



Marana plans another impact fee

Eric Beidel July 25, 2007

Marana, which already charges the highest development impact fees in the region, has plans for another one.

The town will use the Northeast Benefit Area impact fee to pay for transportation improvements along Tangerine Road and Camino de Mañana.

The area subject to the fee covers 31,600 acres and includes 4,500 homes, with another 10,000 on the horizon.

The area includes Dove Mountain and a vast amount of state land expected to be sold for development in the coming years.

The area is bounded by Lambert Lane to the south, the CAP canal and Interstate 10 on the west and the town limits to the east and north.

Planned road projects in the area include more than 13 miles of improvements along Tangerine, Lambert Lane, Thornydale Road and Camino de Mañana.

There are also plans for improvements to the interstate interchanges in that area.

In all, planned improvements will cost more than \$229 million, though the Regional Transportation Authority will cover more than \$25 million of that.

Marana officials recommend an impact fee of \$6,872 for each single-family, nonage-restricted home and \$4,826 for multi-family dwellings.

Marana will release a study this week of the proposed fees.

The town council delayed the release of the study for two weeks at the request of the Southern Arizona Home Builders Association.

The builders' organization recently released a study of its own, taking a firm stance against additional impact fees by municipalities.

Though builders pay the fees to a town or city, the cost is passed on to a homeowner, which means higher mortgage payments.

Marana already has two other impact fees in place.

The proposed Northeast fee will make it so almost every part of the town is

subject to an impact fee.

Marana will hold a public hearing on the proposed fee on Sept. 18.

The council could approve the fee on Oct. 23, and the town could begin collecting money in January.

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