

Dennis Currie  
12/01/2015 County BOS Meeting  
Impact Fees

In 1987 the Star Valley Specific Plan was realized. By January, 1996 the BOS approved and adopted the Pima County Roadway Impact Fee Ordinance, codified in Title 19 of the Pima County Code, establishing a roadway development fee for those benefit areas established by the BOS

In December, 2007 the Southwest Infrastructure Plan was endorsed by the BOS addressing all infrastructure needed for the SW Study area. The residential impact fee rate at this time was already set at \$4934.00

By May, 2008 the BOS adopted resolution 2008-109 giving the public notice of the BOS intent to increase the development impact fee. By August 2009 the BOS determined that Pima County Code Chapters 19.01 and 19.02 needed to be amended to clarify terms, as well as amend 19.03 to update the current impact fee schedules from \$4934.00 to \$9500.00 per residence based on an agreed upon number of permits issued. In the August 2009 Document outlined in Table 1 are Recommended Southwest Benefit Area Roadway Improvements which included improvements on Ajo and Valencia Roads to interconnecting roads such as Drexel and Vahalla extensions. **What is clearly missing is the Camino Verde Ext. to Valencia**

In a letter to the Developer, dated October 6, 2014 an offer was made by the County for the repayment of the monies for the Camino Verde Ext. through an additional \$1500 dollar impact fee raising the impact fee rate for SBA to \$11,000.00 if all were approved.

However, the Star Valley Specific Plan defines the site project boundaries, and on Page 118 of the 1987 Star Valley Specific Plan it clearly states the developer's responsibility:

**Phase III** shall include the following: Construction of Los Reales Road from Viviana Road to the eastern boundary of the project; **Construction of Camino Verde from Los Reales northerly to the project's north boundary. (Which happens to be Brightwater Rd. not Valencia).**

In a letter to me dated November 23, 2015 it states that the Developer had not honored his obligations in the Star Valley Specific Plan and that the delays were having no impact on Star Valley. With an estimated \$20 to \$40million dollars in impact fees on the table, and an enhanced tax base of over 4000 additional homes, the question of the day is why does this County delay not hurt Star Valley?

Dennis Currie

Additional Commentary:

As reasonable business men and women you must see the impact. The longer the completion of Star Valley takes the purchasing power of those hard earned tax dollars diminish. Our community needs and wants the infrastructure and retail promised by the plan. That can only occur if a vibrant community is wholeheartedly embraced by our developers, our County Government, and business community. Today, our view, is that our County Leadership is standing in the way of that progress at our expense. What I see, is our County governments realization from the 1987 SVSP, that the transportation funding was not well thought out. This is clearly played out in the above chronology. It's time for our elected BOS to begin working in a positive way towards resolution of this important issue.

ADDITIONAL  
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