

ORDINANCE NO. 1422

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING APACHE JUNCTION CITY CODE, VOLUME I, CHAPTER 4, FEES, BY REPEALING ARTICLE 4-4, PLANNING, ZONING REVIEW AND SUBDIVISION FEES, SECTION 4-4-10, PLANNING AND ZONING FEES IN ITS ENTIRETY; AND ADOPTING NEW PROVISIONS TO REPLACE THOSE NOTED ABOVE; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE AND A REVOLVING SIXTY MONTH REVIEW PERIOD.

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") Title 9, cities and towns are authorized to charge administrative fees for planning and zoning services and subdivision reviews; and

WHEREAS, on October 19, 1999, the mayor and city council passed Ordinance No. 1084 which created Article 4-4, Planning, Zoning Review and Subdivision Fees; and

WHEREAS, the mayor and city council amended the fee schedule on September 5, 2006 by passage of Ordinance No. 1274; and

WHEREAS, the mayor and city council amended portions of the same article on October 3, 2006 by passage of Ordinance No. 1278; and

WHEREAS, staff recommends the planning and zoning and subdivision fee schedule be adjusted again to more accurately reflect the public costs of providing such services to the public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

Apache Junction City Code, Volume I, Chapter 4, Fees, Article 4-4, Planning, Zoning Review and Subdivision Fees, Section 4-4-10, Planning and Zoning Fees, is hereby repealed in its entirety and revised Apache Junction City Code, Volume I, Chapter 4, Fees, Article 4-4, Planning, Zoning Review and Subdivision Fees, Section 4-4-10, Planning and Zoning Fees, is adopted and shall read as follows:

SECTION 4-4-10, PLANNING AND ZONING FEES

<u>DESCRIPTION</u>	<u>FEE</u>
CONDITIONAL USE PERMITS (CUPs)	
CUP(Residential use/extension/amendment)	\$700
CUP (Non-residential use/extension/amendment (Sign package included if submitted with CUP))	\$800
Sign Package by CUP	\$800
Landscape Ordinance Appeal by CUP	\$600
ZONING/REZONING	
Rezoning	\$825 + \$50/acre to \$5500 maximum
Planned Development (Commercial/Residential)	\$925 + \$50/acre to \$5500 maximum
Major Amendment to Planned Development	\$925 + \$50/acre to \$5500 maximum
Minor Amendment to Planned Development	\$250
Zoning Ordinance Text Amendment	\$1300
Zoning Verification Letter	\$250
Written Interpretation of Zoning Administrator	\$150
Review & Letter of Non-Conforming	\$250
APPEALS	
Residential Variance	\$500
Non-residential Variance	\$750
Appeal of Zoning Administrator's Decision (Residential)	\$500
Appeal of Zoning Administrator's Decision (Non-residential)	\$750
Appeal of Development Fee Administrator	\$350
DEVELOPMENT AGREEMENTS	
Development Agreement (New)	\$3075
Development Agreement (Amendment that is Developer initiated)	\$1675
PERMITS	
Administrative Use Permit	\$25

Cargo Container/Portable Storage Permit	\$100
Special Density Permit/Caretaker Unit Permit	\$100
Special Density Permit annual renewal	\$50
Temporary Use Permit	\$250
SUBDIVISIONS	
Preliminary Plat	\$1575 + \$21/lot to \$2500 maximum
Preliminary Plat Amendment	1575 + \$21/lot to \$5500 maximum
Preliminary Plat Extension	\$500
Final Plat	\$1575 + \$21/lot to \$2500 maximum
Final Plat Amendment/Replat	\$1575 + \$21/lot to \$2500 maximum
Plat Recordation Fee & Document Handling	\$100 plus actual recording fee
Minor Land Division/Land Split	\$250
GENERAL PLAN AMENDMENT	
Text amendment	\$1300
Major map amendment	\$1550 + \$10/acre to \$5500 maximum
Minor map amendment	Included in rezoning
MISCELLANEOUS FEES	
Landscape Plan Review	\$150
All continuances	\$250
Required public hearing notice advertising	\$500
Administrative relief (residential)	\$150
Administrative relief (commercial)	\$250
Copies-11x17	\$.50/sheet for 11x17
Copies - larger than 11x17	\$.19 linear foot
Copies - for a commercial purpose	\$.50/page for 8.5x11

SECTION II

REPEALING ANY CONFLICTING PROVISIONS

All other ordinances and parts of ordinances in conflict with the provisions of this ordinance or in conflict with any part of the code adopted herein by reference are also hereby repealed.

SECTION III

PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference is for any reason held to be invalid, pre-empted or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions thereof.

SECTION IV

ESTABLISHING AN EFFECTIVE DATE AND REVOLVING FIVE YEAR REVIEW PERIOD

The provisions of this ordinance shall take effect on July 1, 2016 and before the end of each sixty month period thereafter, staff shall review the fees and provide a recommendation to the mayor and city council for any amendments.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2016.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2016.

JOHN S. INSALACO
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

R. JOEL STERN
City Attorney