

May 18, 2009 |

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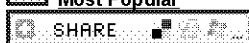
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Salt River tribe votes to raise impact fees

by **Jane Larson** - May. 17, 2009 12:00 AM
The Arizona Republic

Members of the Salt River Pima-Maricopa Indian Community acted last week after months of debate over a plan to raise impact fees for new shopping centers, office buildings and other commercial development on community land along Loop 101 near Scottsdale.

Developers and tribal members who lease land to the developers said the higher fees will discourage new construction in a tough economy. But community officials say it is a prime commercial corridor and extra revenue is needed for police, fire, water and transportation facilities to support development.

The Salt River Pima-Maricopa Indian Community's Tribal Council voted unanimously to revise its development impact-fee ordinance. The previous ordinance was approved in 2004.

The ordinance creates new fees for transportation, police and fire facilities. It also charges higher fees for developments south of the Arizona Canal, which crosses under Loop 101 south of Indian Bend Road. Water and wastewater fees rise, based on the size and number of water meters in the development.

Developers will have to decide if their projects still make financial sense with the new fees. If not, vacant land along Loop 101 will remain vacant until financial conditions improve, and tribal landowners will lose opportunities for lease income.

The new fees are to phase in over an 18-month period starting June 1, reaching their full level in December 2010. Developers and landowners have hinted at legal action to block the fees. One proposed shopping center will try to line up enough tenants to start construction before the worst of the fees hit. One office-project developer says additional buildings could be delayed.

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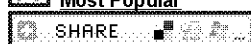
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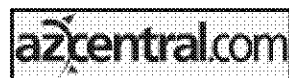
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