Report on the Additional Revenues Generated from New Housing Developments vs. the Additional Costs to the City

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Introduction:

When the South Burlington City Council adopted Interim Zoning Bylaws in November 2018, it acted to temporarily preserve land from development in a good portion of the City. It's intent was to study and seek analysis in four separate areas. These related to an analysis of undeveloped spaces, a study of planned unit developments, the analysis of Transfer of Development Rights (TDR's), and a cost-benefit analysis of hypothetical development. This focus of this report is the cost-benefit analysis in new development, with a focus on the Southeast Quadrant.

The task at hand is to develop a model that projects additional ongoing revenue sources and streams against the costs of services and infrastructure provided. The end result would then be used to assess whether or not a development covers its costs, generates more revenue than additional costs, or requires funding from other sources and parts of the City to cover services provided there. The intent is that it could be used as another source of information upon which to base decisions on whether to develop or not develop land in a particular area of the City. The primary focus will be on two developments, Spear Meadows and Dorset Meadows.

Is there a simple answer to the question "Will new development in the southeast quadrant pay for itself, either in the short-run, or the long-run, or both?" No there is not. There are hundreds of variable and decisions to be made in developing residential housing that keep this from being a simple analysis. But, "Are there some relevant questions and data available as guidelines that can be utilized to more fully inform decision makers in providing light on that question?" Yes, there is data to assist with this purpose.

In designing the financial structure of a municipality, revenue systems are generally meant to generate funds from a variety of sources for the entire community, not just portions of it. This is true for the City of South Burlington operating budgets, as they are based upon revenue from many sources to finance services for the community as a whole. There are more than a few types of revenues and funding sources needed which are typically used to fund City operations. Some taxes and fees are directly charged to all property owners based on quantifiable laws or rules. On the other hand, some revenues are charged directly for services provided. The section on revenues below delves into this distinction.

Revenues - The most recognizable revenue source in this regard is the collection of property taxes that are based on the assessed value of the property. They are assessed to provide funding for the general City operations. However, they are not directly assessed for services provided to the home or business owner. But rather, the costs of most services provided are shared by its citizens in the tax assessment. On the other hand, a different example is the assessment and payment of ambulance fees. These are billed to a citizen as the direct result of a call for service provided. This illustrates one of the challenges that there is in building the cost-benefit model that can fit any scenario. There are more than 90 sources of revenues listed in the budget book for the general fund, as well as another 10 in the enterprise funds such as the water, wastewater, and storm water funds. However, for this purpose, the major ones are identified, with a highlight on those areas that could increase, and are measurable, with new growth. Refer to the table on the following page.

GENERAL FUND REVENUE CATEGORY	FY 2020 Estimated Revenues	Does Reveue Grow with New Development?	Is there a Direct Correlation? *
Property Taxes - Municipal Portion	$ 16,126,369	Yes	YES
Planning & Zoning Permits	$ 383,700	Yes-permit/construction	YES
Fire - Inspection Revenue	$ 410,000	Yes - upon completion	YES
Fire - Electrical Inspection Revenue	$ 60,000	Yes - upon completion	YES
Police - impact fees to defray bond	$ 110,000	Yes - upon completion	YES
Road Opening Permits	$ 90,000	Yes - upon completion	YES
Highway Impact Fees	$ 85,000	Yes - upon completion	YES
Local Option Sales Taxes	$ 2,780,000	If and when utilized	NO **
Local Option Meals Taxes	$ 1,010,000	If and when utilized	NO **
Penalties, Current & Prior	$ 125,000	If and when utilized	NO
City Clerk - Recording Fees	$ 120,000	If and when utilized	NO
City Clerk - All other	$ 69,600	If and when utilized	NO
Recreation Fees	$ 373,200	If and when utilized	NO
Library - fees	$ 7,800	If and when utilized	NO
Fire - Ambulance Service Billing Revenue	$ 610,000	If and when utilized	NO
Administrative Services to Other Funds	$ 425,307	NO	NO
VT Payment in Lieu of Taxes	$ 170,000	NO	NO
Fee to Collect State Education Tax	$ 93,000	NO	NO
Taxes, Reappraial/Act60	$ 65,000	NO	NO
Interest income, Solar Credits, Atty Fees	$ 39,400	NO	NO
Fire - Ambulance Tax Revenues	$ 155,000	NO	NO
Fire - other	$ 17,000	NO	NO
Police Station - 2nd floor lease revenue	$ 103,000	NO	NO
Police Grants and Other Revenues	$ 221,275	NO	NO
Highway State AID	$ 225,000	NO	NO
Diesel Reimbursements - non City	$ 125,000	NO	NO
School Vehicle Repairs and Parts	$ 52,500	NO	NO
Street Charges to Enterprise funds	$ 340,943	NO	NO
Streets - HazMat Facility Lease	$ 23,000	NO	NO
All other General Fund Revenues	$ 150,655	NO	NO
Totals	**$24,566,749**		
* Is it clearly measureable?			
** There is no data released by the State to the City in order to be able to determine the amount of these taxes that are paid by residents of the City.			

Revenues (continued)

As highlighted in this table, the only material, readily measureable, and direct ongoing revenue source is the property tax. It is based on the assessed value of a housing unit, built on the property tax rate recommended by City Council, and approved by the citizens as part of the budget approval process on City in March. It is the largest source of funding in the current FY 2020 budget listed at $16,169,369 and is just under 66% of the general fund revenues generated. In a new subdivision, new units are built, and the property is assessed using consistently applied principles. Taxes are assessed annually, which provides a steady and predictable flow of funds to the City to fund its operations.

In this table, there are also a number of categories which generate revenue on a one time basis, which relate to the property being developed, and which fund the costs of reviewing the projects, and expanding the capacity of City facilities and infrastructure to handle this growth. These include planning and zoning fees, impact fees, and inspection fees. These will be covered in Expenditure Section 1 called Initial City Administrative Costs to establishing a New Development.

There are a number of revenues that can be generated by residents in the new developments if and when City services are utilized. In fact, it is highly probable that residents in these new areas would use restaurants in the City and be subject to the Local Option Meals Tax. However, these receipts cannot be tied to a particular property.

Finally, there are revenue sources to the City, which have no correlation at all to services provided, and which don't consist of payments made by residents in new neighborhoods. Therefore, revenue would not directly grow if any additional housing units were built.

Examples of property taxes assessed in two mature neighborhoods (Butler Farms & Orchard/Laurel Hill Drive)

So far, it has been shown that property taxes are the only material, measurable, and direct ongoing revenue source associated with new neighborhoods in the general fund. With that being the case, how are property taxes now being applied in existing neighborhoods? For this analysis, two separate areas were reviewed against the current FY 2020 budget to show how property taxes are applied. These areas are the Butler Farms neighborhood and the Orchard Elementary School/Laurel Hill Drive section of town. (See maps and boundaries of these areas in attachment #1 at the end of this report).

These developments were approved and built in the past under different rules of development, open space, City laws, etc. and don't match the current requirements. For example, there are no multi-unit dwellings in either neighborhood, but were built as single family homes. There are no open spaces built in. However, it is helpful to see how the property taxes assessed and collected from these properties are utilized in this years' budget.

The Butler Farms area has 257 parcels, with an average acreage per parcel of .38. The average amount of City taxes* per property is $2,148 and $552,199 is the total city tax assessment here. This represents 3.42% of the assessed value of taxable City property and the total Tax levy of $16,126,369.

* This report analyzes the City portion of the tax bill only. Refer to the section of Municipal vs. Education taxes on page 6 later in this report.

Revenues (continued)

The Orchard School/Laurel Hill Drive area has 280 parcels, with an average acreage per parcel of .26. The average amount of City taxes assessed per property is $1,467 and $410,690 is the total city tax assessment here. It represents 2.55% of the assessed value of taxable City property.

Butler Farms and Laurel Hill Drive (continued)

Analysis of Existing Developments					
	General Fund				Orchard School/
Category	FY 2020			Butler Farms	Laurel Hill Area
# of Parcels				257	280
Total Acreage				96.63	72.38
Acreage per Parcel				0.38	0.26
Average City Tax per Parcel				$2,148	$1,467
City Taxes Budgeted/Assessed	$16,126,369			$552,199	$410,690
Total Assessed Value	$2,971,507,094			$101,743,460	$75,671,700
% of Grand List	100%			3.42%	2.55%
Avg Assessed Value - 1 Family	$337,856			$395,889	$270,256
	Amount				Orchard School/
	Anticipated			Butler Farms	Laurel Hill Area
City Property Taxes	$16,126,369			$552,199	$410,690
		Funding Sources			Orchard School/
Budget Details	FY 2020	City-Wide	City-Wide	Butler Farms	Laurel Hill Area
Category	Expenditure Budget	Revenues *	Property Taxes	Property Taxes	Property Taxes
General Government					
City Council	$64,250	$0	$64,250	$2,200	$1,636
GF Property Insurance	$258,184	$0	$258,184	$8,841	$6,575
City Manager/Finance	$483,939	$4,767,822	-$4,283,883	-$146,689	-$109,098
Legal/Accounting/Actuary	$314,164	$0	$314,164	$10,758	$8,001
Administrative Services	$1,101,597	$0	$1,101,597	$37,721	$28,054
Information Technology	$235,854	$0	$235,854	$8,076	$6,006
City Clerk	$242,314	$189,600	$52,714	$1,805	$1,342
Finance, Assessing, and Tax	$340,514	$0	$340,514	$11,660	$8,672
Planning/Development Rev.	$420,591	$383,700	$36,891	$1,263	$940
HR & Benefits Administratior	$4,776,842	$0	$4,776,842	$163,569	$121,652
Culture & Recreation	$822,228	$375,600	$446,628	$15,293	$11,374
Community Library	$545,556	$6,940	$538,616	$18,443	$13,717
Public Safety					
Fire Department	$3,253,214	$1,254,000	$2,000,214	$68,491	$50,939
Police Department	$5,106,687	$464,275	$4,642,412	$158,965	$118,228
Streets & Highway	$2,566,339	$999,443	$1,566,896	$53,654	$39,904
Park Maintenance	$245,031	$0	$245,031	$8,390	$6,240
Debt Service	$1,644,347	$0	$1,644,347	$56,306	$41,877
Other Operating Agencies	$815,898	$0	$815,898	$27,938	$20,778
Capital and Reserve Funds	$1,329,200	$0	$1,329,200	$45,514	$33,851
Total Budget (General Fund)	**$24,566,749**	**$8,441,380**	**$16,126,369**	**$552,199**	**$410,690**

Note: In the Grand List dated December 2019, there were 7,603 parcels in the City. Of these, 3,775 are primary residences, 3,056 condos, and 772 are commercial/other. The average City tax bill per parcel is $2,121. The average city tax bill in Butler Farms is $2,148 and in the Orchard/Laurel Hill area, the average is $1,467.

Revenues projected from proposed developments in the Southeast Quadrant

There are two developments proposed which will be analyzed in this section. These are the Spear Meadows and Dorset Meadows projects which will be looked at in the context of City finances only. That is, what would be the expected new revenues received by the City, against the additional costs to manage City responsibilities in these new neighborhoods? In the tables which follow, there is information about estimated City property tax revenue based on the mix of housing that has been proposed. These developments have not been approved. Therefore, it is necessary to find comparable values of similar units recently built in other parts of the City as a basis for estimates. Thus, the projections are based on currently available assessed values of comparable units in the City and will vary if and when any development takes place here. If these projects are fully completed, the annual estimate of City property taxes on these properties amounts to about $369,400 for Dorset Meadows and $117,400 for Spear Meadows, for a total of $486,800. The taxes currently assessed on these properties amounts to about $9,000. (Also refer to maps of these areas – attachments 2 & 3).

Dorset Meadows - Projected Municipal Property Tax Revenue

95 single family, 24 units duplexes, & 35 units in 3 - 5 plexes

Division of Land Area	Acres	Division of Land Area	Acres
Total Land Area	69.86	Roads (full ROW's)	8.50
Park Space	5.30	Actual Streets	4.25
Additional on-site open spaces	38.23	Off-site open space (71 TDR's x 0.83)	59.00
			PROJECTED

	Type	Units	Structures	Average Sqft. per unit	Comparable Assessed Value per unit *	South Burlington City Property Taxes @ .5427
a	Single Family (1)	23	23	1,904	$ 513,945	$ 64,124
b	Single Family (2)	70	70	2,409	$ 517,828	$ 196,634
c	Single Family (3)	1	1	2,137	$ 475,000	$ 2,577
d	Single Family (4)	1	1	1,650	$ 425,000	$ 2,305
e	Duplexes (1) Condos	4	2	2,662	$ 444,554	$ 9,646
f	Duplexes (2) Condos	10	5	2,462	$ 470,242	$ 25,509
g	Duplexes (3) Condos	10	5	1,940	$ 393,820	$ 21,364
h	3 - plexes	3	1	1,294	$ 253,624	$ 4,128
i	4 - plexes	12	3	1,294	$ 239,390	$ 15,583
j	5 - plexes	20	4	1,208	$ 253,624	$ 27,517
	Totals	**154**	**115**		**$ 68,064,704**	**$ 369,387**
	City taxes (current)				$ 1,193,600	$ 6,478

Note: The estimated average City tax bill in Dorset Meadows would be $2,399 ($369,387/154 units).
For Spear Meadows, it is estimated to be $2,447 ($117,438/48 units).

Spear Meadows - Projected Municipal Property Tax Revenue

19 single family, 14 units in flat duplexes, 6 in two story duplexes, 9 units in 3-plexes

Division of Land Area	Acres	Division of Land Area	Acres
Total Land Area	25.93	Roads (full ROW's)	2.80
Park Space	6.80	Actual Streets	1.40
Additional on-site open spaces	-	Off-site open space	14.11
		(17 TDR's x 0.83)	**PROJECTED**

Type	Units	Structures	Average Sqft. per unit	Comparable Assessed Value per unit *	South Burlington City Property Taxes @ .5427
Single Family	19	19	2,409	$ 517,828	$ 53,372
Duplexes - 2 story	6	3	2,462	$ 470,242	$ 15,306
Duplexes - flats	14	7	2,000	$ 479,000	$ 36,378
3 - plexes	9	3	1,294	$ 253,624	$ 12,383
Totals	**48**	**32**		**$ 21,639,625**	**$ 117,438**
City taxes (current)	1			$ 465,000	$ 2,524

* Comparables were provided by City Assessor for current values of existing units.

Combined Totals	**202**	**147**		**$ 89,704,330**	**$ 486,825**

It should be noted again, that this is an estimate based on plans as they stand now. It also assumes that the units in these developments are fully built out, which would take a number of years to complete.

Municipal vs. Education Taxes - The analysis focuses only on the FY 2020 municipal portion of the property taxes which would be assessed on these properties. It does not include the homestead education tax which is also billed by the City and shows on the tax bills as well. The Education portions of taxes are first calculated in the same manner as the City, that is the assessed value times the approved tax rate. However, many may be adjusted for the household income level of those living in these dwellings. Also, education taxes are based upon home site values, which could be different than the value assessed for City Taxes. That said, here is an example of the total taxes to be assessed on a single-family house in Dorset Meadows, with no adjustment for income sensitivity:

Type	Estimated Assessed Value	Tax Rate per $100 Value	Tax Bill
Municipal Tax	$ 513,945	$ 0.5427	$ 2,789.18
Education Tax	$ 513,945	$ 1.6030	$ 8,238.54
Totals		$ 2.1457	$ 11,027.72

Expenditures – For the same reasons as noted in the revenue section above, the services provided by a municipality, like South Burlington, cover the entire area of the City. When a new development is approved, completed, and then placed in service, the additional work is then rolled into the operating budget and resource needs are evaluated. A new Police Officer or Snow Plow Driver is not automatically hired and assigned to this new area. But using quantitative methods and being cognizant of budget constraints can make decisions made as to how best to handle this new, ongoing workload. These costs will be split into three categories for this analysis:

1. **Initial administrative costs to the City of establishing a new development**
    a. Planning & Zoning - upfront
    b. Impact Fees - after final inspection
    c. Fire and Electrical Inspections - prior to occupancy

2. **Incremental Costs of operations stemming from new housing developments**.
    This includes new City costs of operations, maintenance, and repair costs needed on an ongoing basis as the result of the additional development.

3. **Longer-term capital costs of upkeep and replacement of major infrastructure for the housing in the development**.

1 (a). Initial Costs to the City of Establishing a New Development budgeted in Planning and Zoning

Planning and Zoning plays a major role in the success of managing and in the administration of development within the City. Its stated mission, "is to help the community, as it evolves, to meet its vision through strong community engagement; long-range planning across the community; and consistent, transparent, and timely development review. We strive to provide clear, friendly customer service to all." In doing so, it performs a number of functions required under State law, City Charter, City land development regulations, among others. There are also many citizens involved who donate their time and effort in this process to make it work.

A key question then becomes, do the fees charged by the department for these services generate sufficient revenue to cover its direct costs? First of all, the permit review fee schedule is revised periodically, with the last update made on August 5, 2019. (See attachment #4 at the end of this report). A review of the results over the past six fiscal years shows that more revenue has been generated from fees charged than the direct costs of providing the services by $134,156. Because there are various stages in the review of developments, the flow of revenues in does not always match the department's costs. Therefore, there is a variance in the results from year to year.

However, generally speaking, the costs have been covered in the long run. It also should be noted that Planning and Zoning does more than only development review. This analysis is of the whole department to show that it is generally self-sustaining from the fees that it collects. See the table on the next page for a quick look at this area.

Expenditures (continued)

Planning / Development Review
Revenue vs. Expenditure History FY14 - FY19

Category	FY14	FY15	FY16	FY17	FY18	FY19	Totals Past Six Years
Revenues	$417,869	$399,897	$381,828	$258,359	$434,624	$370,994	$ 2,263,571
Expenditures	$304,907	$289,180	$302,907	$350,492	$413,960	$467,969	$ 2,129,415
Net	$112,962	$110,717	$ 78,921	$ (92,133)	$ 20,664	$ (96,975)	**$ 134,156**

Source: City and School District Budget Books

1 (b). Impact Fees collected and expended

Impact Fees - The City of South Burlington Impact Fee Ordinance was first adopted in 1995. There have been numerous amendments; the most recent was adopted in May 2014.

The ordinance was established so that impact fees would be used to pay portions of the cost of constructing capital facilities for new development in the City that will be served by such facilities. To the extent that new capital facilities are necessitated by new development and such facilities benefit the new development, it is appropriate that the new residents and owners bear an appropriate portion of the costs of constructing the new facilities. The permission to charge such fees under the SB ordinance is pursuant to the specific authority granted on impact fees contained in 24 V.S.A., Chapter 131. The rules for administration and collection of fees are set forth in the South Burlington Impact Fee Ordinance as amended on May 19, 2014. (See excerpt of this ordinance on attachment #5 at the end of this report).

As shown in the table below, Impact Fees are collected for the following purposes; Fire Protection, Recreation, Highway, Police, Road Opening, and Field Use. The unexpended balance of all fees collected was $2,629,271 as of June 30, 2019. In the past five fiscal years, $2,003,980 has been expended in this category. A recent example of an authorized expenditure is the $116,000 spent from Fire Protection fees that was used to cover improvements to Station 2, as prescribed in the Capital Improvement Plan (CIP).

Impact Fees

Status for Fiscal Year 2019 (per the draft audit report)

ID #	TYPE	Opening Balance	Amount Received	Amount Expended	Ending Balance
203	Fire	$ 115,953	$ 47	$ 116,000	$ -
220	Recreation	$ 1,003,098	$ 157,010	$ 10,614	$ 1,150,094
221	Highway	$ 1,150,358	$ 333,406	$ -	$ 1,453,110
222	Police	$ -	$ 133,109	$ 133,109	$ -
234	Road Opening	$ 16,000	$ -	$ -	$ 16,000
251	Field Use	$ 34,396	$ 50,065	$ 74,394	$ 10,067
	FY19 Totals	$ 2,319,805	$ 673,637	$ 334,117	**$ 2,629,271**

Amounts Expended over the Past Five Fiscal Years

	FY 19	FY18	FY17	FY16	FY15	5 Year Total
Total	$ 334,117	$ 397,510	$ 477,627	$ 211,410	$ 583,316	**$ 2,003,980**

Source: Audited financial statements.

Expenditures (continued)

1 c. Initial Costs/Fees from Fire and Electrical Inspections

Fire and Electrical Inspection Fees - The South Burlington Fire and EMS Department provides inspection services for: fire code compliance, building inspection, plans review, time of sale and electrical safety. By authority of Vermont State Statute, the City of South Burlington has written inspection agreements in place with the Vermont Department of Public Safety Division of Fire Safety, to provide these services within the boundaries of South Burlington. The SBFD Fire Marshal and City Electrical Inspector provide these services.

The fees collected and shown in the table below are not limited to new construction only. Over the past five years, the amounts collected for inspections were as follows:

FIRE AND ELECTRICAL INSPECTIONS

Revenue History FY15 - FY19

Category	FY15	FY16	FY17	FY18	FY19	Five Year Total
Fire	$551,116	$471,924	$166,660	$434,277	$560,590	$ 2,184,567
Electrical	$ -	$ 21,098	$ 24,861	$ 55,633	$ 57,804	$ 159,396
Total	$551,116	$450,826	$141,799	$378,644	$502,786	**$ 2,025,171**

Source: Budget Books

This function is funded as part of the Fire Department budget and which supports the work of these two key employees who directly perform this service. The direct costs amount to about $190,000 in the current fiscal year.

2. Incremental operating costs of proposed new housing developments

The question to be examined here is a simple one – What direct services, responsibilities and additional work will the City incur to maintain these new neighborhoods? Will more personnel be needed? Will the vehicles currently in the fleet be sufficient to carry out the anticipated additional workload? Are the projected incremental revenues lower or equal to these anticipated additional costs?

This report will focus on the three major General Fund departments that would provide direct services here. These are the Police Department, Streets & Highways/Parks Maintenance, and the Fire and Emergency Medical Services Department. The other City Departments, such as Recreation, Library, Finance, City Clerk, etc. provide services to the entire City, not specifically for and in these developments.

Police Department

In reviewing the expected additional needs for Police Services, I reviewed the size and location of the proposed developments in light of additional department needs.

1. In a discussion with our Police Chief, there are no uniform national standards in place for the number of Police Officers needed per number of people served. As each community is unique, staffing levels are determined based on the needs of each community and the ability to pay for them. In South Burlington, officers are scheduled 24 hours per day to cover each of the three sections of the City now. When looking at these proposed developments, with a combined total of about 200 new units, the personnel needs would remain at the same level with the addition of about 200 housing units. This would not need to be changed or increased due to this level of development.
2. No new facilities would be necessary. Impact fees are now being used to cover the debt service for the Police Department facility located on Gregory Drive. The distance between this station and Dorset Meadows (4.5 miles) and Spear Meadows (4.0) is within an acceptable range. (Refer to attachment #6 the chart at the end of this report).
3. No additional vehicles would be needed to service these areas.
4. Given the assumptions made in points 1 – 3 above, there would not be a direct increase in costs. However, an estimate is included to cover potential increased overtime tied to these areas.

Estimated	FY 2020 Budget	# Parcels in Grand List	Cost per Parcel	Dorset Meadows 154	Spear Meadows 48
Police Overtime	$ 298,000	7,603	$ 39	**$ 6,036**	**$ 1,881**

Streets & Highways/Parks Maintenance

With the addition of new housing developments, the work performed by Public Works will increase. Streets and sidewalks will have been built to standards by developers but will require maintenance, repair, and eventually will need to be replaced.

1. The South Burlington Public Works Department utilizes a Pavement Management System which is an ongoing process of maintaining, upgrading, and operating a pavement system cost effectively, based on a continuous physical inventory and condition assessment of streets and roads. This takes place over the expected life of these streets, which is expected to be twenty years. Other work includes traffic signs and lights, line striping, fuel and repairs to service vehicles, tree care, road salting and sanding, tree care, and street sweeping. The cost per parcel to fund the public works/parks maintenance operations amounts to $373/parcel in the current FY 20 budget. Therefore, by applying this amount/parcel, the estimated annual cost of maintaining Dorset Meadows is $57,442. For Spear Meadows, the estimate is $17,907.

Public Works - Cost per parcel				Dorset	Spear
	FY 2020	# Parcels in	Cost per	Meadows	Meadows
	Budget	Grand List	Parcel	154	48
Streets & Highways	$2,836,371	7,603	$ 373	**$57,451**	**$17,907**

2. There will be additional effort involved in plowing the new streets and sidewalks in these developments. The overall workload would be shared with other existing developments. This includes a .5 FTE for sidewalk plowing, and a .4FTE for street plowing working for four months/year. Also needed is a sidewalk plow at an estimated cost of $180,000, and a snow plow truck at $200,000. The distribution of these costs is shown in the table on the next page;

SNOW PLOWING		Split with Existing	Dorset Meadows	Spear Meadows
Service Provided	Cost	Areas	154 Units	48 Units
Street Plowing				
Additional Snow Plow	$ 200,000	50%	*$ 76,238*	*$ 23,762*
(amortized over 8 years)			**$ 9,530**	**$ 2,970**
.4 FTE @ 4 mos/year	$ 9,240	50%	**$ 3,522**	**$ 1,098**
Total Streets	$ 209,240		**$ 13,052**	**$ 4,068**
Sidewalk Plowing				
Additional Snow Plow	$ 180,000	50%	*$ 68,614*	*$ 21,386*
(amortized over 8 years)			**$ 8,577**	**$ 2,673**
.5 FTE @ 4 mos/year	$ 11,550	50%	**$ 4,403**	**$ 1,372**
Total Sidewalks	$ 191,550		**$ 12,979**	**$ 4,046**
Total Snow Plowing			**$ 26,031**	**$ 8,114**

3. Included in this analysis is an allowance for street reconstruction. The projected life span of these streets is twenty years. Per the Director of Public Works, the current estimated cost to repave streets is $1.50 square foot. When projected over 20 years, this rate is expected to grow to $2.71 per square foot, at an annual rate of increase of 3%. The projected cost for both developments is shown in the table below;

Road Repaving Projection - 20 year life	Square Feet	Current $ Square Ft.	Projected $ Square Ft.	Projected Cost	Annual Cost Basis
Dorset Meadows	185,130	$ 1.50	$ 2.71	$501,702	**$25,085**
Spear Meadows	60,984	$ 1.50	$ 2.71	$165,267	**$ 8,263**
Totals	246,114			$666,969	**$33,348**

Fire and Emergency Medical Services Department

In looking at the costs of this department, and how they may be affected by additional development, it is important to look at how the overall growth of the City affects the department. For example, the department now faces pressure due to the increased number of Emergency Medical Services calls received. In the most recent year, 700 calls had to be rerouted to units in other jurisdictions. Citizens were served, but not by the South Burlington Department. One solution would be to add an additional ambulance and the personnel and supplies to support this. The pressures for additional services and capital costs would come from the cumulative growth of needs across the City. Another challenge which causes pressure is the amount of

overtime worked by individuals necessary to meet the requirements for emergency response. Another is the need to maintain a level of service to maintain standards of the National Fire Protection Association and National Fire Protection Association. There are demographic changes, such as an aging population which place pressure on the department. And there is some significant other new development in the City, outside of the Southeast Quadrant, which applied upward pressure on the department. Fire Station #2 needs to be upgraded with extended ramps and other upgrades. The additional services in the proposed developments are not the key drivers here.

A key general question that should be asked is, are the stations close enough to these areas to provide for adequate protection and emergency response to these residents? Is there a need for an additional station due to these developments? In a recent survey, done by graduate students at Michigan State University, the allowable distance was set at 4.5 miles. Dorset Meadows is 2.3 miles from Fire Station #1 and 2.9 miles from Station #2. Spear Meadows is 1.8 miles and 3.0 miles respectively from these stations. Therefore, the location of these stations is appropriate.

Will additional personnel be needed to provide service to these developments? In the context of additional workload for about 200 new homes, additional services may not be necessary. However, an estimate is included to cover potential increased overtime tied to these areas.

Estimated	FY 2020 Budget	# Parcels in Grand List	Cost per Parcel	Dorset Meadows 154	Spear Meadows 48
Fire Overtime	$ 364,804	7,603	$ 48	**$ 7,389**	**$ 2,303**

Will the vehicles currently in the fleet be sufficient to carry out the anticipated additional workload? The vehicles which service the City are large capital purchases with replacement schedules in place. No additional vehicles will be required to service these districts.

Enterprise Funds

Enterprise Funds are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity. The City has three such funds which account for services provided for Water Quality, Sewer, and Storm Water utilities. The impact on these developments is shown below:

PUBLIC WORKS ENTERPRISE FUNDS					
Fees				***Projected Add'l Fees***	
refer to page 83 of budget book				154 units	48 units
	Avg. Annual Homeowner			Dorset Meadows	Spear Meadows
Stormwater Fees ($6.96/mo)	$ 83.52			$ 12,862	$ 4,009
Sewer Fees ($41.38/1,000 cf)	$ 331.95			$ 51,120	$ 15,934
Water Fees ($30.59/1,000 cf)	$ 245.36			$ 37,785	$ 11,777
Totals	$ 660.83			$ 101,768	$ 31,720
Costs - Operating & Capital					
				Projected Add'l Costs	
Derived from FY20 budget	Operating Cost per Parcel	Capital Cost per Parcel	Total Cost per Parcel	154 units Dorset Meadows	48 units Spear Meadows
Stormwater	$ 267.99	$ 149.28	$ 417.27	$ 64,260	$ 20,029
Sewer	$ 337.11	$ 27.62	$ 364.73	$ 56,168	$ 17,507
Water	$ 163.69	$ 463.90	$ 627.59	$ 96,649	$ 30,124
Totals	$ 768.79	$ 640.80	$1,409.59	$ 217,077	$ 67,660
			Net	$ (115,309)	$ (35,940)

3. Long-Term costs of upkeep and replacement of infrastructure

There are some expensive long-term infrastructure obligations assumed by a city when it approves a development and accepts the new streets. This includes street and road replacement, storm sewers, and mater mains. The estimated life span of streets and roads can range from between 20 – 40 years. The South Burlington Public Works Department assumes a 20 year life as shown previously under Streets and Highways in the General Fund analysis. Sewage systems have a life span of 50 or more years, and water mains may last between 75 – 100 years. Because of increasing water quality standards, the South Burlington storm water system has an estimated life span of about 30 years. With this in mind, there is a considerable cost coming in the future. Very few municipalities include this as an accrued liability, but pay for it when needed by additional rate increases and bonded debt. The cost to replace these systems is not isolated for a certain development, but will be part of a larger operation in the City.

The Accounting Policy of the City of South Burlington, as stated in the annual audited financial statement says that "Infrastructure assets include roads, bridges, underground pipe (other than related to independently owned utilities), traffic signals, etc. These infrastructure assets are likely to be the largest asset class of the City." The policy also states that Infrastructure Assets have a useful life in the range of 50 – 100 years.

The City maintains an ongoing analysis of capital projects that are built into the rates Water, Sewer and Stormwater systems. This is ongoing and is part of the analysis of the annual budget. In this regard, these proprietary (enterprise) funds had significant fund balances of $4,259,827, $6,735,631, and $8,376,051 respectively in the Water, Wastewater, and Stormwater funds as of the June 30, 2019 audited financial report. The Stormwater Capital Project Plan Cost analysis, shown below, illustrates the projects planned or in progress.

Stormwater Capital Project Cost Estimating							Last updated on 11/22/19 by TD		
	FY20			**FY21**			**FY22**		
Project Name	**Estimated Expenditures**	**Estimated Revenue**	**Estimated Net**	**Estimated Expenditures**	**Estimated Revenue**	**Estimated Net**	**Estimated Expenditures**	**Estimated Revenue**	**Estimated Net**
Kennedy Drive Pond 2	$ 317,020.00	$ 126,808.00	$ 190,212.00		$ 126,808.00	$ (126,808.00)	$ -	$ -	$ -
Kennedy Drive Pond 3	$ 220,943.30	$ 73,648.00	$ 147,295.30	$ -	$ -	$ -	$ -	$ 73,648.00	$ (73,648.00)
Kennedy Drive Pond 5/6	$ 85,500.00	$ 72,675.00	$ 12,825.00	$ -	$ -	$ -	$ -	$ -	$ -
Kennnedy Drive Pond 7	$ 25,000.00	$ 20,000.00	$ 5,000.00	$ 57,000.00	$ 45,600.00	$ 11,400.00	$ 375,000.00	$220,000.00	$ 155,000.00
Picard Circle	$ 500,000.00	$ 229,600.00	$ 270,400.00	$ -	$ -	$ -	$ -	$ -	$ -
Pinnacle at Spear	$ -	$ 185,500.00	$ (185,500.00)	$ -	$ 48,000.00	$ (48,000.00)	$ -	$ -	$ -
Deane St / Woodcrest	$ 302,500.00	$ 121,000.00	$ 181,500.00	$ -	$ 121,000.00	$ (121,000.00)	$ -	$ -	$ -
Bartlett Brook North	$ 60,000.00	$ -	$ 60,000.00	$ -	$ -	$ -	$ -	$ -	$ -
BBSTS Expansion	$ 29,349.00	$ 17,000.00	$ 12,349.00	$ 469,650.00	$ 375,720.00	$ 93,930.00	$ -	$ -	$ -
Muddy Brook Culvert	$ 174,857.00	$ 157,371.30	$ 17,485.70	$ 2,000,000.00	$ 1,150,000.00	$ 850,000.00	$ -	$ -	$ -
Village at Dorset Park	$ -	$ 96,000.00	$ (96,000.00)	$ -	$ 48,000.00	$ (48,000.00)	$ -	$ -	$ -
Lindenwood	$ 48,665.00	$ 38,932.00	$ 9,733.00	$ 11,335.00	$ 9,068.00	$ 2,267.00	$ 305,000.00	$275,574.00	$ 29,426.00
Helen Avenue Investigation	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -
Hort Farm Pond	$ 60,000.00	$ 42,500.00	$ 17,500.00	$ 250,000.00	$ 200,000.00	$ 50,000.00	$ -	$ -	$ -
Spear Street and BCC	$ 40,000.00	$ -	$ 40,000.00	$ 310,000.00	$ 255,750.00	$ 54,250.00	$ -	$ -	$ -
Bartlett Bay Road Culvert	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ -	$ -
Pine Tree Terrace Drainage	$ 38,000.00	$ -	$ 38,000.00	$ -	$ -	$ -	$ 180,000.00	$ -	$ 180,000.00
Other Projects Per FRP	$ -	$ -	$ -	$ -	$ -	$ -	$ 470,000.00	$250,000.00	$ 220,000.00
Total	**$ 1,911,834.30**	**$ 1,186,034.30**	**$ 725,800.00**	**$ 3,097,985.00**	**$ 2,379,946.00**	**$ 718,039.00**	**$ 1,430,000.00**	**$819,222.00**	**$ 610,778.00**

Additional estimated revenues generated from development
Vs. additional estimated costs to the City

The table below shows the estimated additional revenues directly associated with housing units in the planned developments. The page #'s references show where these have been explained previously in the report. Then, the estimated new discrete costs are shown and referenced in the additional expenses section. This assumes that all units have been built out and is for one budgetary period, using Fiscal Year 2020 as the basis. In both cases, the estimated new revenues exceed the estimated additional costs of maintaining these areas.

		Dorset Meadows	Spear Meadows	*Page # Reference*
Additional Revenues				
Property Taxes		$ 369,387	$ 117,438	*4 & 5*
Utility Fees		$ 101,768	$ 31,720	*12*
	Total	$ 471,155	$ 149,158	
Additional Expenses				
Police Overtime		$ 6,036	$ 1,881	*10*
Streets & Highways Services		$ 57,451	$ 17,907	*11*
Snow Plowing		$ 26,031	$ 8,114	*11*
Road Repaving		$ 25,085	$ 8,263	*11*
Fire overtime		$ 7,389	$ 2,303	*12*
Utility Operating Costs		$ 118,394	$ 36,902	*12*
Utility Capital Costs		$ 98,683	$ 30,758	*12*
	Total	$ 339,069	$ 106,128	
Net (Revenues - Expenses)		**$ 132,086**	**$ 43,030**	

I would like to thank the following City employees who helped me to secure and analyze data for this report: Todd Leblanc, Marla Keene, Paul Conner, Sue Dorey, Celine Ingalls and Justin Rabidoux.

Attachment # 1

Google Maps Orchard School/Laurel Hill

(2) Properties Included in this analysis	
Northern Boundary	Laurel Hill Drive
Eastern Boundary	Laurel Hill Drive (183) to Andrews Ave
Southern Boundary	Mcintosh Avenue
West Boundary	Orchard School, Mcintosh, Baldwin

(It does not include commercial properties on Shelburne Rd).

Imagery ©2019 Google, Imagery ©2019 CNES / Airbus, Maxar Technologies, USDA Farm Service Agency, Map data ©2019 200 ft

Google Maps Butler Farms

Imagery ©2019 Google, Imagery ©2019 CNES / Airbus, Maxar Technologies,

(1) Properties Included in Butler Farms	
Northern Boundary	Fox Run Lane
Eastern Boundary	Oak Creek Drive & Marcy St.
Southern Boundary	Butler Drive
West Boundary	Butler Dr., Moss Glen, Mill Pond

(It does not include properties on Hinesburg Rd, route 116).

Location Map

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- FINISH GRADE CONTOUR
- EXISTING CONTOUR LINE (U.S.G.S. DATUM)
- EDGE OF WOODED AREA
- WETLAND DELINEATION
- 50' WETLAND BUFFER BOUNDARY
- PROPOSED WATERLINE
- HYDRANT AND GATE VALVE
- PROPOSED STORMLINE AND CATCH BASIN
- PROPOSED SEWERLINE AND MANHOLE
- PROPOSED FOUNDATION DRAIN
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- SOIL TYPE + BOUNDARY

(NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

Roadways

ROADWAY	ROW	TYPICAL WIDTH	LENGTH
TRILLIUM STREET	50'	20'	2,030'
ELDERBERRY LANE	60'	26'	1,755'
LINNEA DRIVE	50'	26'	2,003'
DEWBERRY LANE	60'	34'	621'
DELLFLOWER COURT	50'	20'	518'

Notes

1. OWNER OF RECORD AND APPLICANT:
   DORSET MEADOWS ASSOCIATES, LLC
   44 PARK STREET
   ESSEX JCT., VT 05452
2. PROJECT AREA: 69.66 ACRES
3. ZONING DISTRICT: SOUTHEAST QUADRANT - NEIGHBORHOOD RESIDENTIAL (SEQ NR), VILLAGE RESIDENTIAL (SEQ VR) AND NATURAL RESOURCE PROTECTION (NRP)
4. WETLAND DELINEATION BY GILMAN + BRIGGS ENVIRONMENTAL, WETLANDS SPECIALIST.
6. THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE.
7. UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL EXCAVATE UTILITY TO DETERMINE ACTUAL ELEVATION + LOCATION AND CONSULT WITH ENGINEER PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

Designated Open Space

NEIGHBORHOOD PARK STANDARD = 7.5 ACRES / 1,000 PEOPLE

PEOPLE / UNIT CALCULATION = 154 UNITS X 2.5 PEOPLE / UNIT = 385 PEOPLE

NEIGHBORHOOD PARK SPACE REQUIRED = (385 PEOPLE / 1,000 PEOPLE) X 7.5 ACRES = 2.89 ACRES

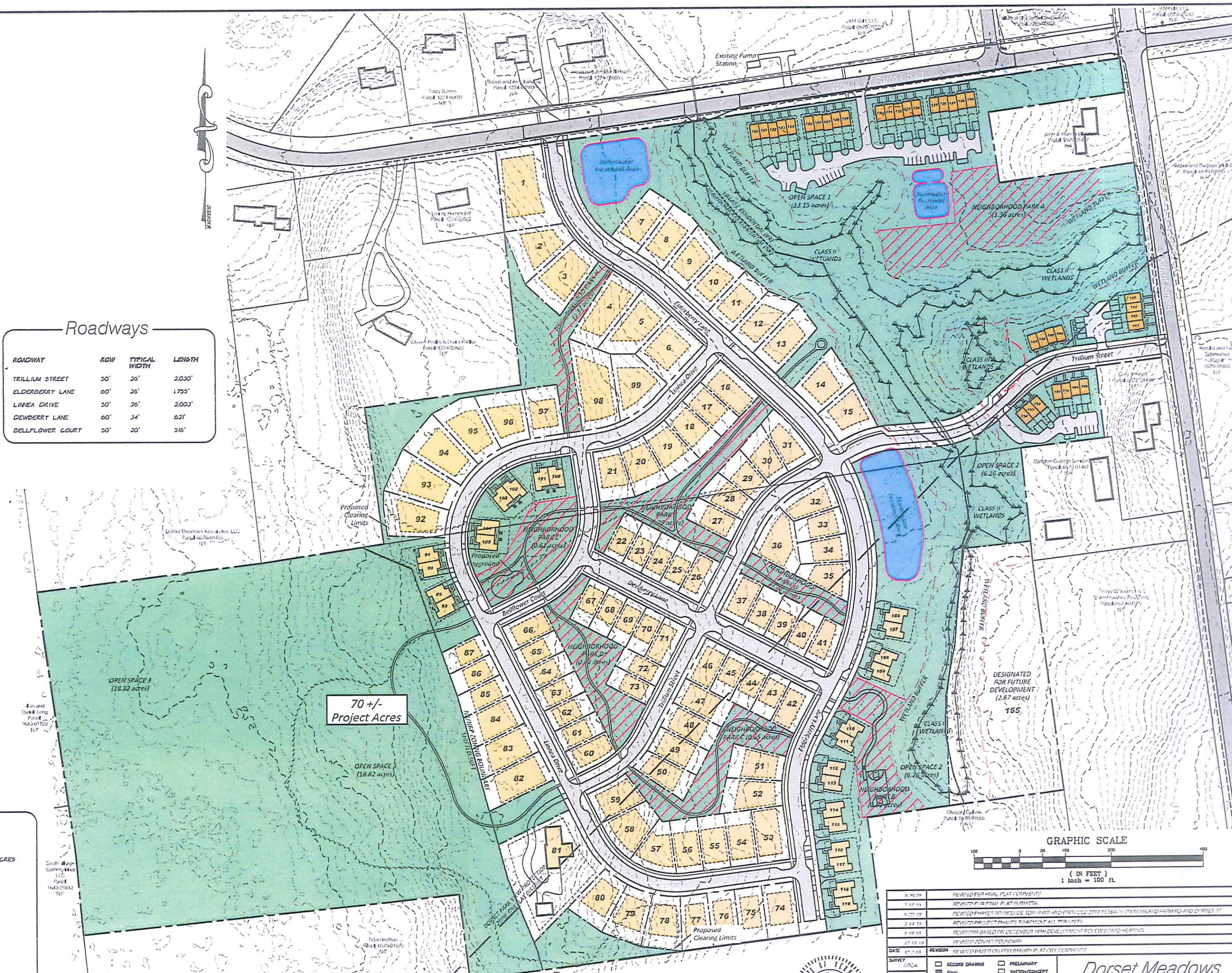
NEIGHBORHOOD PARKLAND PROVIDED:
- PARK SPACE A = 1.36 ACRES
- PARK SPACE B = 0.61 ACRES
- PARK SPACE C = 0.65 ACRES
- PARK SPACE D = 0.64 ACRES
- PARK SPACE E = 0.61 ACRES
- PARK SPACE F = 0.78 ACRES
- PARK SPACE G = 0.28 ACRES
- PARK SPACE H = 0.37 ACRES

TOTAL NEIGHBORHOOD PARKLAND = 5.30 ACRES

DESIGNATED PARKLAND

DESIGNATED OPEN SPACE:
- OPEN SPACE 1 = 13.15 ACRES
- OPEN SPACE 2 = 6.26 ACRES
- OPEN SPACE 3 = 18.82 ACRES

ADDITIONAL OPEN SPACE PROVIDED = 38.23 ACRES



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DATE	REVISION	BY
9-26-19	REVISED PER FINAL PLAT COMMENTS	BWC
7-17-19	REVISED FOR FINAL PLAT SUBMITTAL	BWC
5-22-19	REVISED PHASES TO INCLUDE TDR UNITS AND PROVIDED 20FT SETBACK ON NOWLAND FARM RD AND DORSET ST	BWC
3-14-19	REVISED PROJECT PHASES TO REMOVE ALL TDR UNITS	BWC
1-18-19	REVISIONS BASED ON DECEMBER 18TH DEVELOPMENT REVIEW BOARD HEARING	BWC
12-18-18	REVISED ZONING BOUNDARY	BWC
12-7-18	REVISED BASED ON PRELIMINARY PLAT CITY COMMENTS	BWC

SURVEY: OBCA
DESIGN: BWC
DRAWN: BWC
CHECKED: PJO
SCALE: 1" = 100'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT

Dorset Meadows

South Burlington — Vermont

Overall Site Plan

DATE: 8-08-18
JOB #: 2017-61
FILE: 2017-61 S13
PLAN SHEET #: 2

Owner / Applicant
Dorset Meadows Associates, LLC
44 Park Street, Essex Jct., VT 05452

#2

GRAPHIC SCALE
P.B. Grabowski and J. L. Milot
1640-00089
M. and M. Scollins
1160-00214
T. and L. Kleh
1160-00219
C. Shand et al
0570-01223
10' WIDE PAVED PATH
20' Recreational Easement
Open Space
10' PAVED PATH TO MEANDER WITHIN 20' WIDE EASEMENT TO AVOID MATURE TREES
5' WIDE SIDEWALK
TYPICAL 3 UNIT TOWNHOUSE
SINGLE FAMILY HOME ON FOOTPRINT LOT
VALE DRIVE
60' ROW FOR POTENTIAL FUTURE STREET EXTENSION
PRIVATE STREET
VALE DRIVE
PUBLIC STREET
Larkin/Milot Partnership
1742-00033
UVM and State Agricultural College
STORM WATER AREA
PUBLIC STREET
OPEN SPACE
Spear Meadows, Inc.
1640-01350
Dorset Park View Protection Overlay - Zone D
TYPICAL DUPLEX FLAT
PATH AND BOARDWALK (ACROSS WETLAND) TO OPEN SPACE
SUMMARY OF HOUSING UNITS
EXISTING LOT 1 UNIT
SINGLE FAMILY HOMES 18 UNITS
DUPLEX HOMES (TOWNHOUSE & FLATS) 20 UNITS
TRIPLEX TOWNHOUSES 9 UNITS
TOTAL PUD = 48 UNITS
OPEN SPACE
PUBLIC PARK
7.0 ACRES TOTAL
(4.3 ACRES UPLAND)
OPEN SPACE
PINNACLE AT SPEAR
TYPICAL DUPLEX TOWNHOUSE
PRIVATE STREET
50' ROW FOR POTENTIAL FUTURE STREET EXTENSION
K. SAWTELLE
1640-01300
W. and M. Gilbert
1640-01400
G. Farrell
1640-01302
SPEAR MEADOW ROAD
LOT 1
1350 SPEAR LLC
1640-01350
G. and J. Farrell
Volume 140, Pages 45-47
12.9 acres
L. and D. Young
1640-01402
R. and T. Tarrant
1640-01404
D. Muhr
1640-01405
M. Dencker
D. and C. Franzoni
1640-01406
C. and B. Marroquin
1640-01290
R. and T. Avonda
1640-01317
R. and E. Lavigne
SPEAR STREET
SPEAR MEADOWS
SKETCH PLAN
JANUARY 12, 2016

#3

Planning and Zoning Fee Schedule

City of South Burlington
Department of Planning Zoning

Type of Permit or Review	Application Fee [12]	Digitization Fee	Total Fee
Per residential unit (DRB or Admin) [5]	$100	$0	varies
Per non-residential sq ft (DRB or Admin)[6]	$0.10	$0	varies
Per non-residential sq ft above 10,000 (DRB or Admin) [6]	$0.05	$0	varies
Conditional use	$165	$13	$178
Interim Zoning Application	$275	$13	$288
Variance	$165	$13	$178
Design Review			
Sign applications	$55	$0	$55
All other applications	$165	$0	$165
Miscellaneous DRB review	$110	$13	$123
Independent technical review [8]	per hour	$0	varies
Legal review [8]	per hour	$0	varies
Appeal of Administrative Officer	$220	$13	$233
DRB continuance requested by applicant [9]	$50	$0	$50
City Clerk Recording (per page)	$0	$15	varies
City Clerk Mylar Recording (per page)	$0	$25	varies
Digital parcel map update [10]	$60-120	$0	$60-120
Sewer connection inspections	$50	$13	$63

Notes

1 Permit fees shall be based on all new square footage of all structures except additions to existing structures, unfinished basements, unfinished attics, unenclosed porches and decks, garage bays for single and two-family homes, and parking areas located beneath multi-family residential buildings and congregate care facilities.

2 An after-the-fact fee shall be required for any permit or development review application submitted following the commencement of construction on a project without all applicable valid local approvals.

3 Refers to a formal notice of violation issued by the city's Administrative Officer

4 The base fee shall apply to all applicable applications. Per unit/lot/square foot and supplemental fees shall apply cumulatively in addition to the base fee and shall apply to new units/lots/square feet not previously approved.

5 Per unit / lot fee: Charged for number of new units or lots (whichever is greater).

6 Per square foot fee: Charged for the number of new square feet of buildings.

7 SEQ supplemental fees shall apply to all applications for land within the Southeast Quadrant. These fees shall be calculated as supplemental to the per unit/lot/square foot fees applicable to the application.

8 Legal and Independent Technical reviews: All expenses for legal review required by the Land Development Regulations and/ or the DRB shall be paid by the applicant(s). The City shall require and hold one or more up-front deposits for use in payment. All unused fees shall be returned to the applicant following issuance of a decision of withdrawal of the application.

9 Applies to all applications for which the applicant requests a continuance of a public hearing, without the application being heard by the DRB, following warning of the hearing in any form. This fee shall not apply if city staff ask in writing that the applicant submit a request for continuance. Fee payable at time of request.

10 Digital parcel map update fees shall be required for all approved applications that adjust or create new parcels. Georeferenced files shall pay a fee of $60. Non-georeferenced files shall pay a supplemental fee of $60.

11 Applications received after January 1, 2013 to only establish "footprint lots" within previously approved subdivisions and PUDs shall pay the lesser of (a) the base fees or (b) the per unit/lot/ square foot and supplemental fees.

12 Reduction or waiver of fees. Fees under this Schedule may be reduced or waived due to extenuating circumstances. An applicant requesting such reduction or waiver shall provide the request in writing to the Director of Planning and Zoning. The Director shall review such requests and provide a written recommendation to the City Manager. The Director may also initiate such a request and recommendation. The City Manager shall review the request and recommendation and make a final determination.

Approved August 5, 2019

Planning and Zoning Fee Schedule

City of South Burlington
Department of Planning Zoning

Type of Permit or Review	Application Fee [12]	Digitization Fee	Total Fee
Zoning (building) permit			
New residential[1]	$.45 per sq ft	$13	varies
New residential - unfinished basement	$.20 per sq ft	$0	varies
New residential - garage bay	$50 per bay	$0	varies
Residential additions & alterations	$5 per $1,000 project cost, min $30	$13	varies
New non-residential[1]	$.35 per sq ft	$13	varies
Non-residential additions & alterations	$5 per $1,000 project cost, min $30	$13	varies
Demolition	$50	$13	$63
Sign permit			
Temporary sign permit (per sign)	$5	$0	$5
Permanent sign permit (per sign)	$55	$0	$55
Peddlers permit			
Peddlers Permit	$70 + $10/additional person/month	$0	varies
Peddlers permit, travelling, annual	$700 per calendar year	$0	$700
After-the-fact permit or review [2]			
Supplemental fee - No notice of violation issued [3]	Standard fee plus 50%	$0	varies
Supplemental fee - Notice of violation issued [3]	Standard fee plus 100%	$0	varies
Certificate of Occupancy	$140	$13	$153
Certificate of Compliance	$27	$13	$40
Subdivision			
Sketch Plan - Base fee [4, 11]	$350	$13	$363
Sketch - per residential unit/lot (first 2) [5]	$25	$0	varies
Sketch - per residential unit/lot (units / lots 3-9) [5]	$50	$0	varies
Sketch - per residential unit/lot (units / lots 10+) [5]	$25	$0	varies
Sketch - per non-residential sq ft [6]	$0.02	$0	varies
Sketch (SEQ) supplemental fee [7]	Per unit/lot fee plus 50%	$0	varies
Master plan	$550	$13	$563
Preliminary Plat - Base fee [4, 11]	$500	$13	$513
Preliminary Plat - per unit/lot [5]	$50	$0	varies
Preliminary Plat - per non-residential sq ft [6]	$0.05	$0	varies
Preliminary Plat - per non-residential sq ft above 10,000 [6]	$0.03	$0	varies
Preliminary Plat (SEQ) supplemental fee [7]	Per unit/lot fee plus 50%	$0	varies
Final Plat - Base fee [4, 11]	$500	$13	varies
Final Plat - per unit/lot (first 2) [5]	$25	$0	varies
Final Plat - per unit/lot (units / lots 3-9) [5]	$50	$0	varies
Final Plat - per unit/lot (units / lots 10+) [5]	$35	$0	varies
Final Plat - per non-residential sq ft [6]	$0.03	$0	varies
Final Plat - per non-residential sq ft above 10,000 [6]	$0.02	$0	varies
Final Plat (SEQ) supplemental fee [7]	Per unit/lot fee plus 50%	$0	varies
Minor Lot Line Adjustment	$100	$13	$113
Site plan & conditional use			
Site plan (DRB review)	$275	$13	varies
Site plan (Administrative review)	$140	$13	$153

CITY OF SOUTH BURLINGTON

IMPACT FEE ORDINANCE

Adopted: January 9, 1995

Amended:
April 17, 1995
December 2, 1996
February 2, 1998
September 7, 1999
July 16, 2001
December 3, 2007
October 19, 2009
July 1, 2013 (Effective October 15, 2013)
May 19, 20, 2014

EXCERPT

SOUTH BURLINGTON IMPACT FEE ORDINANCE

Section 1. Authority.

This ordinance is enacted pursuant to the specific authority granted municipalities to establish impact fees contained in 24 V.S.A., Chapter 131 and the authority granted the City of South Burlington to enact ordinances set forth in its Charter and 24 V.S.A. Chapter 59. This ordinance shall be a civil ordinance within the meaning of 24 V.S.A. Chapter 59.

Section 2. Purpose.

It is the purpose of this ordinance to establish impact fees to pay portions of the cost of constructing capital facilities for new development in the City that will be served by such facilities. To the extent that new capital facilities are necessitated by new development and such facilities benefit the new development, it is appropriate that the new residents and owners bear an appropriate portion of the costs of constructing the new facilities.

Section 3. Establishment of Fees.

A. Road Improvement Impact Fee: Except as provided in subparagraph (5), any land development as described in subparagraph (1) which is issued a permit under the City of South Burlington Zoning Regulations after the date this Impact Fee Ordinance provision becomes effective shall pay an impact fee determined in accordance with the formula set forth in subparagraph (2).

(1) This impact fee shall apply to any land development that results in an increase in dwelling units or, in the case of non-residential development, an increase in PM peak hour vehicle trip ends (vehicle trips occurring between the hours of 4:00 PM and 6:00 PM on weekdays), as determined by the Development Review Board / Administrative Officer as appropriate.

a. In making the determination required by subparagraph (1), the Development Review Board or Administrative Officer shall use the methodology set forth in Appendix B.2 of the applicable South Burlington Land Development Regulations.

b. In determining the trip generation rate for Child Care Centers, as defined within the latest version of the ITE Trip Generation manual (i.e. "Licensed non-residential child care facilities" as defined in the applicable South Burlington Land Development Regulations), the Development Review Board

Infrastructure Components - Residential Developments

Distance from Major Infrastrcture Components		Nowland Farm Dr.	1350 Spear St.	
	* Survey Results	# Miles from	# Miles from	Main
MUNICIPAL AND SCHOOL DISTRICT	Distance (# Miles)	Dorset Meadows	Spear Meadows	Location
City Infrastructure				
City Hall - 575 Dorset Street	3.0	2.3	1.8	575 Dorset Street
New City Hall - Market Street	3.0	3.3	2.8	Market Street
Public Education				
High School - SBHS	2.5	2.3	1.8	550 Dorset
Middle School - FHTMS	2.5	2.0	1.9	500 Dorset
Elementary (prek - 5) Orchard	2.5	3.0	1.9	Baldwin
Elementary (prek - 5) Rick Marcotte	2.5	3.3	2.8	Market
Chamberlin	2.5	4.2	3.8	262 White Street
Public Safety				
Fire Station #1 (fire & ambulance)	4.5	2.3	1.8	575 Dorset Street
Fire Station #2	4.5	2.9	3.0	3 Holmes road
Police Station	4.5	4.5	4.0	19 Gregory Drive
OTHER MAJOR SERVICES				
Health				
UVM Medical Center Emergency Svcs.	7.0	4.2	3.1	111 Colchester Avenue
Transportation Hub/Services				
Airport - BTV	na	4.6	4.0	Airport Drive
Bus Greyhound - BTV	3.0	4.6	4.0	Airport Drive
Bus Greyhound - UVM	3.0	4.8	3.0	116 University place
GMT - Burlington Hub	3.0	5.3	4.2	Allen Street - Burlington
GMT - Purple - closest access - City Hall	na	2.3	1.8	575 Dorset Street

* This is the average response of reported in the graduate research paper entitled the Role of Infrastructure in the Success of a Residential Development Dee Hardekar and Shay Chakraborty, Graduate Students, Michigan State University, October 2018