

City of Goodyear Development Impact Fee Study Update

Draft Land Use Assumptions Document

July 23, 2013

The City of Goodyear is in the process of revising its development impact fees pursuant to revisions made by the State legislature to Arizona Revised Statutes (ARS) Section 9-463.05 in 2012. The new legislation changed what is defined as Necessary Public Services and specified how development impact fees must be calculated. New development impact fees pursuant to this methodology must be adopted by cities no later than August 1, 2014.

To assess development impact fees, state law now requires the preparation of a land use assumption document which projects what of changes in land uses, densities, intensities, and population for a specified service area are expected to occur over a period of at least ten years and pursuant to the General Plan of the municipality.

The City of Goodyear has contracted with TischlerBise, Inc. to prepare current demographic estimates and future development projections for both residential and nonresidential development that will be used to develop the Infrastructure Improvement Plan (IIP) and determine what infrastructure will need to be constructed to accommodate growth over the next ten years. This information will then be used in the calculation of the City's development impact fees.

Attached is a copy of the Draft Land Use Assumptions that the City proposes to use in preparing the Infrastructure Improvement Plan on which the new development impact fees will be calculated. The City is making this document available for your review and comment. Please submit your comments in writing to Planning & Zoning Division of the Development Services Department no later than August 16, 2013 for your comments to be considered. The Infrastructure Improvement Plan will be distributed separately once it has been fully drafted.

A public hearing will be scheduled in the fall of 2013 to take formal public comment on both the Land Use Assumptions and the Infrastructure Improvement Plan, as required by state law.

If you have any questions regarding this document or the process, please contact the Planning & Zoning Division of the Development Services Department by phone at 623-932-3005 or by email at gycdev@goodyearaz.gov.