

JANUARY 2016

PINAL COUNTY IMPACT FEE OVERVIEW



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	YTD 2014	YTD 2015	Pct Change from YTD 2014
Casa Grande*	117	79	-32%
Chandler	465	1,068	130%
Coolidge	4	5	25%
Florence	146	178	22%
Gilbert	1,435	1,810	26%
Maricopa	283	349	23%
Mesa	1,007	1,851	84%
Pinal County	1,059	1,384	31%
Queen Creek	698	987	41%

SOURCE: HABA

Pinal County Permits (2014-2015)

<u>2014</u>	<u>2015</u>	<u>DIFF</u>	<u>AVG Price</u>
1059	1384	+325	\$227,600

SOURCE: HABA/ CROMFORD

	Effective Date	Streets	Safety	Parks & Recreation	Total	Change
PINAL COUNTY*						
<i>Current Fee - North Central</i>	1/1/10	\$7,197	\$1,252	\$276	\$8,725	
<i>Proposed - North Central</i>	12/23/15	\$7,978	\$700	\$536	\$9,214	\$489
<i>Current Fee - South Central</i>	1/1/10	\$5,001	\$1,252	\$273	\$6,526	
<i>Proposed - South Central</i>	12/23/15	\$2,623	\$580	\$536	\$3,739	(\$2,825)
<i>Current Fee - West</i>	1/1/10	\$8,331	\$1,252	\$276	\$9,859	
<i>Proposed - West</i>	12/23/15	\$1,512	\$580	\$536	\$2,628	(\$7,267)
<i>Current Fee - East</i>	1/1/10	\$7,197	\$1,252	\$276	\$8,725	
<i>Proposed - East</i>	12/23/15	\$2,431	\$544	\$536	\$3,511	(\$5,214)

SOURCE: TISCHLER BISE

Lot Width	House SqFt Range	Avg House
< 44'	1,759 - 1,920	1,758
45' - 49'	1,318 - 2,443	2,034
50' - 54'	1,229 - 3,234	2,324
55' - 59'	1,400 - 3,400	2,576
60' - 64'	1,630 - 3,786	2,550
65' - 69'	1,939 - 3,296	2,618
70' - 74'	1,216 - 4,065	3,114

AVG:2,425

Type of Lot	Pinal North (Apache Junction, Gold Canyon and San Tan Valley)	Pinal South (North of Florence)	Total Lots
Finished Lots	718	1,195	1,913
Final Platted Lots	2,016	2,084	4,100
Total Lots	2,734	3,279	6,013

SOURCE: CRA DATABASE

BACKGROUND

25 YEARS & STILL GOING!

The last time the City of Scottsdale addressed trail planning on a Citywide basis was in 1991. Adopted as an element to the City's General Plan, it included approximately 300 miles of unpaved, non-motorized multi-use trails. The 1991 plan also reflected historical trails throughout the City that had been documented in the early '70s and refined in the '80s. Since the implementation of that plan, significant growth and change has occurred.

28 YEARS AGO (1986)

28 YEARS & STILL GOING!

The Phoenix Mountain Preserves of 16,500 acres of South Mountain and 7,000 more acres in the mountains up north--Shaw Butte to Squaw Peak, Shadow and Lookout Mountains.

They were cobbled together over more than 50 years from large chunks of federal land, city parks and private lands bought with \$70 million worth of bonds issued in the 1960s, '70s and '80s.

They are inarguably one of the most remarkable amenities of life in Phoenix--mountains right in the city, a testament to a generation of horsemen and planners who envisioned the urban sprawl that lay ahead and moved to do something about it.

In 1985, after a stream of requests to develop portions of them, city voters decided to lock them up for good with an amendment to the City Charter.

CRA

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