



Public Hearing Items 7,8,9  
Development Fee Report  
2019 Vol. II Chapter 7: Development Fees

**City of Apache Junction  
Council Meeting  
July 2, 2019**



## Overview

- 5 year required update
- Two products
  - 1) Land Use Assumptions/Infrastructure Improvement Plan and Development Fee Report
  - 2) Updated Fee Ordinance – Vol. II, Chapter 7

## Previous Council Meetings/Work Sessions

<b>Nov. 5, 2018</b>	<b>Worksession reporting Bids</b>
<b>Nov. 6, 2018</b>	<b>Approval of Contract</b>
<b>Dec. 17, 2018</b>	<b>Work Session on LUA, IIP, Development Fee Study</b>
<b>April 16, 2019</b>	<b>Public Hearing, “Land Use Assumptions, Infrastructure Improvements Plan and Draft Development Fees”</b>
<b>May 21, 2019</b>	<b>Public Hearing LUA, IIP, Draft Development Fees.</b>

# Land Use Assumptions/Infrastructure Improvements Plan and Dev Fee Report

- **Product #1**

- **1<sup>st</sup> Draft - February 14, 2018**
- **2<sup>nd</sup> Draft - April 11, 2019**
- **3<sup>rd</sup> Draft - April 23, 2019**
- **Final Draft - July 2, 2019 (with amendments requested on April 23<sup>rd</sup>)**
- **Final August 6, 2019**

**DRAFT**

# Land Use Assumptions Infrastructure Improvements Plan and Development Fee Report

*Prepared for:  
City of Apache Junction, Arizona*

*July 2, 2019*



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**Figure 3: Current versus Proposed Residential Development Fees**

*Residential (per unit)*

<i>Unit Type</i>	<i>Library</i>	<i>Parks and Recreational</i>	<i>Police</i>	<i>Streets</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Single-Family*	\$1,004	\$1,168	\$609	\$3,151	\$5,932	\$4,925	\$1,007
Multi-Family	\$979	\$1,138	\$594	\$2,117	\$4,827	\$3,907	\$920
Recreational Vehicle	\$760	\$883	\$461	\$2,117	\$4,220	\$3,689	\$531

\*Includes mobile homes

*Nonresidential (per square foot)*

<i>Land Use Type</i>	<i>Library</i>	<i>Parks and Recreational</i>	<i>Police</i>	<i>Streets</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Industrial	\$0.12	\$0.03	\$0.27	\$1.19	\$1.61	\$2.93	(\$1.32)
Commercial / Retail	\$0.17	\$0.18	\$1.37	\$6.14	\$7.86	\$6.52	\$1.34
Office & Other Services	\$0.22	\$0.23	\$0.53	\$2.34	\$3.32	\$4.44	(\$1.12)

# 2019 Amendments Vol. II, Chapter 7 Development Fees

- **Product #2**

- Redline version of the ordinance 06/25/2019
- “2019 Amendments to Apache Junction City Code, Volume II Chapter 7: Development Fees”
  - **Draft - July 2, 2019**
  - **Final August 6, 2019**

# Upcoming Meetings

- **August 6, 2019 Public Hearing and consideration**
  - **Adoption of Land Use Assumptions, IIP and Development Fee Report Dated August 6, 2019**
  - **Adoption of 2019 Amendments to Vol. II, Chapter 7 Development Fees (August 6, 2019)**
- **Effective Date: October 21, 2019**



# Questions?