

Economic Growth

July 25, 2016

5:00-7:00pm

Planning Commission Office

230 East Main Street



**GEORGETOWN-SCOTT COUNTY
COMPREHENSIVE PLAN UPDATE**



TIME LINE AND WORK PLAN



July:

- **Development Costs**
- **New Development Impact Fees**
- **Staff begins compiling a draft of the Economic Growth Chapter**

August:

- **Future Industrial Park Study**
- **Action items**

TIME LINE AND WORK PLAN

September:

- **Committee Review and revise draft Economic Growth Chapter**



INCREMENTAL DEVELOPMENT

Traditional Development - #6 in the Strong Towns Curbside Chat Video Series

<http://vimeo.com/148298900>

LIFE CYCLE COSTS

- **An economic assessment expressed in terms of equivalent costs. It is used to express the significant costs of ownership over the life of a product, assembly, system, or facility and to compare the costs of various options.**
- **Both present and future costs need to be taken into account and related to one another**
 - **Interest Rate / Discount Rate**
 - **Inflation – reduces purchasing power over time**
 - **Energy costs have increased at a rate 1%-2% above inflation over the past 10 years (2013).**

LIFE CYCLE COSTS

- **Life Cycle Cost Analysis Period**
 - **Generally 25-40 years is long enough**
 - **Consideration of periods longer than 40 years generally add no significant benefit to the analysis**
 - **A time frame is assigned to each system under analysis since different systems have different expected lifetimes**
 - **HVAC**
 - **Lighting**
 - **Flooring**
 - **Plumbing**
 - **Parking Surfaces**
 - **Etc.**

LIFE CYCLE COSTS

Initial Cost

- **Construction**
- **Fees**

Future Facility One-Time Costs

- **Replacements**
- **Alterations**
- **Salvage**

LIFE CYCLE COSTS

Future Facility Annual Costs

- **Operations**
- **Maintenance**
- **Financing**
- **Taxes**
- **Insurance**
- **Security**

Functional Use Costs

- **Staffing**
- **Materials**
- **Denial of Use**



LIFE CYCLE COSTS

Other than new businesses, what are some other areas where we could examine life cycle costs in Scott County?

What are some benefits to the community of looking at the life cycle costs of new development?

IMPACT FEES

Impact Fee Standards

- The imposition must be rationally linked to an impact created by a particular development
- Some benefit must accrue to the development as a result of the payment or fee
- The amount of the fee must be a proportionate fair share of the costs
- A fee cannot be imposed to address existing deficiencies except where they are exacerbated by new development

Payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development.

IMPACT FEES

Impact Fee Standards

- **Funds received under such a program must be segregated from the general fund and used solely for the purposes for which the fee is established**
- **The fee assessed cannot exceed the cost of the improvements**
- **The fee cannot be used to cover normal operation and maintenance or personnel costs**
- **The fee established for specific capital improvements should be reviewed at least every two years to determine whether an adjustment is required**
- **Provisions must be included to permit refunds for projects that are not constructed**
- **Impact fee payments are typically required to be made as a condition of approval of the development**



IMPACT FEES

What are the impacts to our infrastructure and public facilities caused by growth?

WHAT HAPPENS NEXT?

Next Sub-Committee Meeting

- **Monday, August 22nd**
from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street

