



FISCAL | ECONOMIC | PLANNING



Board of Supervisors Meeting:

Draft Land Use Assumptions and
Infrastructure Improvements Plan

Pinal County, Arizona
June 3, 2020

Bethesda, MD | 301.320.6900

TischlerBise.com

- **Development Fee Basics**
- **Land Use Assumptions**
- **Infrastructure Improvements Plan**
- **Adoption Timeline**



- **Three Integrated Products:**
 - **Land Use Assumptions:** 10+ years, adopted by elected officials
 - **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



Overview of Adoption Process

Round One

- Land Use Assumptions
- Infrastructure Improvement Plans

Round Two

- Development Fees
- Modify Based on Round One Input/Decisions
 - Revenue Projections
 - Required Offsets



Why Development Fees?

- Infrastructure capacity is essential to accommodate new development
- Minimizes externalities like traffic congestion that is associated with “no-growth” sentiment
- Compared to negotiated agreements, streamlines approval process with known costs (predictability)
- Integrates comprehensive planning, economic development, and revenue strategies



Eligible Costs

- Facilities / improvements required to serve new development - **Yes**
- Maintenance and repairs – **No**
- Excess capacity in existing facilities – **Yes**
- Improvements required to correct existing deficiencies – **No, Unless there is a funding plan**



Buy-In Approach (Past)

- New growth is “buying in” to the cost the community has already incurred to provide growth-related capacity
- When Applicable
 - Near build-out
 - Community has oversized facilities in anticipation of growth
- Other Common Names
 - Recoulement
 - Cost Recovery



Incremental Expansion Approach (Present)

- Formula-based approach based on existing levels of service
 - Park acres per capita
 - Square feet per student station
- Fee is based on the current cost to replicate existing levels of service (i.e. replacement cost)
- Provides flexibility
- Other Common Names
 - Replacement Cost
 - Level-of-Service Approach



Plan-Based Approach (Future)

- Usually reflects an adopted CIP or master plan
- Growth-related costs are more refined
- Will be scrutinized more closely by development community



Fee Methodology Considerations

- **Available data to support the methodology**
 - No adopted facility plans or “iffy” CIP (Incremental)
 - Long-term capital improvement plan or adopted facility master plans (Plan-Based)
- **Level of service reflected in capital plan?**
 - Current LOS versus planned LOS
 - Is it financially feasible?
 - How will existing deficiencies be funded?



Evaluate Need for Credits

- **Site specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt service**
 - Avoid double payment due to existing or future bonds
- **Dedicated revenues**
 - Property tax, local option sales tax, gas tax



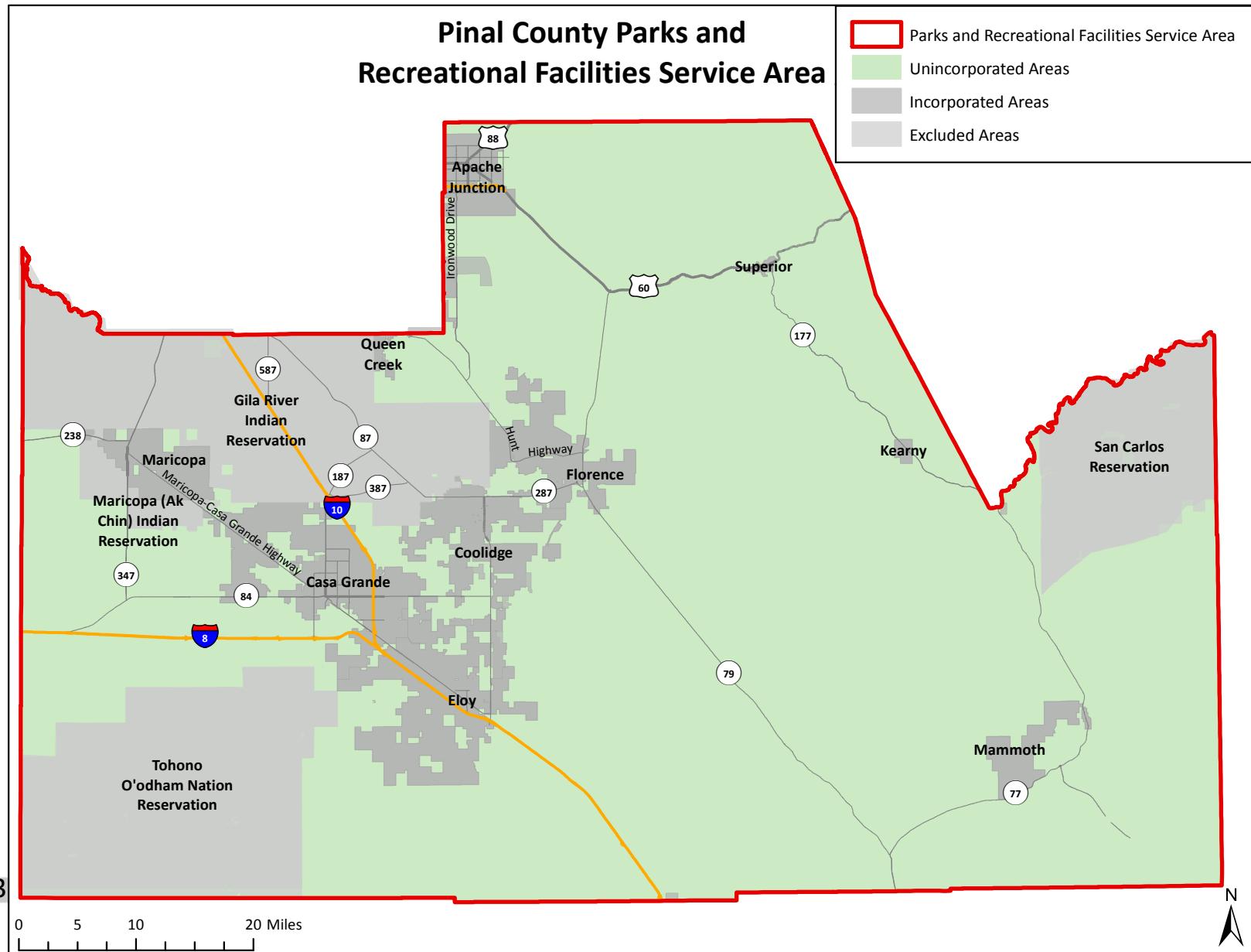
Land Use Assumptions

Maricopa Association of Governments Socioeconomic Projections Report (June 2019)

Unincorporated Areas	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population												
Group Quarters	261	264	268	271	275	278	282	286	290	294	298	37
Resident	222,443	226,887	230,345	233,269	236,257	242,366	248,844	255,704	261,494	267,825	274,378	51,935
Total	222,704	227,151	230,613	233,540	236,532	242,644	249,126	255,990	261,784	268,119	274,676	51,972
Resident Population												
Single Family	182,221	185,861	188,694	191,089	193,537	198,541	203,848	209,467	214,210	219,397	224,765	42,544
Multi-Family	9,742	9,937	10,088	10,216	10,347	10,614	10,898	11,199	11,452	11,729	12,016	2,275
All Other	30,480	31,089	31,563	31,964	32,373	33,210	34,098	35,038	35,831	36,699	37,597	7,116
Total	222,443	226,887	230,345	233,269	236,257	242,366	248,844	255,704	261,494	267,825	274,378	51,935
Housing Units												
Single Family	73,786	75,260	76,407	77,377	78,368	80,395	82,543	84,819	86,739	88,840	91,013	17,227
Multi-Family	5,405	5,513	5,597	5,668	5,741	5,889	6,047	6,214	6,354	6,508	6,667	1,262
All Other	19,536	19,926	20,230	20,487	20,749	21,286	21,855	22,457	22,966	23,522	24,097	4,561
Total	98,727	100,699	102,234	103,532	104,858	107,570	110,445	113,489	116,059	118,869	121,778	23,050
Employment												
Industrial	2,182	2,401	2,619	2,838	3,056	3,275	3,526	3,776	4,027	4,277	4,528	2,346
Commercial	4,519	4,705	4,891	5,077	5,263	5,449	5,860	6,271	6,681	7,092	7,503	2,984
Office & Other Services	4,013	4,255	4,496	4,738	4,979	5,221	5,642	6,063	6,484	6,905	7,326	3,313
Institutional	3,532	3,755	3,978	4,202	4,425	4,648	5,104	5,560	6,017	6,473	6,929	3,397
Total	14,246	15,115	15,985	16,854	17,724	18,593	20,132	21,670	23,209	24,747	26,286	12,040
Nonres. Floor Area (x1,000)												
Industrial	1,885	2,074	2,263	2,452	2,641	2,830	3,046	3,263	3,479	3,696	3,912	2,027
Commercial	1,930	2,009	2,088	2,168	2,247	2,327	2,502	2,678	2,853	3,028	3,204	1,274
Office & Other Services	1,352	1,434	1,515	1,597	1,678	1,759	1,901	2,043	2,185	2,327	2,469	1,116
Institutional	3,800	4,040	4,280	4,520	4,760	5,000	5,491	5,982	6,473	6,964	7,454	3,655
Total	8,967	9,557	10,147	10,737	11,326	11,916	12,941	13,965	14,990	16,014	17,039	8,072



Parks and Recreational





- **Service Area: Countywide**
- **Components**
 - Regional Park Land (plan-based)
 - Regional Park Improvements (plan-based)
- **10-Year Demand**
 - Regional Park Land: 3,016 acres, \$6.1 million
 - Development Fees: \$637,000
 - Regional Park Improvements: 357 acres, \$56.0 million
 - Development Fees: \$5.1 million

Parks and Recreational Fees

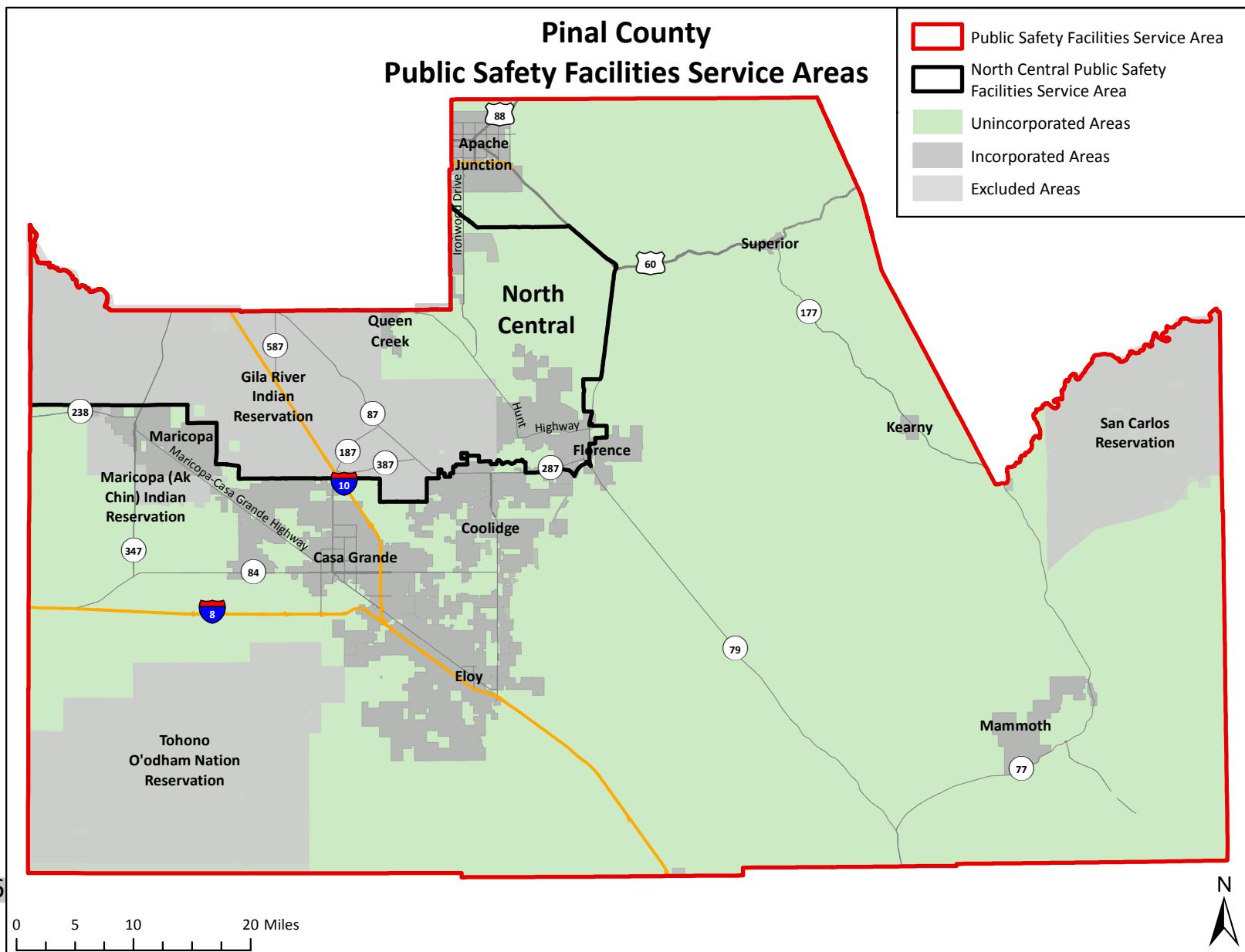
Fee Component	Cost per Person	Cost per Job
Regional Park Land	\$11.57	\$2.99
Regional Park Improvements	\$91.85	\$23.76
Development Fee Report	\$1.45	\$0.28
Total	\$104.86	\$27.02

Residential Development		Development Fees per Unit		
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Family	2.47	\$259	\$536	(\$277)
Multi-Family	1.80	\$189	\$354	(\$165)
Age Restricted / All Other	1.56	\$164	\$354	(\$190)

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.16	\$31	\$0	\$31
Commercial	2.34	\$63	\$0	\$63
Office & Other Services	2.97	\$80	\$0	\$80
Institutional	0.93	\$25	\$0	\$25
Hotel (per room)	0.58	\$16	N/A	N/A
Assisted Living (per bed)	0.61	\$17	N/A	N/A

1. See Land Use Assumptions

Public Safety





Public Safety

- **Service Area: Countywide**
- **Components**
 - Sheriff Vehicles (plan-based)
 - Detention Center (cost recovery)
 - Judicial Court (cost recovery)
 - Radio Equipment (cost recovery)
 - Radio Towers (incremental)
- **10-Year Demand**
 - Sheriff Vehicles: 50 vehicles, \$3.6 million
 - Detention Center: \$6.0 million (after credit)
 - Judicial Court: \$536k (after credit)
 - Radio Equipment: \$679k (after credit)
 - Radio Towers: 1.5 towers, \$590k (\$213k from fees)

Public Safety Fees - Countywide

Fee Component	Cost per Person	Cost per Trip
Sheriff Vehicles	\$56.84	\$13.43
Detention Center	\$161.93	\$57.49
Detention Center Credit	(\$61.72)	(\$23.72)
Judicial Court	\$29.29	\$9.94
Judicial Court Credit	(\$20.93)	(\$7.83)
Radio Equipment	\$37.10	\$12.59
Radio Equipment Credit	(\$26.51)	(\$9.91)
Radio Towers	\$2.98	\$1.21
Development Fee Report	\$1.65	\$0.44
Total	\$180.63	\$53.64

Residential Development	Development Fees per Unit			
	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Family	2.47	\$446	\$544	(\$98)
Multi-Family	1.80	\$326	\$359	(\$33)
Age Restricted / All Other	1.56	\$282	\$359	(\$77)

Nonresidential Development	Development Fees per 1,000 Square Feet			
	Avg Weekday Vehicle Trips ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.69	\$90	\$158	(\$68)
Commercial	12.46	\$668	\$1,135	(\$467)
Office & Other Services	4.87	\$261	\$491	(\$230)
Institutional	6.44	\$346	\$453	(\$107)
Hotel (per room)	4.18	\$224	N/A	N/A
Assisted Living (per bed)	1.30	\$70	N/A	N/A



- **Service Area: North Central**
- **Components**
 - San Tan substation (cost recovery)
- **15-Year Demand**
 - San Tan substation: \$7.8 million
 - Development Fees: \$1.3 million (after credit)



Public Safety Fees – North Central

Fee Component	Cost per Person	Cost per Trip
San Tan Substation	\$37.87	\$29.90
San Tan Substation Credit	(\$18.65)	(\$17.56)
Total	\$19.22	\$12.34

These fees are charged in addition to the countywide fees.

Residential Development	Development Fees per Unit			
	Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees
Single Family	2.47	\$47	\$156	(\$109)
Multi-Family	1.80	\$35	\$103	(\$68)
Age Restricted / All Other	1.56	\$30	\$103	(\$73)

Nonresidential Development	Development Fees per 1,000 Square Feet			
	Development Type	Avg Weekday Vehicle Trips ¹	Proposed Fees	Current Fees
Industrial	1.69	\$21	\$34	(\$13)
Commercial	12.46	\$154	\$244	(\$90)
Office & Other Services	4.87	\$60	\$105	(\$45)
Institutional	6.44	\$79	\$97	(\$18)
Hotel (per room)	4.18	\$52	N/A	N/A
Assisted Living (per bed)	1.30	\$16	N/A	N/A

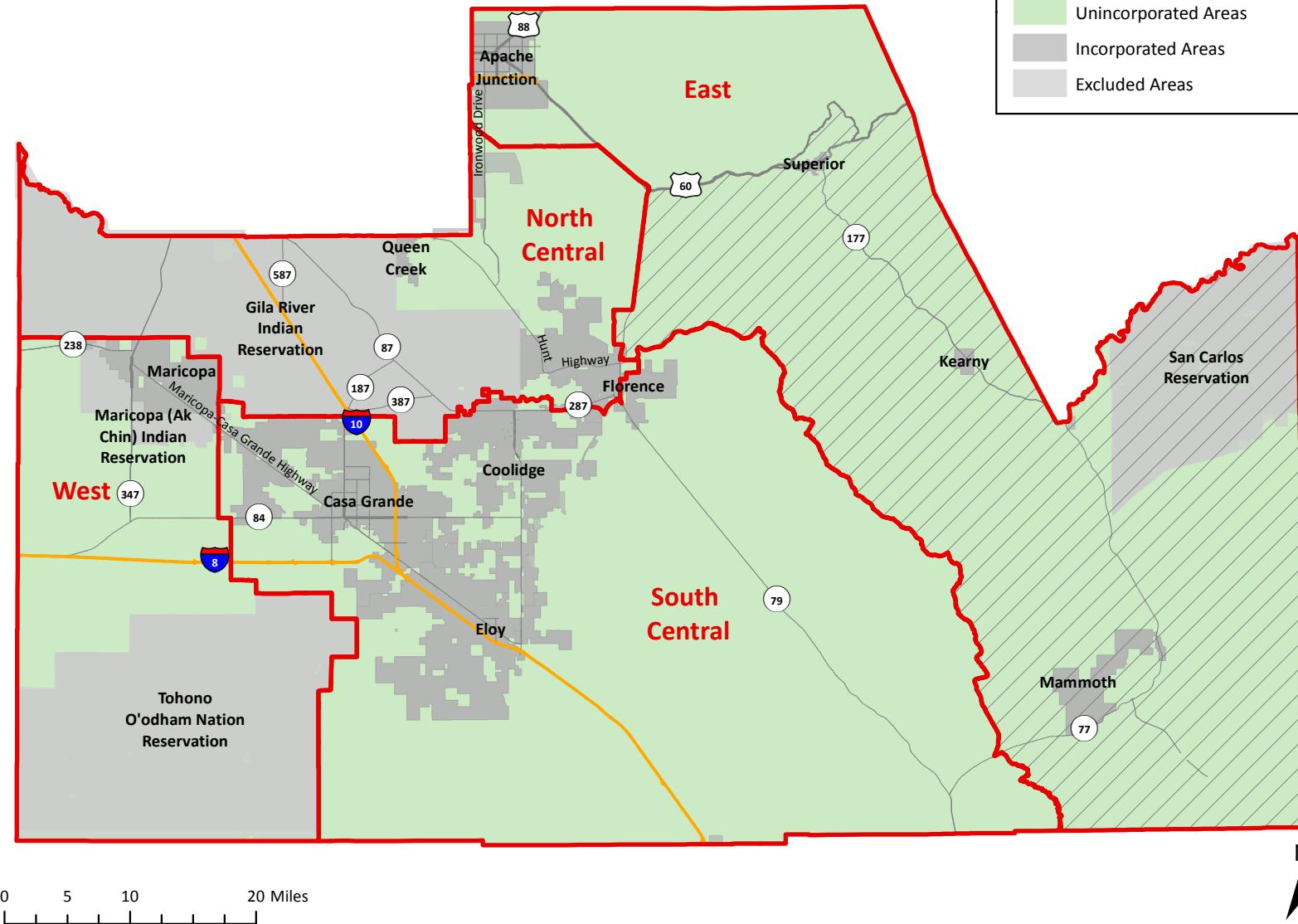
1. See Land Use Assumptions



Street

Pinal County Street Facilities Service Areas

- Street Facilities Service Areas
- Excluded from Street Facilities
- Unincorporated Areas
- Incorporated Areas
- Excluded Areas





- **Service Area: East**
- **Components**
 - Ironwood Road Debt (cost recovery)
- **10-Year Demand**
 - Ironwood Road Debt: \$559k (after credit)



Street Fees – East

Fee Component	Cost per VMT
Ironwood Debt	\$402.21
Ironwood Debt Credit	(\$109.29)
Development Fee Report	\$0.16
Total	\$293.08

Residential Development		Development Fees per Unit		
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Increase/Decrease
Single Family	2.89	\$847	\$2,431	(\$1,584)
Multi-Family	1.67	\$489	\$1,734	(\$1,245)
Age Restricted / All Other	1.53	\$448	\$1,734	(\$1,286)

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase/Decrease
Industrial	0.52	\$152	\$561	(\$409)
Commercial	3.94	\$1,155	\$4,022	(\$2,867)
Office & Other Services	1.50	\$440	\$1,741	(\$1,301)
Institutional	1.98	\$580	\$1,607	(\$1,027)
Hotel (per room)	1.29	\$378	N/A	N/A
Assisted Living (per bed)	0.40	\$117	N/A	N/A

1. See Land Use Assumptions



- **Service Area: North Central**
- **Components**
 - Arterials (plan-based)
 - Ironwood Road Debt (cost recovery)
- **10-Year Demand**
 - Arterials: 60.4 lane miles, \$50.0 million
 - Development Fees: \$21.4 million (after credit)
 - Ironwood Road Debt: \$7.2 million (after credit)



Street Fees – North Central

Fee Component	Cost per VMT
Arterials	\$53.70
Hunt Highway Debt Credit	(\$6.53)
Ironwood Debt	\$49.52
Ironwood Debt Credit	(\$13.98)
Development Fee Report	\$0.16
Total	\$82.87

Residential Development	Development Fees per Unit			
	Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees
Single Family	31.63	\$2,621	\$7,978	(\$5,357)
Multi-Family	18.23	\$1,511	\$5,692	(\$4,181)
Age Restricted / All Other	16.75	\$1,388	\$5,692	(\$4,304)

Nonresidential Development	Development Fees per 1,000 Square Feet			
	Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees
Industrial	5.68	\$471	\$1,844	(\$1,373)
Commercial	43.16	\$3,577	\$13,197	(\$9,620)
Office & Other Services	16.42	\$1,361	\$5,713	(\$4,352)
Institutional	21.72	\$1,800	\$5,274	(\$3,474)
Hotel (per room)	14.09	\$1,168	N/A	N/A
Assisted Living (per bed)	4.38	\$363	N/A	N/A

1. See Land Use Assumptions



- **Service Area: South Central**
- **Components**
 - Arterials (plan-based)
- **10-Year Demand**
 - Arterials: 46.6 lane miles, \$30.6 million
 - Development Fees: \$7.7 million



Street Fees – South Central

Fee Component	Cost per VMT
Arterials	\$21.90
Development Fee Report	\$0.16
Total	\$22.06

Residential Development		Development Fees per Unit		
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Family	60.95	\$1,345	\$2,623	(\$1,278)
Multi-Family	35.12	\$775	\$1,871	(\$1,096)
Age Restricted / All Other	32.28	\$712	\$1,871	(\$1,159)

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	10.95	\$242	\$606	(\$364)
Commercial	83.15	\$1,834	\$4,339	(\$2,505)
Office & Other Services	31.64	\$698	\$1,878	(\$1,180)
Institutional	41.85	\$923	\$1,734	(\$811)
Hotel (per room)	27.16	\$599	N/A	N/A
Assisted Living (per bed)	8.45	\$186	N/A	N/A

1. See Land Use Assumptions



- **Service Area: West**
- **Components**
 - Arterials (plan-based)
- **10-Year Demand**
 - Arterials: 17.2 lane miles, \$11.3 million
 - Development Fees: \$2.8 million



Street Fees – West

Fee Component	Cost per VMT
Arterials	\$21.90
Development Fee Report	\$0.16
Total	\$22.06

Residential Development		Development Fees per Unit		
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Increase / Decrease
Single Family	72.03	\$1,589	\$1,512	\$77
Multi-Family	41.51	\$916	\$1,078	(\$162)
Age Restricted / All Other	38.15	\$842	\$1,078	(\$236)

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Increase / Decrease
Industrial	12.94	\$285	\$349	(\$64)
Commercial	98.28	\$2,168	\$2,501	(\$333)
Office & Other Services	37.40	\$825	\$1,082	(\$257)
Institutional	49.46	\$1,091	\$999	\$92
Hotel (per room)	32.10	\$708	N/A	N/A
Assisted Living (per bed)	9.98	\$220	N/A	N/A

1. See Land Use Assumptions



Fee Summary - East

Proposed Fees

Residential Development		Development Fees per Unit		
Development Type	Parks & Recreational	Public Safety	Street	Total
Single Family	\$259	\$446	\$847	\$1,552
Multi-Family	\$189	\$326	\$489	\$1,004
Age Restricted / All Other	\$164	\$282	\$448	\$894

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$31	\$90	\$152	\$274
Commercial	\$63	\$668	\$1,155	\$1,886
Office & Other Services	\$80	\$261	\$440	\$781
Institutional	\$25	\$346	\$580	\$951
Hotel (per room)	\$16	\$224	\$378	\$618
Assisted Living (per bed)	\$17	\$70	\$117	\$204

Current Fees

Multi-Family & Age Restricted



Single Family



Residential Development		Development Fees per Unit		
Square Feet of Finished Floor Area	Parks & Recreational	Public Safety	Street	Total
1,000 or less	\$188	\$190	\$1,065	\$1,443
1,001 to 1,500	\$354	\$359	\$1,734	\$2,447
1,501 to 2,100	\$494	\$501	\$2,294	\$3,289
2,101 or more	\$536	\$544	\$2,431	\$3,511

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$0	\$158	\$561	\$719
Commercial	\$0	\$1,135	\$4,022	\$5,157
Office & Other Services	\$0	\$491	\$1,741	\$2,232
Institutional	\$0	\$453	\$1,607	\$2,060



Fee Summary – East w/o Street

Proposed Fees

Residential Development		Development Fees per Unit		
Development Type	Parks & Recreational	Public Safety	Street	Total
Single Family	\$259	\$446	\$0	\$705
Multi-Family	\$189	\$326	\$0	\$515
Age Restricted / All Other	\$164	\$282	\$0	\$445

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$31	\$90	\$0	\$122
Commercial	\$63	\$668	\$0	\$731
Office & Other Services	\$80	\$261	\$0	\$341
Institutional	\$25	\$346	\$0	\$371
Hotel (per room)	\$16	\$224	\$0	\$240
Assisted Living (per bed)	\$17	\$70	\$0	\$86

Current Fees

Multi-Family & Age Restricted



Single Family



Residential Development		Development Fees per Unit		
Square Feet of Finished Floor Area	Parks & Recreational	Public Safety	Street	Total
1,000 or less	\$188	\$190	\$41	\$419
1,001 to 1,500	\$354	\$359	\$68	\$781
1,501 to 2,100	\$494	\$501	\$89	\$1,084
2,101 or more	\$536	\$544	\$95	\$1,175

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$0	\$158	\$22	\$180
Commercial	\$0	\$1,135	\$157	\$1,292
Office & Other Services	\$0	\$491	\$68	\$559
Institutional	\$0	\$453	\$63	\$516



Fee Summary – North Central

Proposed Fees

Residential Development		Development Fees per Unit		
Development Type	Parks & Recreational	Public Safety	Street	Total
Single Family	\$259	\$489	\$2,621	\$3,370
Multi-Family	\$189	\$357	\$1,511	\$2,057
Age Restricted / All Other	\$164	\$309	\$1,388	\$1,861

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$31	\$110	\$471	\$612
Commercial	\$63	\$816	\$3,577	\$4,456
Office & Other Services	\$80	\$319	\$1,361	\$1,760
Institutional	\$25	\$422	\$1,800	\$2,247
Hotel (per room)	\$16	\$274	\$1,168	\$1,457
Assisted Living (per bed)	\$17	\$85	\$363	\$465

Current Fees

Multi-Family & Age Restricted



Single Family



Residential Development		Development Fees per Unit		
Square Feet of Finished Floor Area	Parks & Recreational	Public Safety	Street	Total
1,000 or less	\$188	\$245	\$3,494	\$3,927
1,001 to 1,500	\$354	\$462	\$5,692	\$6,508
1,501 to 2,100	\$494	\$645	\$7,527	\$8,666
2,101 or more	\$536	\$700	\$7,978	\$9,214

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$0	\$192	\$1,844	\$2,036
Commercial	\$0	\$1,379	\$13,197	\$14,576
Office & Other Services	\$0	\$596	\$5,713	\$6,309
Institutional	\$0	\$550	\$5,274	\$5,824



Fee Summary – South Central

Proposed Fees

Residential Development		Development Fees per Unit		
Development Type	Parks & Recreational	Public Safety	Street	Total
Single Family	\$259	\$446	\$1,345	\$2,050
Multi-Family	\$189	\$326	\$775	\$1,289
Age Restricted / All Other	\$164	\$282	\$712	\$1,158

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$31	\$90	\$242	\$363
Commercial	\$63	\$668	\$1,834	\$2,566
Office & Other Services	\$80	\$261	\$698	\$1,039
Institutional	\$25	\$346	\$923	\$1,294
Hotel (per room)	\$16	\$224	\$599	\$839
Assisted Living (per bed)	\$17	\$70	\$186	\$273

Current Fees

Multi-Family & Age Restricted



Single Family



Residential Development		Development Fees per Unit		
Square Feet of Finished Floor Area	Parks & Recreational	Public Safety	Street	Total
1,000 or less	\$188	\$190	\$1,148	\$1,526
1,001 to 1,500	\$354	\$359	\$1,871	\$2,584
1,501 to 2,100	\$494	\$501	\$2,474	\$3,469
2,101 or more	\$536	\$544	\$2,623	\$3,703

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$0	\$158	\$606	\$764
Commercial	\$0	\$1,135	\$4,339	\$5,474
Office & Other Services	\$0	\$491	\$1,878	\$2,369
Institutional	\$0	\$453	\$1,734	\$2,187



Fee Summary – West

Proposed Fees

Residential Development		Development Fees per Unit		
Development Type	Parks & Recreational	Public Safety	Street	Total
Single Family	\$259	\$446	\$1,589	\$2,294
Multi-Family	\$189	\$326	\$916	\$1,430
Age Restricted / All Other	\$164	\$282	\$842	\$1,287

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$31	\$90	\$285	\$407
Commercial	\$63	\$668	\$2,168	\$2,900
Office & Other Services	\$80	\$261	\$825	\$1,167
Institutional	\$25	\$346	\$1,091	\$1,462
Hotel (per room)	\$16	\$224	\$708	\$948
Assisted Living (per bed)	\$17	\$70	\$220	\$306

Current Fees

Multi-Family & Age Restricted



Single Family



Residential Development		Development Fees per Unit		
Square Feet of Finished Floor Area	Parks & Recreational	Public Safety	Street	Total
1,000 or less	\$188	\$190	\$662	\$1,040
1,001 to 1,500	\$354	\$359	\$1,078	\$1,791
1,501 to 2,100	\$494	\$501	\$1,426	\$2,421
2,101 or more	\$536	\$544	\$1,512	\$2,592

Nonresidential Development		Development Fees per 1,000 Square Feet		
Development Type	Parks & Recreational	Public Safety	Street	Total
Industrial	\$0	\$158	\$349	\$507
Commercial	\$0	\$1,135	\$2,501	\$3,636
Office & Other Services	\$0	\$491	\$1,082	\$1,573
Institutional	\$0	\$453	\$999	\$1,452



Adoption Timeline

April 1: Advertise LUA/IIP (+60 days)

April 22: Work Session

June 3: Public Hearing, LUA/IIP (+30 days)

July 15: Adoption, LUA/IIP (+30 days)

Aug 26: Public Hearing, Dev. Fees (+30 days)

Sept 30: Adoption, Dev. Fees (+90 days)

Dec 29: Fees Effective