

Table of Contents

I. Executive Summary

II. Introduction

III. Demographics

- A. Current Population
- B. Projected Land Use
- C. Projected Build-out Population

IV. Tax Credits for Undeveloped Land

V. Culinary Water System

- A. Capital Facilities Plan
 - 1. Service Standard
 - 2. Inventory of Existing Facilities
 - 3. Method of Financing of Existing Facilities
 - 4. Excess Capacity
 - 5. Additional Facilities Needed at Present
 - 6. Additional Facilities Needed at Build-out
 - 7. Method of Financing Needed Facilities
- B. Development Impact Fee Analysis
 - 1. Service Area
 - 2. Proportionate Share of Costs
 - 3. Credits for Past and Future Contributions

Table of Contents

4. Impact Fee Calculation

VI. Wastewater System

A. Capital Facilities Plan

1. Service Standard
2. Inventory of Existing Facilities
3. Financing of Existing Facilities
4. Excess Capacity
5. Additional Facilities Needed at Present
6. Additional Facilities Needed at Build-out
7. Method of Financing Needed Facilities

B. Development Impact Fee Analysis

1. Service Area
2. Proportionate Share
3. Credits for Past and Future Contributions
4. Impact Fee Calculation

VII. Storm Water System

A. Capital Facilities Plan

1. Service Standard
2. Inventory of Existing Facilities
3. Method of Financing of Existing Facilities

Table of Contents

- 4. Excess Capacity
- 5. Additional Facilities Needed at Present
- 6. Additional Facilities Needed at Build-out
- 7. Method of Financing Needed Facilities
- B. Development Impact Fee Analysis
 - 1. Service Area
 - 2. Proportionate Share
 - 3. Credits for Past and Future Contributions
 - 4. Impact Fee Calculation

VIII. Parks, Trails and Open Space

- A. Capital Facilities Plan
 - 1. Service Standard
 - 2. Inventory of Existing Facilities
 - 3. Method of Financing of Existing Facilities
 - 4. Excess Capacity
 - 5. Additional Facilities Needed at Present
 - 6. Additional Facilities Needed at Build-out
 - 7. Method of Financing Needed Facilities
- B. Development Impact Fee Analysis
 - 1. Service Area

Table of Contents

- 2. Proportionate Share
- 3. Credits for Past and Future Contributions
- 4. Impact Fee Calculation

IX. Public Safety

- A. Capital Facilities Plan
 - 1. Service Standard
 - 2. Inventory of Existing Facilities
 - 3. Method of Financing of Existing Facilities
 - 4. Excess Capacity
 - 5. Additional Facilities Needed at Present
 - 6. Additional Facilities Needed at Build-out
 - 7. Method of Financing Needed Facilities
- B. Development Impact Fee Analysis
 - 1. Service Area
 - 2. Proportionate Share
 - 3. Credits for Past and Future Contributions
 - 4. Impact Fee Calculation

X. Roadways

- A. Capital Facilities Plan
 - 1. Service Standard

Table of Contents

- 2. Inventory of Existing Facilities
- 3. Method of Financing of Existing Facilities
- 4. Excess Capacity
- 5. Additional Facilities Needed at Present
- 6. Additional Facilities Needed at Build-out
- 7. Method of Financing Needed Facilities
- B. Development Impact Fee Analysis
 - 1. Service Area
 - 2. Proportionate Share
 - 3. Credits for Past and Future Contributions
 - 4. Impact Fee Calculation

XI. Impact Fee Adjustment