

# Roadway Facilities Parks & Trails and Open Space Impact Fees

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Fees Adopted March 4, 2009

# Impact Fee Update Process

- 2008 saw the beginning of the review process for Major Streets and Bridges, Parks and Trails, and Open Space impact fees.
- City Council adopts *Impact Fee Update: Policy Memorandum* as guideline.
- Planning Commission approves Impact Fee Update and Chapter 29 Development Impact Fee Ordinance and authorizes transmittal to City Council.

# Impact Fee Update Process

- City Council Transportation and Infrastructure Subcommittee meets and recommends creation of a 20-member Impact Fee Ad Hoc Committee.
- Ad Hoc Committee returns to City Council Subcommittee within 60 days with consensus recommendations.

# Ad Hoc Committee Consensus Recommendations

- Parks and Trails and Open Space Fees
  - No increase in Parks fees for Desert View, North Gateway or Estrella/Laveen.
  - Reduce Ahwatukee fee based on recent appraisal of South Mountain 620 (land costs reduced by 28%)
  - Prioritize Parks funding/expenditures in order to aggressively purchase land during next three years.

# Ad Hoc Committee Consensus Recommendations

	Desert View	North Gateway	Estrella Laveen	Ahwatukee
Existing Park Fee	\$2,910	\$4,072	\$2,035	\$2,510
Proposed Park Fee	\$2,910	\$4,072	\$2,035	\$2,003
Existing Open Space Fee	\$1,108	\$1,108	N/A	N/A
Proposed Open Space Fee	\$1,108	\$1,108	N/A	N/A

# Ad Hoc Committee Consensus Recommendations

- Major Streets and Bridges impact fee is renamed Roadway Facilities impact fee
  - Separate North Fee Area into two areas and South Fee Area into two areas.
  - Right-of-Way dedication is developer responsibility.
  - Sonoran Parkway is not included in Impact Fees.
  - Construction of Major Arterials is now developer responsibility.

# Ad Hoc Committee Consensus Recommendations

- Roadway Facilities impact fee
  - An additional two-percent is to be charged for such costs as over-sizing of facilities, extensions of roadways beyond parcel boundaries, etc.
  - Exact location and application to be determined by Street Transportation Department.
  - Future review to determine if two-percent is appropriate - could go up or down.

# Ad Hoc Committee Consensus Recommendations

	North Gateway West	North Gateway BCC	Desert View	Estrella Laveen	Ahwatukee West
Existing Fee	\$ 995	\$ 1,369	\$ 2,176	\$ 750	\$ 2,057
Proposed Fee	\$ 3,853	\$3,853	\$ 1,485	\$ 1,103	\$ 2,368

# Ad Hoc Committee Consensus Recommendations

	North Gateway	Desert View	Estrella Laveen	Ahwatukee West
75 days After Adoption - 18 Months - 25%	\$ 963	\$ 371	\$ 276	\$ 592
19 to 24 Months After Adoption - 50%	\$ 1,927	\$ 743	\$ 552	\$ 1,184
25 to 30 Months After Adoption - 75%	\$ 2,890	\$ 1,114	\$ 827	\$ 1,776
31 to 36 Months After Adoption - 100%	\$ 3,853	\$ 1,485	\$ 1,103	\$ 2,368

# Ad Hoc Committee Consensus Recommendations

- Other Recommendations
  - City to pursue state legislation regarding Street Repayment Agreements.
  - No indexing of Roadway Facilities fees until next update.
  - If a full fee increase is adopted, City will consider a “Fair Warning” period in which the full fees would not be implemented for 18 months.

# 2008 Impact Fee Update Report

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## Questions?