

City of Goodyear
Development Impact Fees - Effective 4/13/2020

SOUTH SERVICE AREA				
Land Use Type	Unit Type	Police	Fire	Streets
Single Unit	Dwelling	\$ 820	\$ 971	\$ 3,330
2+ Units	Dwelling	\$ 616	\$ 728	\$ 2,582
Industrial	1,000 sq. ft	\$ 333	\$ 408	\$ 378
Commercial	1,000 sq. ft	\$ 429	\$ 526	\$ 4,517
Institutional	1,000 sq. ft	\$ 859	\$ 1,052	\$ 2,803
Office & Other Services	1,000 sq. ft	\$ 751	\$ 919	\$ 2,119

Development Impact Fees - Effective 4/1/2019

NORTH SERVICE AREA					
Land Use Type	Unit Type	Police	Fire	Streets	Parks
Single Unit	Dwelling	\$ 820	\$ 911	\$ 2,669	\$ 1,375
2+ Units	Dwelling	\$ 616	\$ 682	\$ 2,069	\$ 1,030
Industrial	1,000 sq. ft	\$ 333	\$ 362	\$ 303	\$ 23
Commercial	1,000 sq. ft	\$ 429	\$ 467	\$ 3,621	\$ 29
Institutional	1,000 sq. ft	\$ 859	\$ 934	\$ 2,247	\$ 57
Office & Other Services	1,000 sq. ft	\$ 751	\$ 816	\$ 1,698	\$ 50
Meter Size (inches)*		Water	Wastewater		
3/4-inch	1.00	\$ 7,553	\$ 2,818		
1-inch	1.67	\$ 12,613	\$ 4,706		
1.5-inch	3.33	\$ 25,151	\$ 9,383		
2-inch	5.33	\$ 40,257	\$ 15,019		
3-inch	10.67	\$ 80,590	\$ 30,068		
4-inch	16.67	\$ 125,908	\$ 46,976		
6-inch	33.33	\$ 251,741	\$ 93,923		
8-inch	53.33	\$ 402,801	\$ 150,283		

SOUTH SERVICE AREA					
Land Use Type	Unit Type	Police	Fire	Streets	Parks
Single Unit	Dwelling	\$ 820	\$ 971	\$ 3,330	\$ 2,255
2+ Units	Dwelling	\$ 616	\$ 728	\$ 2,582	\$ 1,690
Industrial	1,000 sq. ft	\$ 333	\$ 408	\$ 378	\$ 110
Commercial	1,000 sq. ft	\$ 429	\$ 526	\$ 4,517	\$ 142
Institutional	1,000 sq. ft	\$ 859	\$ 1,052	\$ 2,803	\$ 284
Office & Other Services	1,000 sq. ft	\$ 751	\$ 919	\$ 2,119	\$ 247
Meter Size (inches)*		Ratio	Water	Wastewater	
3/4-inch	1.00		\$ 7,843	\$ 2,538	
1-inch	1.67		\$ 13,097	\$ 4,238	
1.5-inch	3.33		\$ 26,117	\$ 8,451	
2-inch	5.33		\$ 41,803	\$ 13,527	
3-inch	10.67		\$ 83,684	\$ 27,080	
4-inch	16.67		\$ 130,742	\$ 42,308	
6-inch	33.33		\$ 261,407	\$ 84,591	
8-inch	53.33		\$ 418,267	\$ 135,351	

*Water and Wastewater Impact Fees are based on water meter size for all land uses

Development Impact Fees
Updated April, 2024

	Fire	Parks	Police	Streets	
NORTH ZONE					
Single Family Residential	\$ 1,647	\$ 1,360	\$ 1,198	\$ -	\$ 4,205
Multy Family	\$ 1,022	\$ 843	\$ 743	\$ -	\$ 2,608

NORTH ZONE 1000 Sqft					
Industrial	\$ 625	\$ 32	\$ 464	\$ -	\$ 1,121
Commercial	\$ 1,147	\$ 58	\$ 851	\$ -	\$ 2,056
Office	\$ 1,758	\$ 90	\$ 1,303	\$ -	\$ 3,151
Institutional	\$ 1,638	\$ 83	\$ 1,214	\$ -	\$ 2,935

SOUTH ZONE					
Single Family Residential	\$ 1,647	\$ 728	\$ 1,198	\$ -	\$ 3,573
Multy Family	\$ 1,022	\$ 452	\$ 743	\$ -	\$ 2,217

SOUTH ZONE 1000 Sqft					
Industrial	\$ 625	\$ 41	\$ 464	\$ -	\$ 1,130
Commercial	\$ 1,147	\$ 75	\$ 851	\$ -	\$ 2,073
Office	\$ 1,758	\$ 116	\$ 1,303	\$ -	\$ 3,177
Institutional	\$ 1,638	\$ 107	\$ 1,214	\$ -	\$ 2,959

Development Impact Fees
Updated April, 2024

NORTH ZONE					
Meter Size	Cost Per Mtr	Water Dev.	Wastewater		Total
3/4 inch Meter	\$ 503	\$ 8,317	\$ 3,886	\$ -	\$ 12,706
1 inch displacement	\$ 550	\$ 13,890	\$ 6,490	\$ -	\$ 20,930
1.5 inch displacement	\$ 831	\$ 27,696	\$ 12,942	\$ -	\$ 41,469
1.5 inch turbine l/s	\$ 1,053	\$ 27,696	\$ -	\$ -	\$ 28,749

SOUTH ZONE					
Meter Size	Cost Per Mtr	Water Dev.	Wastewater		Total
3/4 inch Meter	\$ 503	\$ 8,836	\$ 5,918	\$ -	\$ 15,257
1 inch displacement	\$ 550	\$ 14,756	\$ 9,883	\$ -	\$ 25,189
1.5 inch displacement	\$ 831	\$ 29,424	\$ 19,706	\$ -	\$ 49,961
1.5 inch turbine l/s	\$ 1,053	\$ 29,424	\$ -	\$ -	\$ 30,477

Description	Fund	Beginning Balance 7/1/2023	Impact Fee Revenue	Interest and Other Revenue	Monies Advanced From Other Funds	Excess Construction Sales Tax Revenue	Total Revenues	Impact Fee Project Expenditures	Transfers to Debt Service	Adjustments for prior periods	Total Expenditures	Ending Balance 7/1/2024
Streets Central (2014)	417	\$ 275,413	\$ -	\$ 20,509	\$ -	\$ -	\$ 295,922	\$ 54,498	\$ -	\$ -	\$ 54,498	\$ 241,424
Streets South (2014)	419	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ (0)
Fire North 18	420	\$ 9,461,333	\$ 3,311,121	\$ 689,364	\$ -	\$ -	\$ 13,461,818	\$ 9,545,016	\$ -	\$ -	\$ 9,545,016	\$ 3,916,802
Fire South 18	421	\$ (802,429)	\$ 144,221	\$ 1,230	\$ -	\$ -	\$ (656,978)	\$ 212,505	\$ -	\$ -	\$ 212,505	\$ (869,482)
Police 18	422	\$ 5,604,133	\$ 3,125,069	\$ 410,534	\$ -	\$ -	\$ 9,139,736	\$ 3,315,722	\$ -	\$ -	\$ 3,315,722	\$ 5,824,014
Streets North 18	423	\$ 32,124,652	\$ 7,893,954	\$ 1,942,185	\$ -	\$ -	\$ 41,960,792	\$ 1,756,529	\$ -	\$ -	\$ 1,756,529	\$ 40,204,262
Streets South 18	424	\$ 4,623,230	\$ 509,849	\$ 270,688	\$ -	\$ -	\$ 5,403,768	\$ 755,400	\$ -	\$ -	\$ 755,400	\$ 4,648,367
Parks North 18	425	\$ (1,193,331)	\$ 3,179,690	\$ 52,833	\$ -	\$ -	\$ 2,039,192	\$ 653	\$ -	\$ -	\$ 653	\$ 2,038,538
Parks South 18	426	\$ 1,337,591	\$ 332,706	\$ 75,161	\$ -	\$ -	\$ 1,745,458	\$ 274	\$ -	\$ -	\$ 274	\$ 1,745,184
Water North & Central (2014)	555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water North 18	560	\$ 12,310,695	\$ 6,570,801	\$ -	\$ -	\$ -	\$ 18,881,496	\$ 3,700	\$ 4,379,224	\$ -	\$ 4,382,924	\$ 14,498,572
Water South 18	561	\$ 1,380,322	\$ 1,224,813	\$ -	\$ -	\$ -	\$ 2,605,135	\$ 1,895,066	\$ -	\$ -	\$ 1,895,066	\$ 710,069
Wastewater North 18	562	\$ 7,258,796	\$ 2,674,918	\$ 5,537	\$ -	\$ -	\$ 9,939,251	\$ 3,720,432	\$ -	\$ -	\$ 3,720,432	\$ 6,218,819
Wastewater South 18	563	\$ 815,166	\$ 393,141	\$ -	\$ -	\$ -	\$ 1,208,307	\$ 929,806	\$ -	\$ -	\$ 929,806	\$ 278,501
Totals		73,195,571	29,360,283	3,468,041	-	-	106,023,895	22,189,601	4,379,224	-	26,568,825	79,455,070

City of Goodyear
Development Impact Fee Annual Report
Detail Project Expenditures Report
Fiscal Year Ending June 30, 2024
UNAUDITED REPORT (DRAFT)

Fund Name	Fund	Project	Description	Location	Impact Fee Project Expenditures	Bonds	General Fund	Other Fund Sources	Total
Streets Central	417	42011	Street Improvement	Sarival - Jefferson to Yuma	\$ 54,498	\$ -	\$ -	\$ -	\$ 54,498
Streets South	419	42021	Traffic Signal	Estrella Parkway & Estrella Foothills	\$ -	\$ -	\$ -	\$ -	\$ -
Fire North	420	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Fire North	420	30007	Fire Station 188 West Goodyear	Harrison and Citrus St.	\$ 9,543,683	\$ -	\$ 1,947,183	\$ -	\$ 11,490,866
Fire South	421	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Fire South	421	30002	EMR Fire Station 186	Estrella Parkway and Willis Road	\$ -	\$ -	\$ -	\$ -	\$ -
Fire South	421	40003	Fire Reimbursement - Estrella		\$ 212,231	\$ -	\$ -	\$ -	\$ 212,231
Police	422	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Police	422		Police Vehicles	Citywide	\$ 1,575,513	\$ -	\$ -	\$ -	\$ 1,575,513
Police	422	35003	Police Building Phase II	Citywide	\$ 1,739,776	\$ 215,751	\$ 396,634	\$ -	\$ 2,352,161
Streets North	423	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Streets North	423	42027	Street Improvement	Estrella Pkwy/Pebble Creek/110 Interchange	\$ 149,393	\$ -	\$ -	\$ -	\$ 149,393
Streets North	423	42029	Street Improvement	McDowell & Citrus Intersection	\$ -	\$ -	\$ -	\$ -	\$ -
Streets North	423	42011	Street Improvement	Sarival - Jefferson to Yuma	\$ -	\$ -	\$ -	\$ -	\$ -
Streets North	423	42037	Street Improvement	Yuma Road, Canyon Trails to Sarival Rd	\$ 807,697	\$ -	\$ -	\$ -	\$ 807,697
Streets North	423	42047	Street Improvement	Lower Buckeye Road and Sarival Avenue	\$ 38,428	\$ -	\$ -	\$ -	\$ 38,428
Streets North	423	42048	Street Improvement	Sarival Avenue (west half) Yuma Road to Elwood Street	\$ 759,435	\$ -	\$ -	\$ -	\$ 759,435
Streets North	423	42054	Street Improvement	Estrella Parkway- Illini to Elwood	\$ -	\$ -	\$ -	\$ -	\$ -
Streets South	424	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Streets South	424	42026	Street Improvement	Estrella Pkwy, Vineyard - MC85	\$ 754,967	\$ -	\$ -	\$ -	\$ 754,967
Parks N & C	425	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Parks N & C	425	50002	Recreation Campus - 30 Acre Park	Estrella Parkway & Harrison Street	\$ -	\$ -	\$ -	\$ -	\$ -
Parks South	426	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Parks South	426	40002	Developer Reimbursement	Estrella Mountain Ranch	\$ -	\$ -	\$ -	\$ -	\$ -
Parks N & C	560	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Water North	560	60015	Surface Water Project	SW Estrella Parkway and MC85	\$ -	\$ -	\$ -	\$ -	\$ -
Water North	560	60045	WPA 2 - Litchfield Rd Water Main	Litchfield Road - Yuma to Van Buren	\$ -	\$ -	\$ -	\$ -	\$ -
Water South	561	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Water South	561	40004	Developer Reimbursement	Estrella Mountain Ranch	\$ 1,892,076	\$ -	\$ -	\$ -	\$ 1,892,076
Water South	561	60015	Surface Water Project	SW Estrella Parkway and MC85	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater North	562	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater North	562	60109	Goodyear WRF Expansion	157th Ave	\$ 3,458,733	\$ -	\$ -	\$ -	\$ 3,458,733
Wastewater North	562	60112	GWRF Master Plan	4980 S 157th Ave	\$ 259,359	\$ -	\$ -	\$ -	\$ 259,359
Wastewater South	563	21014	Impact Fee Audit	Citywide	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater South	563	40005	Developer Reimbursement	Estrella Mountain Ranch	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater South	563	60077	Rainbow Valley WRF Plant Design and Exp	Rainbow Valley Rd.	\$ 929,153	\$ -	\$ -	\$ -	\$ 929,153
Total Projects					\$ 22,174,941	\$ 215,751	\$ 2,343,818	\$ -	\$ 24,734,510
					\$ (1,060)				

Notes:

420	Includes FY23 Tischlerbise Inc Study Expense	\$ 274
421	Includes FY23 Tischlerbise Inc Study Expense	\$ 274
422	Includes FY23 Tischlerbise Inc Study Expense	\$ 433
423	Includes FY23 Tischlerbise Inc Study Expense	\$ 1,577
424	Includes FY23 Tischlerbise Inc Study Expense	\$ 433
425	Includes FY23 Tischlerbise Inc Study Expense	\$ 653
426	Includes FY23 Tischlerbise Inc Study Expense	\$ 274
560	Includes FY23 Tischlerbise Inc Study Expense	\$ 3,700
561	Includes FY23 Tischlerbise Inc Study Expense	\$ 2,990
562	Includes FY23 Tischlerbise Inc Study Expense	\$ 2,340
563	Includes FY23 Tischlerbise Inc Study Expense	\$ 653