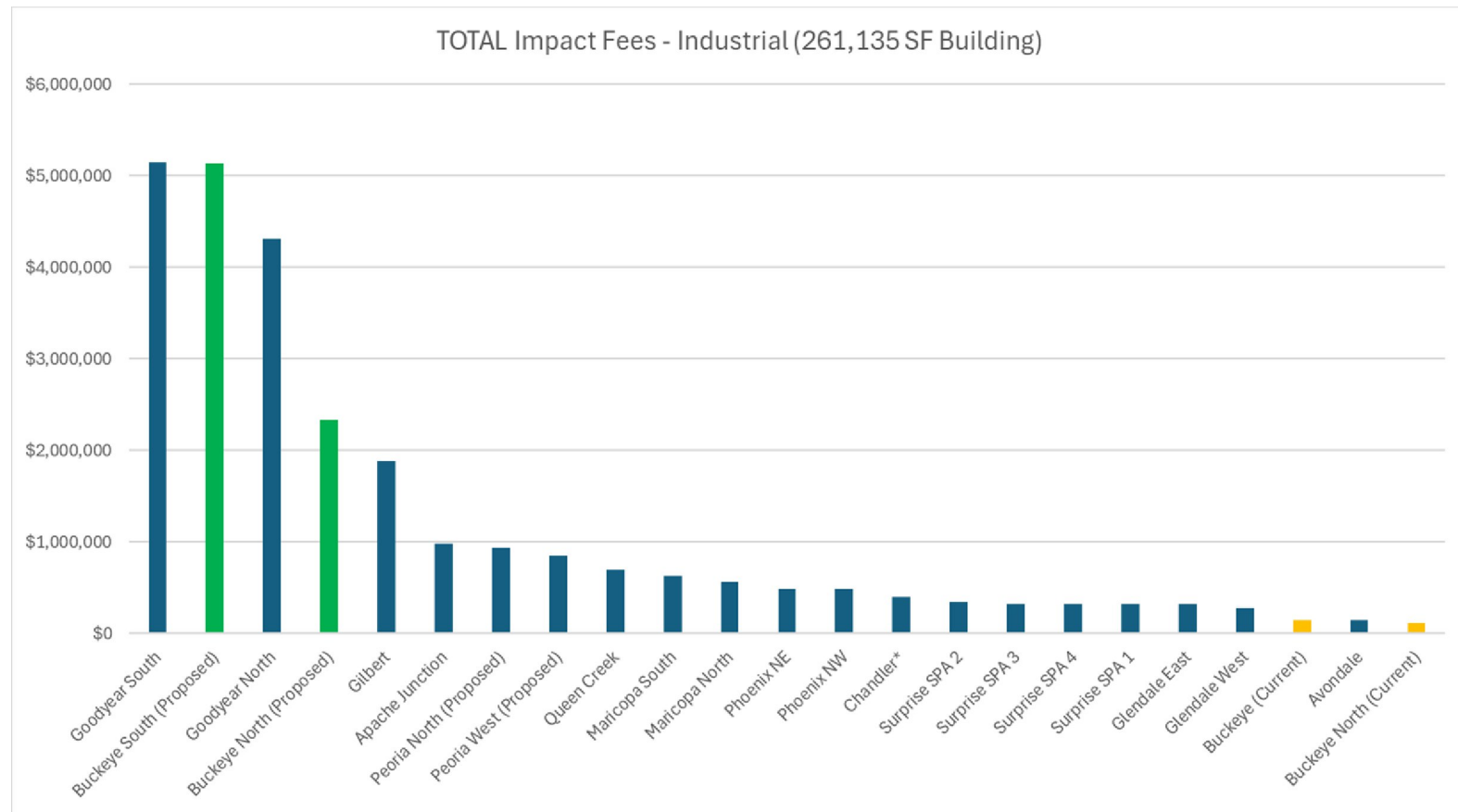


Fee Comparison – South / Central Service Area

Industrial – 250,000 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$60,083	\$42,482	41.43%	\$17,600
Library	\$2,136	\$3,499	-38.95%	(\$1,363)
Parks	\$10,995	\$20,741	-46.99%	(\$9,746)
Police	\$42,982	\$22,990	86.96%	\$19,992
Streets	\$35,287	\$6,497	443.11%	\$28,790
Total Non-Utilities	\$151,483	\$96,210	57.45%	\$55,273
Water	\$2,808,186	\$31,468	8823.94%	\$2,776,718
Wastewater	\$2,245,636	\$10,574	21137.33%	\$2,235,062
Total Utilities	\$5,053,821	\$42,042	11920.89%	\$5,011,779
Total Impact Fees	\$5,205,304	\$138,252	3665.10%	\$5,067,053

Industrial Comparison

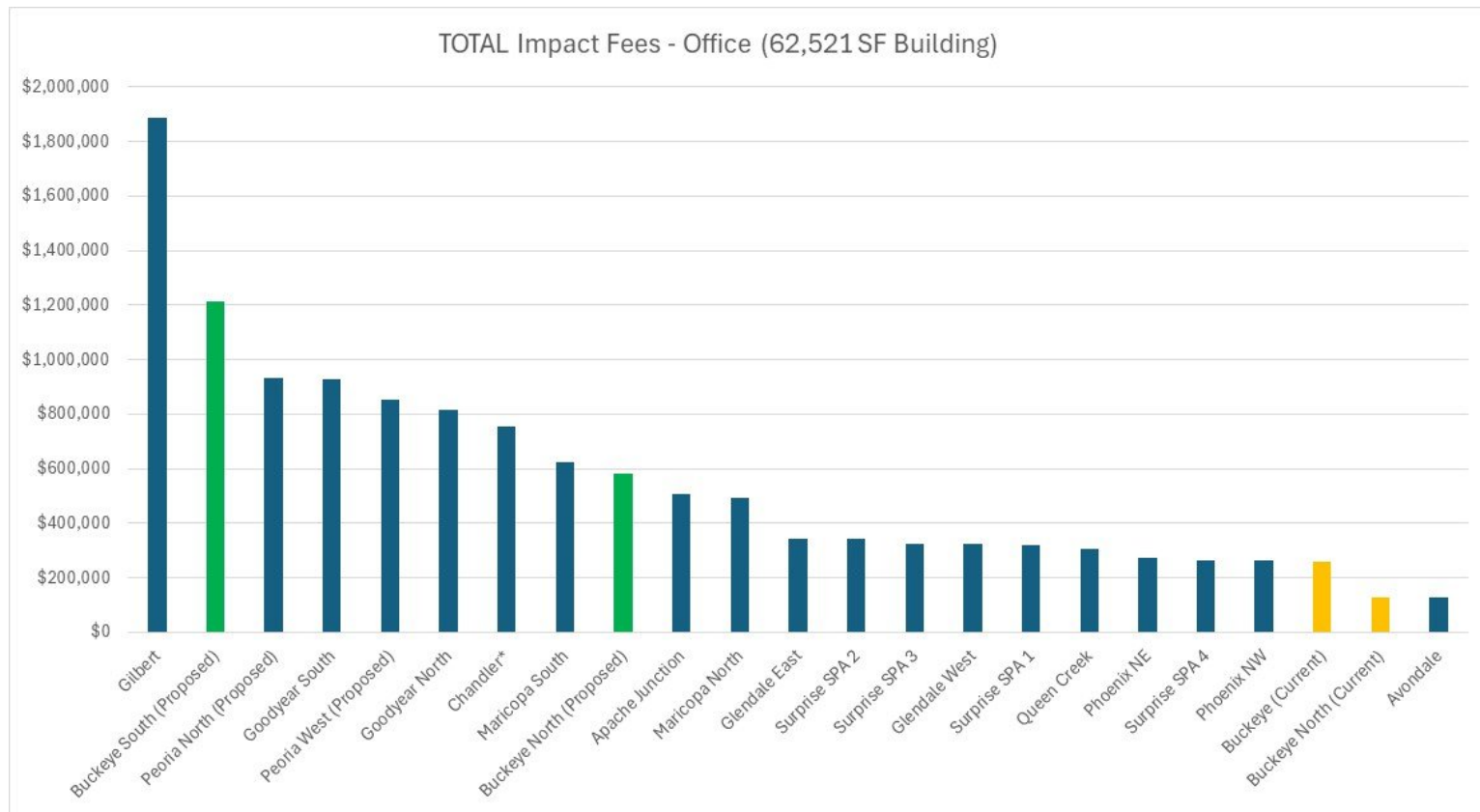


Fee Comparison – South / Central Service Area

Office – 47,176 Sq ft

Category	Proposed	Current	% Change	\$\$ Change
Fire	\$108,755	\$69,962	55.45%	\$38,793
Library	\$3,866	\$5,708	-32.27%	(\$1,842)
Parks	\$20,191	\$34,297	-41.13%	(\$14,106)
Police	\$51,186	\$24,390	109.86%	\$26,796
Streets	\$42,214	\$6,888	512.89%	\$35,326
Total Non-Utilities	\$226,213	\$141,245	60.16%	\$84,968
Water	\$311,869	\$81,063	284.72%	\$230,806
Wastewater	\$341,281	\$54,455	526.72%	\$286,826
Total Utilities	\$653,151	\$135,518	381.97%	\$517,633
Total Impact Fees	\$879,363	\$276,763	217.73%	\$602,600

Industrial Comparison



Project Timeline

DRAFT

- ~~May 2023: Project Initiation Meeting~~
- ~~Oct 2023 - Apr 2024: Stakeholder Group Meetings (x5)~~
- ~~Aug 1: Advertise LUA & IIP (60 days)~~
- Aug 6: Council Workshop
- Oct 1: LUA & IIP - Public Hearing (30 days)
- Nov 5: LUA & IIP - Adoption
- Nov 6: Development Fees - Advertise (30 days)
- Dec 17: Development Fees - Public Hearing (30 days)
- Jan 21, 2025: Development Fees - Adoption (75 days)
- Apr 7: Development Fees - Effective

LUA
& IIP

Dev
Fees



Questions