

# Proposed Amendments to Apache Junction City Code, Volume 1, Chapter 4, Fees



**City of Apache Junction  
City Council New Business Item  
September 3, 2019**



# Background

- Council has directed and staff is currently processing an ordinance for the creation of an Arts Council.
- This includes amending the zoning ordinance to codify requirements for public art, including how fees are proposed to be collected for the funding of art in new public and private developments.
- Fees for planning, building, zoning and subdivision projects are addressed in Chapter 4 of the Apache Junction City Code (“AJCC”). Fees for the funding of public art are proposed to be added to Chapter 4.

## Background (continued)

- The city recently updated the fees (effective July 1, 2019) that are charged for the services that Development Services provides, including building permits, conditional use permits, rezonings, subdivision plats, general plan amendments, etc.
- As staff has implemented these new fees, suggestions for additional changes and adjustments have presented themselves.
- Staff presents for discussion purposes, proposed amendments to Chapter 4, related to fees for: 1) public art; 2) legal advertising for planning cases; 3) building permits; and 4) grading permits.

## Fee collection for the funding of public art:

- Developers of new commercial buildings or expansions thereto, shall:
  - 1) Devote an amount not less than one percent (1%) of building construction costs for the acquisition and installation of publicly accessible art on the development site; or contribute an equal amount to the city's segregated Art in Public Places Fund ("APPF"). The required expenditure shall be based on the building permit valuation.
  - 2) .25% shall be charged for projects less than 5000 sq.ft.; .5% for projects between 5000 and 10,000 sq.ft.; and 1% for projects over 10,000 sq.ft. with a cap of \$100,000 per building.

## Funding for public art (cont.)

- 3) Developers of new multi-family buildings of 10 dwelling units or more, and/or the expansion of any existing multi-family buildings by 10 dwelling units or more, shall; A) devote an amount not less than one percent (1%) of building construction costs for public art; or B) contribute an equal amount to the city's APPF. Required expenditure shall be calculated based on the number of dwelling units and the building permit valuation.
- 4) Renovation exceeding 50% or more of the gross floor area of a mixed use or nonresidential building, calculated based on the gross floor area of the entire building at the rate applicable to construction of the same type, triggers the one percent (1%).

# Requested changes to Legal Advertising fees

- Applicants for P&Z cases which require public hearings currently post an advertising deposit of \$500.
- Staff recommends eliminating the deposit system and moving to a flat fee for different types of cases.
- Three departments currently track an escrow account system to either refund applicants their balance or invoice them to reimburse the city for its expenses to publish ads and/or ordinances.
- Several years ago the city absorbed approximately \$7,000 in losses for its inability to collect additional funds from applicants. These recommendations are based on the last three years of data.

## Changes to Legal Ad fees (cont.)

- CUP -- \$250.00
- Board of Adjustment and Appeals - \$300.00, Plus actual cost of stenographer and 3rd party Attorney to represent the Board.
- General Plan Amendment - \$400.00
- Rezoning - \$1,000.00
- PD/MPC Rezoning - \$1,500.00
- Zoning Text Amendment - \$1,000.00

# Changes/adjustments to Building Permit fees

- As staff has implemented the building permit fees for the past several months, staff found the need for the following additions/revisions, including a minor clarification regarding grading permits.

FEE TYPE	UNIT	FEE
a) Park Models-		
Park Model Set- permanent connections includes up to 480 sq. ft. of attached awning (HVAC requires separate permit.)	flat (Per unit)	\$300
b) Manufactured Home/Factory Built Buildings-		
MH Awning (not part of original set permit)	per sq. ft. (\$240 min.)	\$0.80
MH Remodeling, Repair 100 sq. ft. of area maximum (2 insp.) (for area greater than 100 sq. ft. see residential interior remodel)	flat	\$200
c) Commercial (Industrial)		
Commercial Roof Replacement (use \$910% of occupancy "U", Type VB for val.)	total val. (\$225 min.)	1.00%
d) Mechanical/Fuel Gas		
Commercial HVAC add or replace mini-split, central air or remote cooler/freezer condenser (plus \$30.00 each additional unit on same building)	per building or unit	\$175
Commercial HVAC add/replace/repair IMC required ventilation equipment	per building or unit	\$150
e) Plumbing		
Residential water/sewer line addition/repair/replace up to 50 feet (plus \$25.00 each additional 50 foot increment)	per 50 ft. (\$115 min.)	\$25
Commercial water/sewer line addition/repair/replace up to 50 feet (plus \$30.00 each additional 50 foot increment)	per 50 ft. (\$200 min.)	\$30
Residential relocate toilet or relocate/alter shower/tub out on a slab	per dwelling unit	\$100

## Suggested Amendments to Grading Permit Fees:

As staff has implemented the grading permit fees for the past several months, staff found the need for the following clarifications.

Single Family Residential Lot - outside of a subdivision	\$150 (including plan review) for up to 1,000 cubic yards
Commercial Development* individual lot - commercial/industrial/multi-family	\$350 (including plan review) (under 1 acre)



Questions for staff?:

Proposed Amendments to AJCC, Volume 1,  
Chapter 4, Fees.