



# City of Maricopa

## Legislation Details (With Text)

<b>File #:</b>	ORD 20-01	<b>Version:</b>	1	<b>Name:</b>	ORD DIF Fee Adoption
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	1/2/2020	<b>In control:</b>	City Council Regular Meeting		
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>	1/21/2020		
<b>Title:</b>	An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "Development Impact Fees" by reference which replaces Appendix A of Chapter 17 of the Maricopa City Code and providing for the severability and the effective date thereof. Discussion and Action.				
<b>Sponsors:</b>	Mike Riggs				
<b>Indexes:</b>	Fiscal Policies and Management, Well Planned Quality Growth and Development				
<b>Code sections:</b>	17 - Development Fees				
<b>Attachments:</b>	1. Ordinance				

Date	Ver.	Action By	Action	Result
1/21/2020	1	City Council Regular Meeting	Approved	Pass

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "Development Impact Fees" by reference which replaces Appendix A of Chapter 17 of the Maricopa City Code and providing for the severability and the effective date thereof. Discussion and Action.

In order to continue collecting Development Impact Fees, the City must comply with Arizona Revised Statute (ARS) §9-463.05, by updating the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) prepared in 2014 by TischlerBise. TischlerBise was selected to prepare this update. The LUA section of the report incorporates information provided by City staff to establish current land use and projected land use in 10 years. Single-family, multi-family, commercial/retail, office, industrial and institutional uses of land have been projected to establish the need for growth-related infrastructure. The IIP section of the report is incorporated into the discussion of each fee category (Parks & Recreation, Libraries, Police, Fire and Streets).

The following three components must be included as part of adopting and collecting development impact fees. These components must be updated at least every five years.

- 1. Land Use Assumptions* - Projections of changes in land uses, densities, intensities, and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.
- 2. Infrastructure Improvement Plan* - A written plan that identifies each necessary public service or facility expansion that is proposed to be the subject of a development fee that complies with the requirements the ARS. This is based on the City's capital improvements plan.
- 3. Development Fees* - The fees to fund the infrastructure made necessary due to development.

The following have been completed to date relative to the development fee process:

- May 1, 2019 - Staff posted the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report on the City's website.
- July 16, 2019 - A Public Hearing was conducted regarding the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report.
- September 3, 2019 - Council approved a resolution adopting the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report .
- September 4, 2019 - Staff posted *the DRAFT* - Land Use Assumptions, Infrastructure

Improvements Plan, and Development Fee report and notice on the City's website indicating a public hearing on the proposed development fees was scheduled for October 15, 2019.

- October 15, 2019 - A Public Hearing was conducted regarding the proposed development fees which serves as the basis for development impact fees.
- November 19, 2019 - Council formally adopted the Land Use Assumptions, Infrastructure Improvement Plan, and Development Fees Report, effective February 2, 2020.

This item is intended to add the Council approved Development Impact Fees to Chapter 17 of the City Code.

This item will be presented by Brenda Hasler, Public Services, Senior Financial Analyst.

Pursuant to A.R.S. § 9-463.05, staff recommends the Mayor and City Council replace Appendix A of Chapter 17 with a new document known as "Development Impact Fees."