



PIMA COUNTY

TRANSPORTATION

Roadway Development Impact Fee Update

January 7, 2025

OVERVIEW

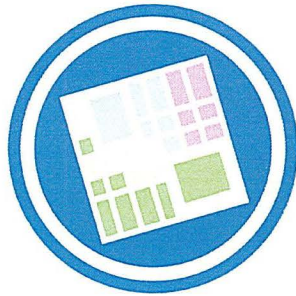
- Impact Fees are a funding mechanism to address infrastructure needs created by development. (ARS 11-102)

Current Fees ([full list at https://www.pima.gov/983/Current-Rates](https://www.pima.gov/983/Current-Rates))

Land Use	Impact Fee (\$)
Single Family Residential (per unit)	\$8,523
Multi-Family Residential (per unit)	\$4,827
Retail (per 1,000 SF)	\$5,442
Industrial (per 1,000 SF)	\$1,307

- No impact fees for parks, wastewater, or public safety
- Updates required every 5 years per Statute

OVERVIEW



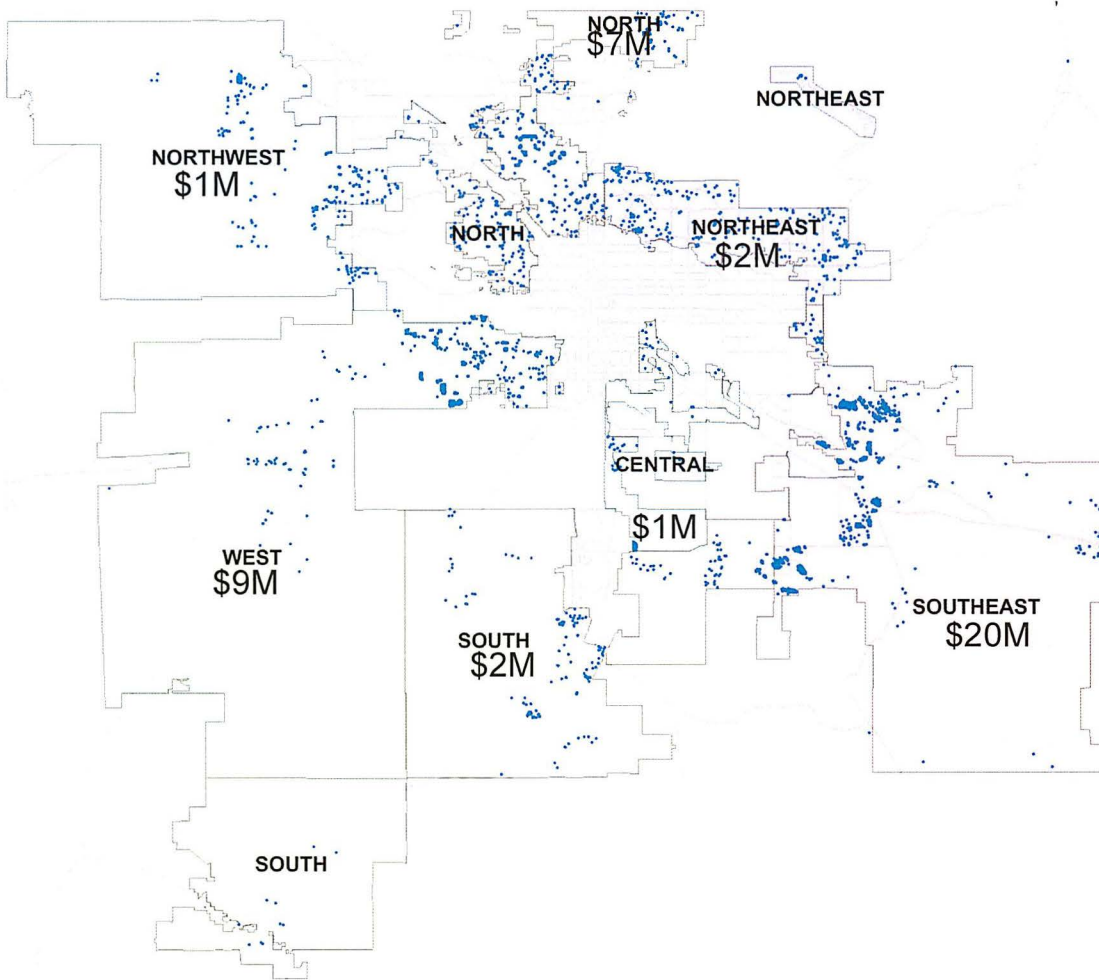
Land Use Assumptions (LUA) report forecasts level of growth in next 10 years by land use and service area



Infrastructure Improvements Plan (IIP) identifies road projects needed to serve new development

LAND USE ASSUMPTIONS (LUA)

- Collected \$42M in four years
- Service areas defined to ensure project nexus
- No changes proposed to current service areas
- Future growth levels informed by historic growth, economic forecasts



Impact Fee Collections by Service Area (FY21-FY24)

LAND USE ASSUMPTIONS (LUA)

Service Area	HISTORIC PERMITS 07/20-06/24		PROPOSED 10-YR GROWTH	
	Permits	% Permits	Permits	% Permits
Central	157	3%	360	3%
North	838	14%	1,800	15%
Northeast	266	4%	480	4%
Northwest	258	4%	480	4%
South	254	4%	480	4%
Southeast	2,899	47%	5,400	45%
West	1,500	24%	3,000	25%
TOTAL	6,172	100%	12,000	100%

- Average since July 1, 2020 – 1,543 residential permits per year
- 10-year average – 1,201 residential permits per year
- Projection – 1,200 residential permits per year
 - Equates to 0.7% population growth per year (State forecast is 0.4%/yr)

LAND USE ASSUMPTIONS (LUA)

- Employment Growth Projections
 - Arizona Office of Economic Opportunity – 0.7% per year
 - PAG RMAP – 0.6% per year
 - Eller College – 0.9% per year (through 2027)
- Assume 0.6% annual growth over next 10 years

Service Area	PROPOSED 10-YR GROWTH		% Jobs by Land Use			Jobs by Land Use		
	Jobs	% Jobs	Ind	Retail	Office	Ind	Retail	Office
Central	533	10%	80%	10%	10%	426	54	53
North	1,492	28%	45%	20%	35%	671	298	522
Northeast	693	13%	30%	30%	40%	208	208	277
Northwest	53	1%	30%	30%	40%	16	16	21
South	693	13%	70%	10%	20%	485	69	139
Southeast	1,066	20%	50%	20%	30%	533	213	320
West	799	15%	40%	25%	35%	320	200	280
TOTAL	5,329	100%				2,659	1,058	1,612

Sector	Industrial	Retail	Office	Total
% Existing Jobs	20%	13%	67%	100%
% Future Jobs	50%	20%	30%	100%

INFRASTRUCTURE IMPROVEMENTS PLAN (IIP)

- 8 projects completed
- 6 in design/construction



ITS Improvements (multiple locations)



Sunset Rd, I-10 to River Rd



Valencia Rd Extension, Houghton to Old Spanish Tr



S Houghton Widening, I-10 to Andrada HS



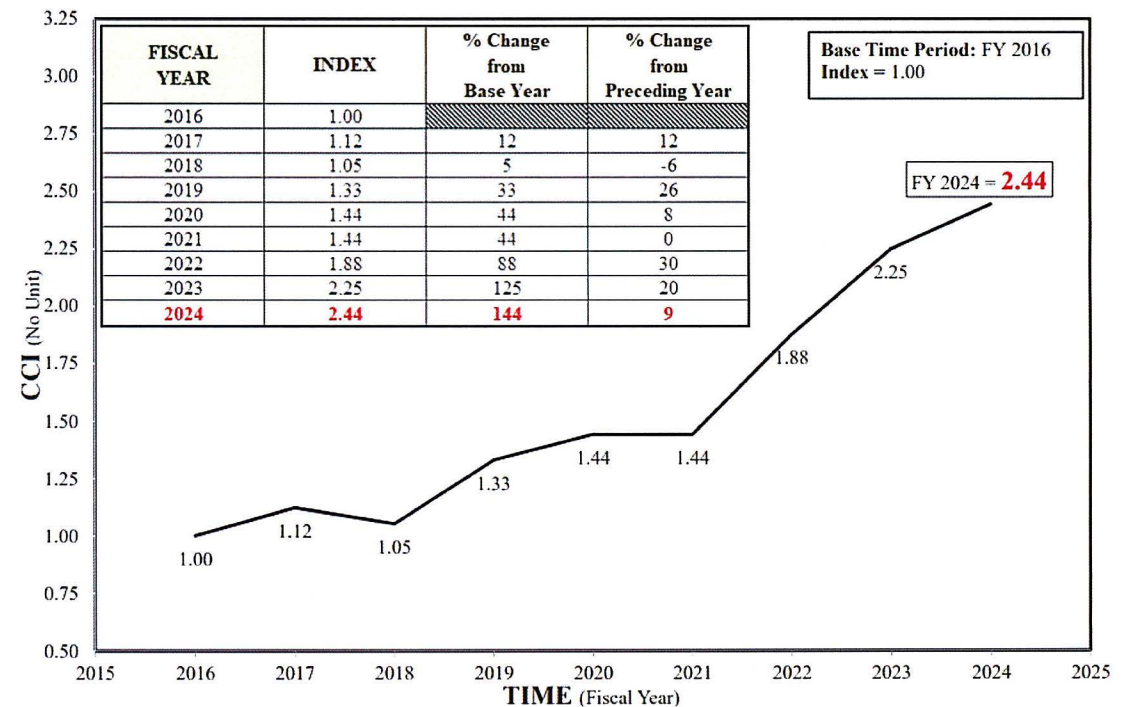
Valencia Rd Widening, Mission to Cmo de la Tierra

INFRASTRUCTURE IMPROVEMENTS PLAN (IIP)

- Roadway Construction Costs increased over 80% since project costs were estimated (2019)
- To avoid commensurate increases in impact fee, County considering prioritizing projects in IIP (reducing number of projects)



CONSTRUCTION COST INDEX
(Posting Date: 07/24/2024)



IIP – PROPOSED PROJECT LIST

No.	Area	Project	From	To	Description
1	CENTRAL	Country Club Road	Milber Street	Michigan Street	Widening
2		Swan/Los Reales Rd	N/A	N/A	Intersection
3	SOUTHEAST	Houghton Road	Golf Links Road	Escalante Road	Widening
4		Houghton Road	I-10	Andrada Polytechnic	Legacy
5		Mary Ann Cleveland Wy	Vista Del Lago	Colossal Cave Rd	Widening
6		Old Spanish Trail	Valencia Road	Rocking K Ranch Lp N	Widening
7		Valencia Road	Houghton Road	Old Spanish Trail	Legacy
8		Colossal Cave Road	Mary Ann Cleveland Wy	Camino Loma Alta	Intersections
9		Old Spanish Tr/Cam Loma Alta	N/A	N/A	Intersection
10		Sahuarita Road	Wentworth Rd	Davidson Rd	Turn Lanes
11	NORTH	Orange Grove Road	Corona Road	Oracle Rd	Widening
12		Silverbell Road	Sunset Road	Abington Road	Widening
13		Sunset Road	I-10	River Road	New
14		Thornycroft Road	Cortaro Farms Rd	Overton Road	Widening
15		Linda Vista Road	Hartman Road	Cam de Oeste	Turn Lanes



IIP – PROPOSED PROJECT LIST

No.	Area	Project	From	To	Description
16	NORTHEAST	1st Avenue	Orange Grove Rd	Ina Road	Widening
17		Houghton Road	Speedway Blvd	Drachman St	Widening
18		Houghton/Catalina Hwy	N/A	N/A	Intersection
19		Tanque Verde/Soldier Tr	N/A	N/A	Intersection
20	NORTHWEST	Twin Peaks Rd	Twin Peaks Rd	Saguaro Highlands	Widening
21		Sandario/Picture Rocks Rd	N/A	N/A	Intersection
22	SOUTH	Sahuarita Road	Alvernon Way	Sycamore Springs Tr	Turn Lanes
23		Harrison/Sahuarita	N/A	N/A	Intersection
24	WEST	Camino Verde	Copper Leaf Dr	Bilby Road	Widening
25		Valencia Road	Camino de la Tierra	Mission Road	Widening
26		Camino Verde/Valencia	N/A	N/A	Intersection
27		Irvington Road	Ajo Way	Mission Road	Intersections
28		Kinney/Irvington/Joseph	N/A	N/A	Intersection
29		Valencia/Vahalla	N/A	N/A	Intersection

LUA and IIP TIMELINE

July – October, 2024

- Review current plan
- Data analysis
- Stakeholder outreach (August)
- Develop draft LUA and IIP reports

November 2024

- Post draft LUA and IIP for public comment
- Notice Board of Supervisors (BOS) January hearing on LUA and IIP
- Stakeholder meetings

January 7, 2025

- Public Hearing on Draft LUA and IIP

February 18, 2025

- BOS adoption of Final LUA and IIP

WE ARE HERE

FEE STUDY and ADOPTION TIMELINE

April 2025

- Draft Fee Study posted for public review
- Notice of BOS hearing on Fee Study

May 2025

- BOS Hearing on Fee Study

June 2025

- BOS adoption of Final Fee Study

September 2025

- New fees effective (90 days after BOS adoption)



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QUESTIONS