

City of Phoenix Impact Fee Ad Hoc Committee
Recommendations and Comments
Draft Land Use Assumptions and IFP Update (2020-2029), Dated July 1, 2019

The Ad Hoc Committee recognizes and appreciates the City-led process which was undertaken to develop this Draft IFP 2020 Update. City of Phoenix Staff members have been highly communicative, responsive, and inclusive throughout the lengthy process. At this time, the Impact Fee Ad Hoc Committee is pleased to forward the following recommendations:

- A. With regard to the Northeast Storm Drainage Infrastructure Improvements Plan, and in recognition that significant, potentially prohibitive, costs may be incurred by property owners that develop prior to the completion of the regional drainage facilities, the Ad Hoc Committee recommends the following:

The Storm Drainage Fee in the Northeast Drainage Impact Fee Area will not be assessed until the improvements to attain a Level of Service (LOS) as adopted by the City for Storm Drainage and further identified on page 89 of the Draft IFP 2020 Update (IFP) have been completed, including the issuance of a Letter of Map Revision (LOMR) for all affected areas within the floodplain of the Rawhide Wash (estimated to be 3,127 acres).

- B. The Ad Hoc Committee recommends that Staff continues to refine the IFP as needed to ensure new development does not pay more than its proportional share of new infrastructure.

Furthermore, the committee would like to make the following comments, which do not require revision to the IFP:

- A. In order to realize the impact fee revenues (and resulting infrastructure improvements), it is incumbent upon the City and all of its various decision makers to reflect the land use assumptions of the IFP as it considers land use regulations and zoning applications for new development moving forward.
- B. The Ad Hoc Committee finds that the methodology utilized in determining costs related to much of the IFP infrastructure – a hybrid of “incremental expansion” and “cost recovery” methods – is advantageous in reaching the most accurate cost estimates possible and should be considered for utilization in future IFP updates.