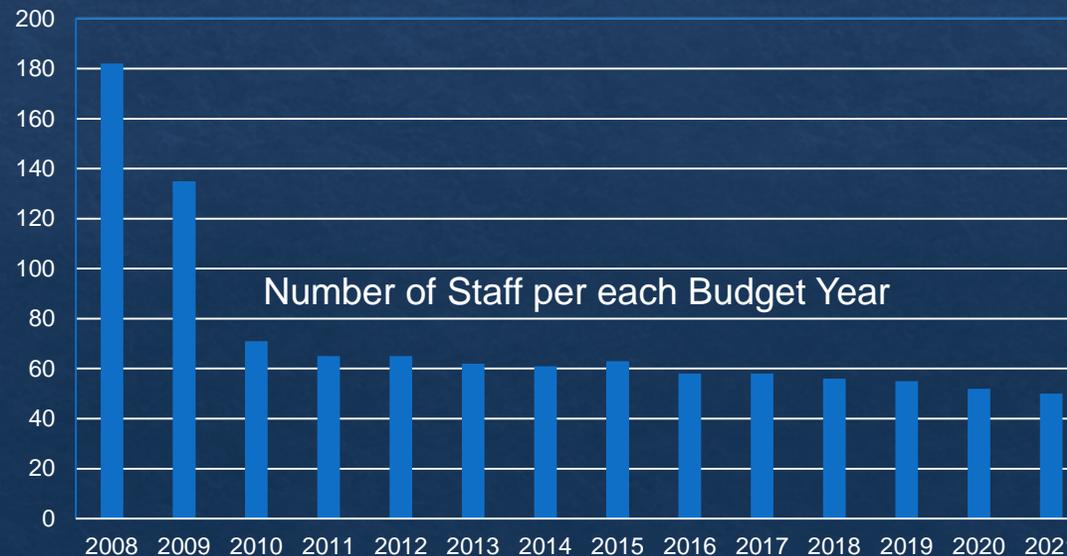


# Proposed New Fee Schedule



# Set the Stage

- ◆ The Pima County Development Services Enterprise Fund was established in 1985 to separate fees collected for permit and planning services from general tax revenues with the idea that those fees be designated to fund the Development Services Department
- ◆ Presently Pima County Development Services has 50 full time equivalent positions
- ◆ Personnel represents 73% of the annual budget of expenditures but when operating transfers are added the percentage drops to 53%



# Summary of Revenue and Expenses 2015 to 2021



	Audited Financial fy15	Audited Financial fy16	Audited Financial fy17	Audited Financial fy18	Audited Financial fy19	<b>Forecast</b> Financial fy20	Adopted Budget fy 21
Revenue	\$ 6,362,076.00	\$6,259,722.00	\$8,082,170.00	\$8,818,212.00	\$ 8,871,431.00	\$ 10,598,384.00	\$ 8,703,732.00
Expenses	\$ 6,887,758.00	\$6,690,150.00	\$6,091,419.00	\$5,524,002.00	\$ 6,186,562.00	\$ 6,358,947.00	\$ 6,414,057.00
Operating Gain/Loss	\$ (525,682.00)	\$(430,428.00)	\$1,990,751.00	\$3,294,210.00	\$2,684,869.00	\$ 3,771,416.00	\$ 2,289,675.00
Investment earnings	\$ 15,140.00	\$14,506.00	\$18,807.00	\$99,686	\$ 176,041.00	\$	\$
Transfer in				\$97,092			
Transfer out	(\$71,618.00)	\$570,438.00**	\$515,955.00 **	\$795,381.00* *	\$ 1,265,181.00* *1	\$ 1,997,365**1	\$ 2,314,026.00**
Fund Impact	\$ (582,160.00)	\$(986,360.00)	\$1,493,603.00	\$2,695,607.00	\$1,595,729.00	\$ 2,242,072.00	\$ (24,351.00)
<b>Cash and Equivalents</b>	<b>\$3,264,412</b>	<b>\$2,210,190</b>	<b>\$3,263,888</b>	<b>\$5,201,703</b>	<b>\$6,292,876</b>	<b>\$8,534,948</b>	<b>\$8,510,597</b>

1 Includes renovation costs

\*\* Includes repayment of general fund loan

# Pima County Development Services Proposed Fee Schedule

- ◆ Existing Ordinance, Fee Schedule 1997-46: Fees automatically increase by 2% annually since 1997.
- ◆ New Ordinance would determine how fees will be adjusted based upon the Cash Reserve Balance at the end of each fiscal year.
  - ◆ If cash balance is within 5% of the approved tentative budget, there is no fee adjustment.
  - ◆ If the cash balance is greater than 5% of the approved tentative budget, the fees are reduced by 5%
  - ◆ If the cash balance is below the approved tentative budget by more than 5%, the fees will be increased by 2%.

# Pima County Development Services Example

- ◆ If the FY 22 approved tentative Budget is \$7.5 million:
  - ◆ If cash balance is within 5% of the budget, \$7,125,000 to \$7,875,000, there is no change to the fees.
  - ◆ If the cash balance is greater than 5% of the budget or over \$7,875,000, then fees are reduced by 5%
  - ◆ If the cash balance is below budget by more than 5%, \$7,125,000, then fees will be increased by 2%.



# Pima County Development Services Proposed Fee Tables

## GOALS

1. Reduction in the number of fee items.
2. Standardize Fee calculations where possible.
3. Fee items were bundled and reduced to reflect efficiency.
4. The DSD hourly fee was standardized to \$94 per hour.

# Planning Fee Table Highlights

- Fees items have been collapsed from 56 to 32 line items.
- The public hearing and cultural review fees are wrapped into base
- Fees have been standardized per public body (i.e. Design Review Committee)
- We endeavored to “round down”
- Deleted fee differential of 5 to 10 acres
- [Fee Table](#)

# Rezoning Fee Scenario

- ◇ P20RZ00002 Bohlman – E Old Vail Road
- ◇ 5 acres RH to CR-4 for residential subdivision
- ◇ No site analysis

Current Fee Methodology		Proposed Fee (simply collapsing fees)	
2 advertised public hearings	\$1710		
Rezoning base fee	\$2563		
Cultural review	\$ 138		
Total fee	\$4411	Total fee	\$ 4411

# Comp Plan Fee Scenario

- ◆ P19CA00005 – Mortgage Equities XVI LLC – South Sorrel Lane Plan Amendment
- ◆ 68.42 acres from LIU 1.2 to LIU 3.0

Current Fee Methodology		Proposed Fee (simply collapsing fees)	
2 advertised public hearings	\$1710	Collapsed Fee	\$3336
Comp Plan base fee	\$2975		
Per Acre over 10	\$8705	Per Acre over 5	\$9450
Cultural review	\$ 138		
Total fee	\$13,528	Total fee	\$ 12,786

# Site Development Highlights

- Review fees have been consolidated
  - Tentative Plat fee will include addressing, landscaping, cultural, sewer review, traffic impact study review, etc.
  - Development Concept fees will include addressing, landscaping, cultural, sewer review fees, traffic impact study reviews, etc.
  - Site Construction fee will include sewer review, traffic impact study review, cultural resource review, etc.
  - Grading - cut and fill quantities fee remains unchanged

# Site Development Highlights

- Review fees will include first 3 reviews (current fees only include 2 reviews)
- Maintaining option for stand-alone submittals: TIS, Landscape Plans
- PDEQ fees remain the same for incorporated and unincorporated Pima County due to ADEQ rate setting
- RWRD fees
  - Will be consolidated for unincorporated reviews
  - Will remain the same for incorporated reviews based upon existing RWRD fee schedule
- [Fee Table](#)



# Tentative Plat Average from 2017-2020

## Existing Fee Schedule

## New Fee Schedule

<u>109 Lot Average</u>	<u>Total</u>	<u>109 Lot Average</u>	<u>Total</u>
Initial Submittal Base Fee	\$623	Initial Submittal Base Fee	\$800
Per Lot Fee	\$6,867	Per Lot Fee	\$8,720
3 <sup>rd</sup> Submittal TP review	\$1,123.50	3 <sup>rd</sup> Submittal TP review	included
Addressing Base Fee	\$172	Addressing Base Fee	included
Addressing Per Sheet Fee (used 3 sheets for analysis)	\$87	Addressing Per Sheet Fee	included
3 <sup>rd</sup> Submittal Addressing review	\$38.85	3 <sup>rd</sup> Submittal Addressing review	included
Landscaping Base Fee	\$557	Landscaping Base Fee	included
Landscaping Per Sheet (used 3 sheets for analysis)	\$450	Landscaping Per Sheet	included
3 <sup>rd</sup> Submittal Landscaping Review	\$151.05	3 <sup>rd</sup> Submittal Landscaping Review	included
Wastewater Base Fee	\$166	Wastewater Base Fee	included
Wastewater Per Sheet 1 <sup>st</sup> Review (used 3 sheets for analysis)	\$150	Wastewater Per Sheet 1 <sup>st</sup> Review	included
Wastewater Per Sheet 2 <sup>nd</sup> Review	\$150	Wastewater Per Sheet 2 <sup>nd</sup> Review	included
Wastewater Per Sheet 3 <sup>rd</sup> Review	\$117	Wastewater Per Sheet 3 <sup>rd</sup> Review	included
Recreation Area Plan Review	\$300	Recreation Area Plan Review	included
Traffic Impact Study	\$459	Traffic Impact Study	included
Archaeological Report	N/A	Archaeological Report	Included
<b>TOTAL:</b>	<b>\$11,411.40</b>	<b>TOTAL:</b>	<b>\$9,520.00</b>

# Development Concept Plan Average from 2017-2020



## Existing Fee Schedule

## New Fee Schedule

<u>Average Building SqFt 20,000</u>	<u>Total</u>	<u>Average Building SqFt 20,000</u>	<u>Total</u>
Initial Submittal Base Fee	\$233	Initial Submittal Base Fee	\$800
Per Square Foot Fee (up to 60,000 sqft)	\$2,600	Per Square Foot Fee (up to 60,000 sqft)	\$4,400
3 <sup>rd</sup> Submittal DCP review	\$424.95	3 <sup>rd</sup> Submittal DCP review	included
Addressing Base Fee	\$172	Addressing Base Fee	included
Addressing Per Sheet Fee (used 3 sheets for analysis)	\$87	Addressing Per Sheet Fee	included
3 <sup>rd</sup> Submittal Addressing review	\$38.85	3 <sup>rd</sup> Submittal Addressing review	included
Landscaping Base Fee	\$557	Landscaping Base Fee	N/A
Landscaping Per Sheet (used 3 sheets for analysis)	\$450	Landscaping Per Sheet	N/A
3 <sup>rd</sup> Submittal Landscaping Review	\$151.05	3 <sup>rd</sup> Submittal Landscaping Review	N/A
Wastewater Base Fee	N/A PMOC	Wastewater Base Fee	N/A PMOC
Wastewater Per Sheet 1 <sup>st</sup> Review	N/A	Wastewater Per Sheet 1 <sup>st</sup> Review	N/A
Wastewater Per Sheet 2 <sup>nd</sup> Review	N/A	Wastewater Per Sheet 2 <sup>nd</sup> Review	N/A
Wastewater Per Sheet 3 <sup>rd</sup> Review	N/A	Wastewater Per Sheet 3 <sup>rd</sup> Review	N/A
Recreation Area Plan Review	N/A	Recreation Area Plan Review	N/A
Traffic Impact Study	\$459	Traffic Impact Study	included
Archaeological Report	N/A	Archaeological Report	N/A
<b>TOTAL:</b>	<b>\$5,172.85</b>	<b>TOTAL:</b>	<b>\$5,200.00</b>

# Site Construction Plan (Two or more Engineering Disciplines)



## Existing Fee Schedule

## New Fee Schedule

<u>P19SC00005 (Grading, Paving &amp; Sewer)</u>	<u>Total</u>
Initial Submittal Base Fee	\$169
Per Sheet Fee	\$1,792
3 <sup>rd</sup> Submittal SC review	\$294
Type II Grading Inspection Base Fee	\$197
Type II Grading Inspection Per Cubic Yard Fee	\$328
Addressing Base Fee	N/A
Addressing Per Sheet Fee	N/A
3 <sup>rd</sup> Submittal Addressing review	N/A
Wastewater Base Fee	\$166
Wastewater Per Sheet 1 <sup>st</sup> Review (7 sewer related sheets)	\$350
Wastewater Per Sheet 2 <sup>nd</sup> Review (7 sewer related sheets)	\$350
Wastewater Per Sheet 3 <sup>rd</sup> Review	N/A
Recreation Area Plan Review	N/A
Traffic Impact Study	N/A
Archaeological Report	N/A
<b>TOTAL:</b>	<b>\$3,646.00</b>

<u>P19SC00005 (Grading, Paving &amp; Sewer)</u>	<u>Total</u>
Initial Submittal Base Fee	\$200
Per Sheet Fee	\$2,450
3 <sup>rd</sup> Submittal SC review	included
Type II Grading Inspection Base Fee	\$197
Type II Grading Inspection Per Cubic Yard Fee	\$328
Addressing Base Fee	N/A
Addressing Per Sheet Fee	N/A
3 <sup>rd</sup> Submittal Addressing review	N/A
Wastewater Base Fee	included
Wastewater Per Sheet 1 <sup>st</sup> Review	included
Wastewater Per Sheet 2 <sup>nd</sup> Review	included
Wastewater Per Sheet 3 <sup>rd</sup> Review	included
Recreation Area Plan Review	N/A
Traffic Impact Study	N/A
Archaeological Report	N/A
<b>TOTAL:</b>	<b>\$3,175.00</b>

# Building Highlights

- Modification percentage against the ICC Building Valuation Data Table simplified
  - For first 1,000 square feet: 2.14% from 2.141%
  - For additional square footage above 1,000 square feet: 1.15% from 1.152 %
  - Modifiers will remain constant
- Building costs still rely on the ICC Building Valuation Data Table updated annually
- Standardize Model Plan fees with the Region's towns and cities
- Eliminated additional fee for multiple exterior elevations on model plans
- Standardized the hourly fee and base permit fee
- Standardized appeal fees for zoning, building and planning
- [Fee Table](#) & [Construction Cost Table](#)

# Building Fee Scenario for a Large Commercial



Use	Sq. Ft.	ICC Value (sq. ft.)	Current Fee	Proposed
Merc	1240	\$ 95.77	\$ 2,315.22	\$ 2,313.80
Business	2445	\$ 134.99	\$ 5,137.23	\$ 5,131.98
S1 storage	17316	\$ 62.56	\$ 13,098.21	\$ 13,077.17
Min. Fee			\$ 88.00	\$ 94.00
<b>Total</b>			<b>\$ 20,638.66</b>	<b>\$ 20,616.95</b>

# Building Fee Scenario for a New Home off Model



<u>Use</u>	<u>Sq. Ft.</u>	<u>ICC Value (sq. ft.)</u>	<u>Current Fee</u>	<u>Proposed</u>
R3	2587	\$ 122.46	\$ 4,860.71	\$ 4,855.60
U garage	1042	\$ 48.73	\$ 1,074.42	\$ 1,073.52
Total			\$ 5,935.13	\$ 5,929.12
Model @ 20%			<b>\$ 1,187.03</b>	<b>\$ 1,185.82</b>
Site permit built from model @ 80%			\$ 4,748.10	\$ 4,743.30
Min. Fee			\$ 88.00	\$ 94.00
Total site permit fee			\$ 4,836.10	\$ 4,837.30

# Addressing Highlights

- For unincorporated Pima County:
  - Addressing fee will be included in consolidated fee structure with subdivision plat or site construction fees
- New standard appeal fee applies to Appeal to the Addressing Official
- Fee Differentiation based on time and effort
  - New street name or new address require less time and effort than changing an established street name or address
- Minor Land Division review fees now in Addressing fee table
- For miscellaneous items, one standard hourly fee
- [Fee Table](#)

# Schedule

- ◆ Final Draft and Comments due by August 30 2020
- ◆ Planning and Zoning Commission by September 30, 2020
- ◆ Board of Supervisors by November 17, 2020
- ◆ Effective Date: January 1, 2021



We welcome comments, this is a work in progress. Email your questions and comments to [Lauren.Ortega@pima.gov](mailto:Lauren.Ortega@pima.gov)