



MEMORANDUM

Date: December 23, 2024

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Leshner 
County Administrator

Re: **Roadway Development Impact Fee Program Update**

On [July 17, 2024](#), I provided you information about the Roadway Development Impact Fee Program update. As noted, Arizona Revised Statute 11-1102 requires the County to update its roadway development impact fee program at least every five years. The program and fees were last updated in 2020. Pima County Department of Transportation (DOT) staff with assistance from Psomas, Inc. prepared the required updated Land Use Assumptions Report (LUAR) and Infrastructure Improvements Plan (IIP) for public comment on November 1, 2024.

The updates include new land use and development projections utilizing nationally accepted standards, as well as modifications to the IIP project list. The proposed IIP project changes include:

- Remove six Intelligent Transportation System (ITS) Improvements projects (complete)
- Remove Andrada Road and Orange Grove Road projects - no longer necessary
- Remove Valencia Road, Kolb to Old Vail Road – completed by RTA
- Rescope First Ave, Orange Grove to Ina to match RTA Next project scope
- Add Old Spanish Trail, Valencia to Camino Loma Alta - Rocking K project
- Add Harrison/Sahuarita Road intersection
- Add Old Spanish Trail/Camino Loma Alta intersection – Rocking K project
- Rescope Country Club Road project – to match ADOT interchange project

Staff has met with Southern Arizona Homebuilders Association (SAHBA), Metropolitan Alliance, and other stakeholders several times this past fall and has provided information and answers to questions raised.

The draft LUAR and IIP are scheduled for a public hearing on January 7, 2025. No action is required by the Board of Supervisors at this meeting other than to hold the public hearing. The reports will be presented for Board consideration for approval no sooner than 30 days later, which will occur at the February 18, 2025, Board of Supervisors meeting. DOT staff will continue to actively seek public input from stakeholder groups and anticipate recommending Board approval of the LUAR and IIP on February 18, 2025.

The Honorable Chair and Members, Pima County Board of Supervisors

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The statute requires approval of the LUAR and IIP before consideration of impact fee rates. Given the dramatic increase in transportation project costs since 2020, the current impact fee rates will not generate the same amount of revenue relative to project costs which means either rates will need to increase to deliver the IIP projects within the statutorily required 10-year timeframe or projects may need to be rescoped or eliminated. A draft report on the Fee Study is anticipated in April 2025, followed by a public hearing in May 2025, and final adoption of the Fee Study in June 2025.

JKL/anc

c: Carmine DeBonis, Jr., Deputy County Administrator
Francisco Garcia, MD, MPH, Deputy County Administrator & Chief Medical Officer
Steve Holmes, Deputy County Administrator
Kathryn Skinner, Director, Department of Transportation