



## Exhibit 1

### Proposed Development Impact Fees – 2019

#### Residential Family

SINGLE FAMILY RESIDENTIAL		Parks	Law	Fire	Streets	TOTAL
IMPACT FEE AREAS		(per housing unit)				
1	West of Agua Fria and South of SR74	1,412	677	1,047	7,559	10,695
2	East of Agua Fria and South of SR74	1,515	677	1,047	6,306	9,545
3	Between Deer Valley Road and Happy Valley Road	1,296	677	1,047	6,306	9,326
4	Between Bell Road and Deer Valley Road	1,296	677	1,047	0	3,020
5	South of Bell Road and North of SR74	0	677	1,047	0	1,724

MOBILE HOME		Parks	Law	Fire	Streets	TOTAL
IMPACT FEE AREAS		(per space)				
1	West of Agua Fria and South of SR74	1,186	569	881	3,545	6,181
2	East of Agua Fria and South of SR74	1,273	569	881	2,957	5,680
3	Between Deer Valley Road and Happy Valley Road	1,089	569	881	2,957	5,496
4	Between Bell Road and Deer Valley Road	1,089	569	881	0	2,539
5	South of Bell Road and North of SR74	0	569	881	0	1,450

#### Multi-Family

IMPACT FEE AREAS		Parks	Law	Fire	Streets	TOTAL
		(per housing unit)				
1	West of Agua Fria and South of SR74	960	462	715	4,525	6,662
2	East of Agua Fria and South of SR74	1,030	462	715	3,775	5,982
3	Between Deer Valley Road and Pinnacle Peak Road	881	462	715	3,775	5,833
4	Between Bell Road and Deer Valley Road	881	462	715	0	2,058
5	South of Bell Road and North of SR74	0	462	715	0	1,177

#### Hotel/Motel

IMPACT FEE AREAS		Parks	Law	Fire	Streets	TOTAL
		(per room)				
1	West of Agua Fria	99	376	582	5,420	6,477
2	East of Agua Fria and South of SR74	106	376	582	4,521	5,585
3	Between Deer Valley Road and Pinnacle Peak Road	91	376	582	4,521	5,570
4	Between Bell Road and Deer Valley Road	91	376	582	0	1,049
5	South of Bell Road and North of SR74	0	376	582	0	958



## Proposed Development Impact Fees – 2019

### Non-Residential

To calculate Impact fees; pick the appropriate land use category and location of site, divide individual building square foot by 1000 and multiply by the rate listed in the table

	LAND USE CATEGORY				
IMPACT FEES (Per 1,000 sq ft)	Retail/Comm.	Office	Industrial	Warehouse	Public/Instit.
<b>West of Agua Fria and South of SR74</b>					
Transportation	9,587	4,095	3,621	1,392	3,536
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Parks	127	212	14	14	14
<b>TOTAL</b>	<b>11,602</b>	<b>5,466</b>	<b>3,818</b>	<b>1,525</b>	<b>3,878</b>
<b>East of Agua Fria and South of SR74</b>					
Transportation	7,997	3,416	3,020	1,161	2,950
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Parks	136	227	15	15	15
<b>TOTAL</b>	<b>10,021</b>	<b>4,802</b>	<b>3,218</b>	<b>1,295</b>	<b>3,293</b>
<b>Between Deer Valley Road and Happy Valley Road</b>					
Transportation	7,997	3,416	3,020	1,161	2,950
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Parks	117	194	13	13	13
<b>TOTAL</b>	<b>10,002</b>	<b>4,769</b>	<b>3,216</b>	<b>1,293</b>	<b>3,291</b>
<b>Between Bell Road and Deer Valley Road</b>					
Transportation	0	0	0	0	0
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Parks	117	194	13	13	13
<b>TOTAL</b>	<b>2,005</b>	<b>1,353</b>	<b>196</b>	<b>132</b>	<b>341</b>
<b>South of Bell Road and North of SR74</b>					
Transportation	0	0	0	0	0
Law	741	455	72	47	129
Fire	1,147	704	111	72	199
Parks	0	0	0	0	0
<b>TOTAL</b>	<b>1,888</b>	<b>1,159</b>	<b>183</b>	<b>119</b>	<b>328</b>



## Proposed Development Impact Fees – 2019

### Water and Wastewater

#### Residential Single Family

METER SIZE	WATER METER	WATER RESOURCE Off-project	WATER EXPANSION North of Bell Rd.	WATER EXPANSION South of Bell Rd.	WATER EXPANSION West of Agua Fria, S of SR74 & N of Bell Rd.	SEWER EXPANSION West of Agua Fria River	SEWER EXPANSION East of Agua Fria River
¾"	317	730	3,745	3,358	4,725	3,201	1,913
1"	362	730	3,745	3,358	4,725	3,201	1,913

#### Multi-Family, Hotel/Motel and Commercial

METER SIZE	WATER METER	WATER RESOURCE Off-project	WATER EXPANSION North of Bell Rd.	WATER EXPANSION South of Bell Rd.	WATER EXPANSION West of Agua Fria, S of SR74 & N of Bell Rd.	SEWER EXPANSION West of Agua Fria River	SEWER EXPANSION East of Agua Fria River
¾"	317	730	3,745	3,358	4,725	3,201	1,913
1"	362	1,217	6,163	5,518	7,796	5,270	3,124
1½" Disc	495	2,433	12,208	10,918	15,475	10,444	6,150
1½" Turbo	781	2,433	12,208	10,918	15,475	10,444	6,150
2" Disc	629	3,893	19,462	17,398	24,689	16,652	9,782
2" Turbo	1,033	3,893	19,462	17,398	24,689	16,652	9,782
3" Comp	2,662	7,300	36,388	32,518	46,188	31,137	18,257
3" Turbo	1,751	8,519	42,445	37,929	53,882	36,321	21,290
4" Comp	3,172	12,167	60,568	54,118	76,901	51,830	30,364
4" Turbo	2,231	14,600	72,658	64,918	92,258	62,177	36,417
6" Comp	5,086	24,333	121,018	108,118	153,685	103,564	60,630
6" Turbo	3,781	30,419	151,255	135,129	192,092	129,441	75,770
8" Comp	7,360	48,667	241,918	216,118	307,251	207,030	121,164
8" Turbo	5,632	54,750	272,143	243,118	345,643	232,897	136,297