

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 020316-DF

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ADOPTING A CAPITAL IMPROVEMENTS PLAN AND DEVELOPMENT FEE UPDATE REPORT; ASSESSING DEVELOPMENT FEES; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, A.R.S. § 11-1102 (A) authorizes the County to assess development fees if it has adopted a capital improvements plan in order to offset the capital costs for water, sewer, streets, parks and public safety facilities determined by the plan to be necessary for public services provided by the County to development in the planning area; and

WHEREAS, the County has prepared a Capital Improvements Plan and Development Fee Update Report prepared by TischlerBise dated December 23, 2015 (the "Report") in support of the assessment of development fees for streets, parks and public safety facilities determined in such Report to be necessary for the provision by the County of streets, parks and public safety services to development in the respective planning areas; and

WHEREAS, a copy of the Report is held in the official records of the Office of the Clerk of the Board of Supervisors; and

WHEREAS, pursuant to A.R.S. § 11-1102(C), the County has provided at least one hundred twenty days' advance notice of its intention to assess such development fees; has released to the public the Report; and has conducted a public hearing on the development fees after the expiration of the one hundred twenty days' advance notice period and at least fourteen days before the date of adoption of the development fees; and

WHEREAS, the Board of Supervisors has determined it is necessary for the health, safety and general welfare of the public to adopt the Report and assess the development fees set forth therein.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors as follows:

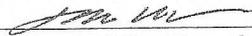
Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Report is hereby adopted and incorporated herein by reference.

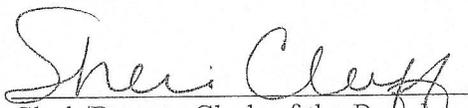
Section 3. The Schedule of Development Fees set forth in the Report are attached hereto as Exhibit A, and are hereby adopted and approved

Section 4. In accordance with A.R.S. § 11-1102(D), the development fees set forth in the Report shall not be effective until May 9, 2016.

PASSED AND ADOPTED this 3rd day of February, 2016, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:


Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

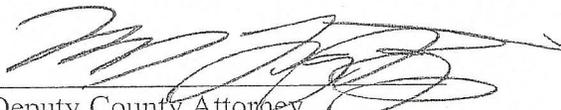

Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. 020316-DF

[Schedule of Development Fees]

See following pages.

Figure 3: Schedule of Development Fees – North Central SFA

Development Fees in North Central Streets Fee Area							
Residential (per housing unit)							
Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$245	\$3,494	\$3,927	\$4,462	-\$535	-12%
1001 to 1500	\$354	\$462	\$5,692	\$6,508	\$4,462	\$2,046	46%
1501 to 2100	\$494	\$645	\$7,527	\$8,666	\$8,725	-\$59	-1%
2101 or more	\$536	\$700	\$7,978	\$9,214	\$8,725	\$489	6%
* Maximum fee limited to average for all single family housing.							
Nonresidential (per 1,000 square feet of building)							
Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$192	\$1,844	\$2,036	\$2,080	-\$44	-2%
Institutional	\$0	\$550	\$5,274	\$5,824	\$4,640	\$1,184	26%
Commercial	\$0	\$1,379	\$13,197	\$14,576	\$11,090	\$3,486	31%
Office & Other Services	\$0	\$596	\$5,713	\$6,309	\$4,640	\$1,669	36%

** Based on IFA 1

Figure 4: Schedule of Development Fees – South Central SFA

Development Fees in South Central Streets Fee Area							
Residential (per housing unit)							
Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$1,148	\$1,526	\$3,317	-\$1,791	-54%
1001 to 1500	\$354	\$359	\$1,871	\$2,584	\$3,317	-\$733	-22%
1501 to 2100	\$494	\$501	\$2,474	\$3,469	\$6,528	-\$3,059	-47%
2101 or more	\$536	\$544	\$2,623	\$3,703	\$6,528	-\$2,825	-43%
* Maximum fee limited to average for all single family housing.							
Nonresidential (per 1,000 square feet of building)							
Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$606	\$764	\$1,500	-\$736	-49%
Institutional	\$0	\$453	\$1,734	\$2,187	\$3,350	-\$1,163	-35%
Commercial	\$0	\$1,135	\$4,339	\$5,474	\$8,070	-\$2,596	-32%
Office & Other Services	\$0	\$491	\$1,878	\$2,369	\$3,350	-\$981	-29%

** Based on IFA 7

Figure 5: Schedule of Development Fees – East SFA

Development Fees in East Streets Fee Area (with Arterials)							
Residential (per housing unit)							
<i>Square Feet of Finished Floor Area</i>	<i>Parks</i>	<i>Public Safety</i>	<i>Streets</i>	<i>Proposed Fee*</i>	<i>Current Fee**</i>	<i>Increase or (Decrease)</i>	<i>Percent Change</i>
1000 or less	\$188	\$190	\$1,065	\$1,443	\$4,462	-\$3,019	-68%
1001 to 1500	\$354	\$359	\$1,734	\$2,447	\$4,462	-\$2,015	-45%
1501 to 2100	\$494	\$501	\$2,294	\$3,289	\$8,725	-\$5,436	-62%
2101 or more	\$536	\$544	\$2,431	\$3,511	\$8,725	-\$5,214	-60%
* Maximum fee limited to average for all single family housing.							
Nonresidential (per 1,000 square feet of building)							
<i>Type</i>	<i>Parks</i>	<i>Public Safety</i>	<i>Streets</i>	<i>Proposed Fee</i>	<i>Current Fee**</i>	<i>Increase or (Decrease)</i>	<i>Percent Change</i>
Industrial	\$0	\$158	\$561	\$719	\$2,080	-\$1,361	-65%
Institutional	\$0	\$453	\$1,607	\$2,060	\$4,640	-\$2,580	-56%
Commercial	\$0	\$1,135	\$4,022	\$5,157	\$11,090	-\$5,933	-53%
Office & Other Services	\$0	\$491	\$1,741	\$2,232	\$4,640	-\$2,408	-52%

** Based on IFA 1

Development Fees in East (without Arterials)							
Residential (per housing unit)							
<i>Square Feet of Finished Floor Area</i>	<i>Parks</i>	<i>Public Safety</i>	<i>Streets</i>	<i>Proposed Fee*</i>	<i>Current Fee**</i>	<i>Increase or (Decrease)</i>	<i>Percent Change</i>
1000 or less	\$188	\$190	\$41	\$419	\$4,462	-\$4,043	-91%
1001 to 1500	\$354	\$359	\$68	\$781	\$4,462	-\$3,681	-82%
1501 to 2100	\$494	\$501	\$89	\$1,084	\$8,725	-\$7,641	-88%
2101 or more	\$536	\$544	\$95	\$1,175	\$8,725	-\$7,550	-87%
* Maximum fee limited to average for all single family housing.							
Nonresidential (per 1,000 square feet of building)							
<i>Type</i>	<i>Parks</i>	<i>Public Safety</i>	<i>Streets</i>	<i>Proposed Fee</i>	<i>Current Fee**</i>	<i>Increase or (Decrease)</i>	<i>Percent Change</i>
Industrial	\$0	\$158	\$22	\$180	\$2,080	-\$1,900	-91%
Institutional	\$0	\$453	\$63	\$516	\$4,640	-\$4,124	-89%
Commercial	\$0	\$1,135	\$157	\$1,292	\$11,090	-\$9,798	-88%
Office & Other Services	\$0	\$491	\$68	\$559	\$4,640	-\$4,081	-88%

** Based on IFA 1

Figure 6: Schedule of Development Fees – West SFA

Development Fees in West Streets Fee Area							
Residential (per housing unit)							
Square Feet of Finished Floor Area	Parks	Public Safety	Streets	Proposed Fee*	Current Fee**	Increase or (Decrease)	Percent Change
1000 or less	\$188	\$190	\$662	\$1,040	\$5,054	-\$4,014	-79%
1001 to 1500	\$354	\$359	\$1,078	\$1,791	\$5,054	-\$3,263	-65%
1501 to 2100	\$494	\$501	\$1,426	\$2,421	\$9,859	-\$7,438	-75%
2101 or more	\$536	\$544	\$1,512	\$2,592	\$9,859	-\$7,267	-74%
* Maximum fee limited to average for all single family housing.							
Nonresidential (per 1,000 square feet of building)							
Type	Parks	Public Safety	Streets	Proposed Fee	Current Fee**	Increase or (Decrease)	Percent Change
Industrial	\$0	\$158	\$349	\$507	\$2,380	-\$1,873	-79%
Institutional	\$0	\$453	\$999	\$1,452	\$5,300	-\$3,848	-73%
Commercial	\$0	\$1,135	\$2,501	\$3,636	\$12,640	-\$9,004	-71%
Office & Other Services	\$0	\$491	\$1,082	\$1,573	\$5,300	-\$3,727	-70%

** Based on IFA 2