

Impact Fee Update

July 28, 2020



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PIMA COUNTY

October 2019 – Draft LUA and IIP

January 2020 LUA and IIP Public Hearing

February 2020 – LUA and IIP Adoption

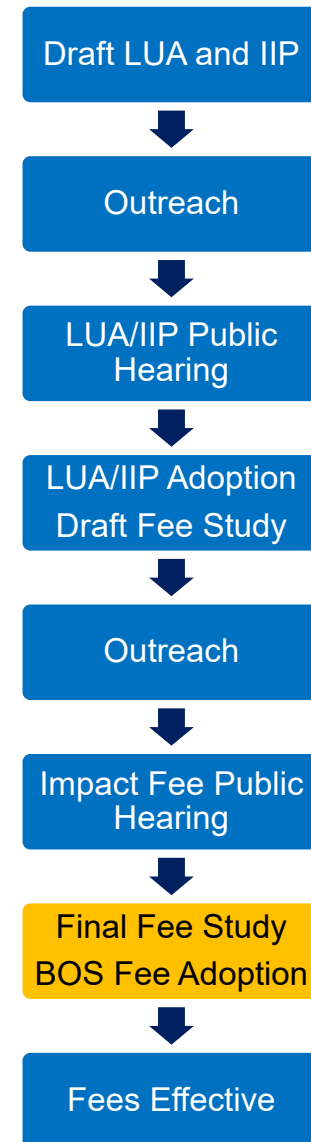
Feb-March 2020 – Fee Study Outreach

April 7, 2020 – Fee Study Public Hearing

May 2020 – Adopt Fees

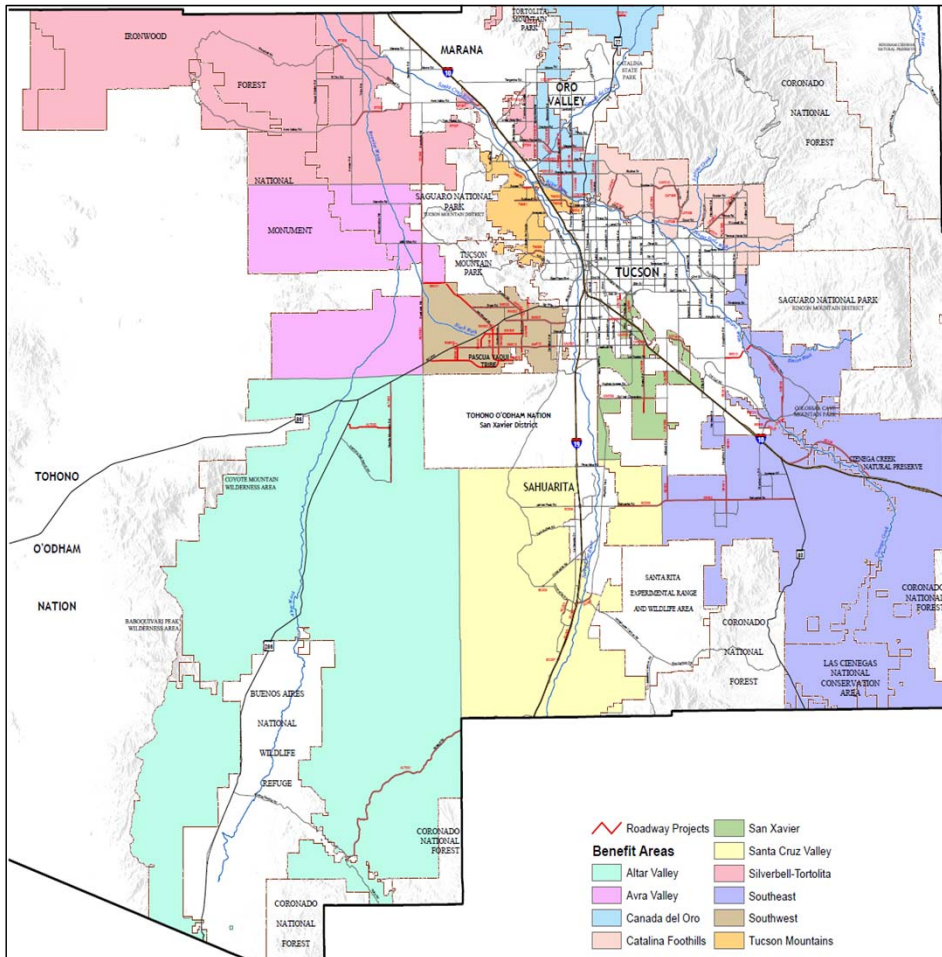
January 2021 – Fees Effective

LUA: Land Use Assumptions; IIP: Infrastructure Improvement Plan

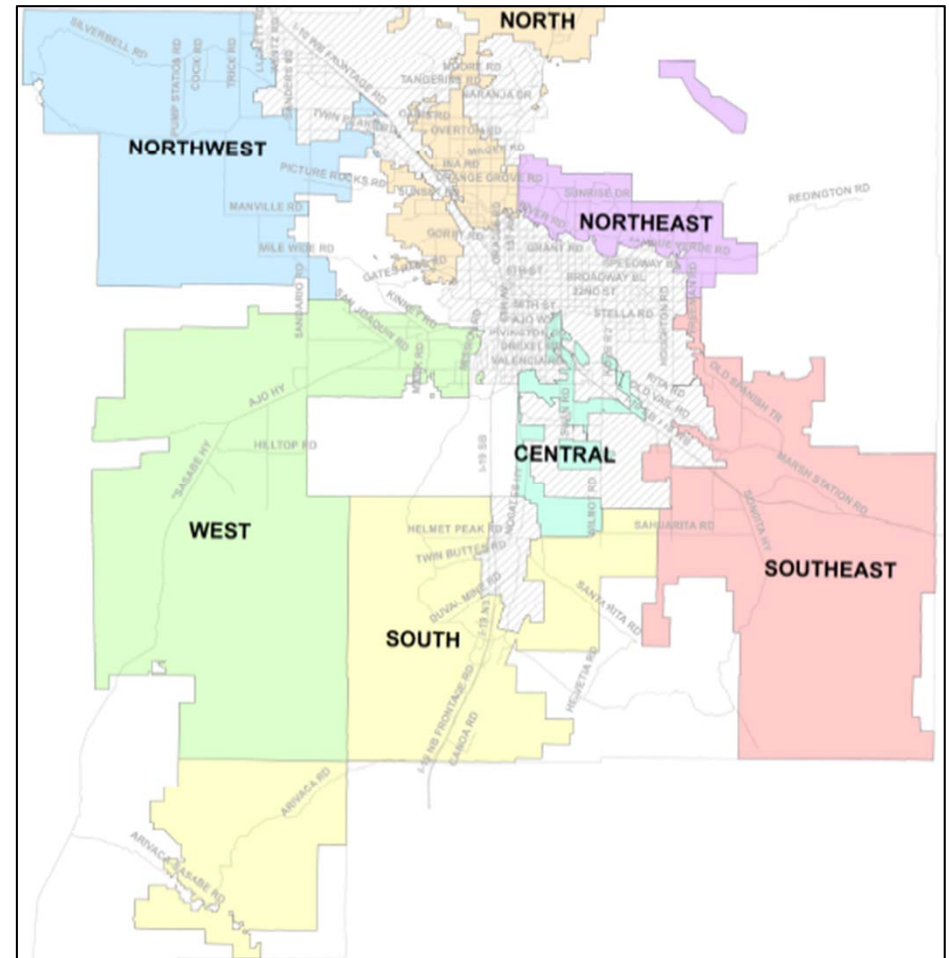


June
July 7
August 17

Current Benefit Areas



New Benefit Areas



Adopted IIP Projects List

SA	No.	Project	Limits		Description
CENTRAL	1	Valencia Road	Kolb Rd	Old Vail Road	Widen to 6 lanes
	2	Swan Road/Los Reales Road	N/A	N/A	Intersection Improve.
	3	ITS Improvements	N/A	N/A	Signal Coord./ Timing
	4	Country Club	I-10	Valencia Road	ROW Purchase
SOUTHEAST	5	Houghton Road	Golf Links Rd.	Escalante Road	Widen to 6 lanes
	6	Valencia Road	Houghton Rd.	Old Spanish Trail	New 2 lane road
	7	ITS Improvements	N/A	N/A	Intersection Improve.
	8	Houghton Road	I-10	Andrada Polytech	Widening
	9	Colossal Cave Road	MAC Way	Cam Loma Alta	Turn lanes/intersection
NORTH	10	Silverbell Road	Sunset Rd. Benjamen Rd.	Sunset Dunes Place Abington Road	Widen to 3 lanes
	11	Orange Grove Road	La Cañada Dr.	Oracle Rd	Widen to 4 lanes
	12	Sunset Road	I-10	River Road	New 2 lane road
	13	Linda Vista Road	Hartman Road	Camino de Oeste	Turn Lanes
	14	ITS Improvements	N/A	N/A	Signal Coord./ Timing

Adopted IIP Projects List (continued)

SA	No.	Project	Limits		Description
NORTHEAST	15	1st Avenue	Orange Grove Rd.	Ina Road	Widen to 4 lanes
	16	Houghton Road	Speedway Blvd.	Drachman Street	Widen to 4 lanes
	17	Houghton Rd/Cat. Highway	N/A	N/A	Intersection Improve.
	18	ITS Improvements	N/A	N/A	Signal Coord./ Timing
	19 20	Tanque Verde Rd/Solder Tr. Orange Grove Road	N/A First Avenue	N/A Camino de Michael	Intersection Improve. Widen to 4 lanes
NORTH WEST	21	Sandario/Picture Rocks Rd	N/A	N/A	Intersection Improve.
	22	Twin Peaks Road	Twin Peaks Road	Saguaro Highlands	Widen to 4 lanes
SOUTH	23	ITS Improvements	N/A	N/A	Signal Coord./ Timing
	24	Andrada Road	Hook M	Houghton Road	New 2 lane road
WEST	25	ITS Improvements	N/A	N/A	Signal Coord./ Timing
	26	Valencia Road	Mission Road	Cardinal Ave	Widen to 6 lanes
	27	Camino Verde/Valencia Rd.	N/A	N/A	Intersection Improve.
	28	Irvington Road	Sunset Boulevard	Ajo Way	New 2 lane road

Proposed Fees

Land Use Category (New)		Current Fee Rate 2020	Phase 1 Jan 2021 - June 2021	Phase 2 July 2021 - June 2022	Phase 3 July 2022 - June 2023	Phase 4 July 2023 - June 2024
Residential	Single Family Detached	\$6,613	\$6,613	\$6,818	\$7,671	\$8,523
	Attached Residential/Multi-Family	\$4,960	\$4,960	\$4,916	\$4,871	\$4,827
	Senior Housing	\$4,332	\$3,704	\$3,314	\$2,924	\$2,535
	Assisted Living/Nursing/Congregate Care	\$905	\$323	\$731	\$1,138	\$1,545
	Mobile Home Park	\$608	\$608	\$1,727	\$2,846	\$3,965
Retail	Hotel/Motel	\$1,638	\$1,638	\$1,849	\$2,059	\$2,269
	Retail	\$5,171	\$2,936	\$3,771	\$4,607	\$5,442
	Services	\$6,908	\$4,602	\$7,946	\$11,290	\$14,635
	High-Traffic Retail and Services	\$18,148	\$5,901	\$13,056	\$20,210	\$27,365
Other	General Office	\$2,197	\$2,197	\$2,996	\$3,795	\$4,594
	Medical/Dental/Vet Office	\$5,252	\$5,252	\$8,096	\$10,941	\$13,785
	Industrial	\$1,980	\$898	\$1,034	\$1,170	\$1,307
	Hospital/Clinic	\$4,706	\$1,657	\$3,254	\$4,851	\$6,448
	Recreational	\$12,198	\$3,954	\$6,917	\$9,880	\$12,843
	Public Schools	\$0	\$2,496	\$2,496	\$2,496	\$2,496
	Charter/Private Schools	\$0	\$5,604	\$5,604	\$5,604	\$5,604

Discussion

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