

March 11, 2019

Mr. Welker:

I am in receipt of your February 25, 2019 email in which you are appealing Chase Carlile's interpretation of the application of fire and public safety impact fees for the covered RV storage area for RV Renovators at 8855 E. Main Street.

The May 14, 2007 Duncan Impact Fee Study calculated maximum impact fees that the City of Mesa can charge based on the existing levels of service for water, wastewater, parks, cultural facilities, library, fire, public safety, general government and drainage facilities and equipment. This document sets forth the methodologies and analyses for determining the impacts of various types of development on the City's public facilities based on the cost of acquiring land and the cost of acquiring or constructing facilities and equipment necessary to serve new development.

The Development Impact Fee Ordinance, Title 5 Chapter 17 of our Mesa City Code, ensures that new development bears a proportionate share of the cost of improvements and guides our staff on how to consistently apply impact fees for new construction projects. Specifically, staff utilizes the definition of *Building Area* which states that "Building area shall also include areas of buildings within the horizontal projection of the roof or floor above, which do not have surrounding exterior walls but exceed three feet in horizontal dimension." I have received confirmation from staff that we have historically applied this definition to other commercial storage facilities such as Power Self Storage and RV in May 2014 and Red Mountain Storage and RV in January 2019. Both developments were assessed the non-residential fire and public safety impact fees for their covered storage based on their square footage of *Building Area* per Mesa City Code.

Staff did speak to representatives of the two Arizona cities larger than Mesa, Phoenix and Tucson, to determine if the City of Mesa is unique in assessing impact fees for covered commercial storage facilities. Staff from each of these communities replied that they include this type of covered storage in their impact fee calculations as these storage locations are an extension of the ongoing, overnight commercial activity on the property.

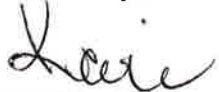
You inquired why the uncovered storage spaces are not assessed impact fees. I asked the same question of staff, and although our public safety personnel would state that there is an additional fire and public safety impact on City resources for the protection of these stored vehicles in these uncovered locations, Development Services staff interpretation of the *Building Area* definition is that it excludes these uncovered locations. However, our Fire personnel states that covered RV/Boat storage do pose a greater public safety risk than uncovered storage. From a firefighting perspective, a covered canopy over a storage

space increases the chance of a single RV fire spreading and impacting other RV's because the canopy restricts fire, heat and smoke traveling vertically which causes the fire to spread horizontally. The canopy also limits the Fire Department's ability to fight the fire from above.

Our Police Department staff state that their experience with facilities like the proposed RV Renovators do have Police Department calls for service. The most common calls are for our City of Mesa police officers to respond to vandalism and theft from stored vehicles.

For the reasons above, I am denying your appeal and feel staff is appropriate in assessing the fire and public safety impact fees for the covered storage areas at RV Renovators.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kari Kent', written over a light blue horizontal line.

Kari Kent
Assistant City Manager