

*City of Tucson Development (Impact) Fee Program Update*

**REPORT on the  
Land Use Assumptions and  
Infrastructure Improvements Plans**

Adopted by the Mayor and Council on August 5, 2014



In compliance with Arizona Revised Statutes [(ARS Section 9-463.05 (C))] requirements for the update of the City's Development (Impact) Fee program, the attached Land Use Assumptions and Infrastructure Improvements Plans for Streets, Parks and Recreation, Police, and Fire [hereafter, "reports"], have been adopted pursuant to [(ARS Section 9-463.05 (D))], as described below.

The following required steps have taken place leading to adoption of the reports:

- On May 1, 2014, 60 days prior to the public hearing, the five draft reports were released to the public and posted on the City's website for public review.
- On June 30, 2014, the Mayor and Council held a duly noticed public hearing on the reports.
- On August 5, 2014, following the required 30 day waiting period, the Mayor and Council adopted the reports.
- During June and July of 2014, multiple stakeholder meetings were held to discuss the reports and receive feedback and comment.

Prior to and in conjunction with the June 30, 2014 public hearing and the stakeholder outreach process, 22 unique issues/comments were raised regarding the draft reports. Staff conducted a thorough review of each issue/comment and provided response. For 13 of the comments, changes were made to the final reports. For the remaining issues/comments, explanation or clarification was provided. See Attachment 1 for a full list of issues/comments received and responses.

The adopted reports set the maximum rates that the development (impact) fees can be set at, which will be considered during the next step in the process, a public hearing set for September 9, 2014. Attachment 2 provides a listing of the maximum fee rates established by the adopted reports.

Attachments:

- 1 – List of Public Comments and Responses/Changes Made
- 2 – Development (Impact) Fee Maximum Rates as Established by the Adopted Reports
- 3 – Adopted Land Use Assumptions Report
- 4 – Adopted Infrastructure Improvements Plan for Streets
- 5 – Adopted Infrastructure Improvements Plan for Parks and Recreation
- 6 – Adopted Infrastructure Improvements Plan for Police
- 7 – Adopted Infrastructure Improvements Plan for Fire