



DEVELOPMENT IMPACTS / CONCURRENCY FEES

New development and redevelopment impacts various services provided by a local government (or similar provider) and is required to mitigate these impacts, which is generally done through the assessment of fees. These “impact” or “concurrency fees” are used to increase the capacity of an improvement, such as purchasing land for a new park or developing existing land for a park, rather than operational or maintenance costs that are used for existing improvements. At this current time, Residential development is required to contribute impact fees for *Parks* and *Public Safety* while non-residential development is only required to contribute impact fees for *Public Safety*. City impact fees are paid at the time of building permits.

IMPACT ASSESSMENT

As part of the development plan submittal, the City requests that additional information is provided concerning various post-development values. Please attach responses, as applicable, for the following categories:

Residential and Non-Residential:

Anticipated post-development values of property and improvements.

Residential:

Anticipated post-development housing sales price(s)/rental cost(s), including affordability information if applicable.

Non-Residential:

Anticipated post-development numbers for full-time and part-time employees, as well as associated pay ranges.