

Figure 1: Updated Schedule of Maximum Supportable Development Fees

Construction Cost Index as of August 2009: 2.40%

All Development							
Meter Size (inches)*	Type	Water	Sewer	TOTAL			
0.75	Displacement	\$ 1,617	\$ 1,310	\$ 2,928			
1.00	Displacement	\$ 2,682	\$ 2,128	\$ 4,810			
1.50	Displacement	\$ 5,121	\$ 3,998	\$ 9,120			
2.00	Compd/Turbine	\$ 8,132	\$ 6,307	\$ 14,439			
3.00	Compound	\$ 16,336	\$ 12,602	\$ 28,938			
3.00	Turbine	\$ 18,311	\$ 14,116	\$ 32,426			
4.00	Compound	\$ 25,967	\$ 19,988	\$ 45,955			
4.00	Turbine	\$ 31,303	\$ 24,082	\$ 55,385			
6.00	Compound	\$ 50,344	\$ 38,687	\$ 89,031			
6.00	Turbine	\$ 62,830	\$ 48,265	\$ 111,095			
8.00	Compound	\$ 81,254	\$ 62,398	\$ 143,652			
8.00	Turbine	\$ 91,761	\$ 70,458	\$ 162,219			

Per Housing Unit	Parks & Recreation	Library	Municipal Facilities & Equipment	Police	TOTAL
Single Family Detached	\$ 539	\$ 151	\$ 892	\$ 359	\$ 1,942
Multi-Family	\$ 391	\$ 109	\$ 645	\$ 260	\$ 1,406
Mobile Homes	\$ 613	\$ 171	\$ 1,013	\$ 408	\$ 2,204

Per 1,000 Square Feet of Floor Area					
Com / Shop Ctr 25,000 SF or Less	N/A	N/A	\$ 796	\$ 541	\$ 1,336
Com / Shop Ctr 25,000 - 50,000 SF	N/A	N/A	\$ 796	\$ 499	\$ 1,295
Com / Shop Ctr 50,001 - 100,000 SF	N/A	N/A	\$ 683	\$ 435	\$ 1,117
Com / Shop Ctr 100,001 - 200,000 SF	N/A	N/A	\$ 597	\$ 375	\$ 972
Com / Shop Ctr over 200,001 SF	N/A	N/A	\$ 477	\$ 319	\$ 797
Office / Inst 10,000 SF or Less	N/A	N/A	\$ 1,049	\$ 248	\$ 1,297
Office / Inst 25,001 - 50,000 SF	N/A	N/A	\$ 965	\$ 201	\$ 1,166
Office 25,001 - 5000 SF	N/A	N/A	\$ 905	\$ 172	\$ 1,077
Office / Inst 50,001 - 100,000 SF	N/A	N/A	\$ 852	\$ 146	\$ 998
Office / Inst over 100,001 SF	N/A	N/A	\$ 800	\$ 124	\$ 924
Business Park	N/A	N/A	\$ 755	\$ 140	\$ 895
Light Industrial	N/A	N/A	\$ 552	\$ 77	\$ 629
Warehousing	N/A	N/A	\$ 306	\$ 54	\$ 360
Manufacturing	N/A	N/A	\$ 435	\$ 42	\$ 476

All cost in the development fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index could be applied against the calculated development fees. If costs estimates change significantly, the fees should be recalculated.

The City may also consider an optional sales tax credit for commercial development that directly generate sales tax revenue to help pay for the cost of capacity improvements. A methodology and worksheet that may be used to derive a sales tax credit for an individual development is shown in Appendix 2.

City Council may also adopt policy statements which allow for the waiving of development fees on a case-by-case basis. Examples of these policy statements may include economic development or housing affordability. This approach preserves the integrity of the development fee schedule as long as the City has identified funds to finance the difference.