

ORDINANCE 463-09

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA; AMENDING THE TOWN CODE, CHAPTER 7, ARTICLE 6 "BUILDINGS AND BUILDING REGULATIONS" BY AMENDING SECTIONS 7-6-2, 7-6-3, 7-6-4, 7-6-6 AND 7-6-7, TO AMEND AND ESTABLISH FEES AND CHARGES AUTHORIZED PURSUANT TO TOWN ORDINANCES FOR SERVICES RELATED TO ENGINEERING REVIEW, CONSTRUCTION MONITORING, PLANNING AND ZONING SERVICES, AND OTHER SERVICES AND FEES RENDERED BY OR THROUGH THE TOWN OF QUEEN CREEK COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, the Mayor and Common Council of the Town of Queen Creek, Arizona (the "Town") is authorized to establish by ordinance various fees and charges to be paid in connection with the requirements imposed or services provided pursuant to Town ordinance; and

WHEREAS, the Mayor and Common Council have established Planning, Engineering Review and Construction Monitoring Fees, and have amended such fees from time to time, and now desires to revise these fees and charges established; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Queen Creek, Arizona as follows:

Section 1: That certain document titled "Amendments to the Town Code, Chapter 7, Article 6 'Buildings and Building Regulations', Sections 7-6-2, 7-6-3, 7-6-4, 7-6-6 and 7-6-7, amending and establishing fees rendered by or through the Town of Queen Creek Community Development Department" a copy of which is attached hereto as Exhibit "A" and which document was made public record by Resolution No. 805-09 of the Town of Queen Creek, Arizona, is hereby referred to, adopted, and made a part of the Town of Queen Creek Code as if fully set out in this Ordinance.

Section 2: To the extent of any conflict between other Town Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling.

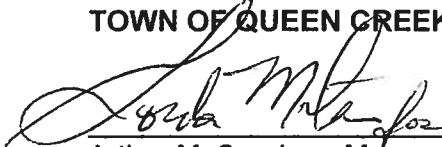
Section 3: If any section, subsection, clause phrase or portion of this Ordinance or any part of these amendments to the Town Code is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4: The Town Clerk is hereby directed to publish this adopting ordinance in full.

Section 5: The fees adopted in "Exhibit A" shall become effective at 12:01 a.m., January 4th, 2010.

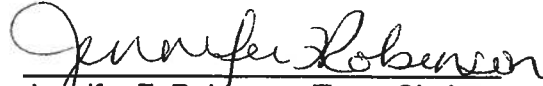
Passed and Adopted by the Mayor and Council of the Town of Queen Creek, Arizona,
this 2nd day of December, 2009.

TOWN OF QUEEN CREEK:



Arthur M. Sanders, Mayor

ATTEST:



Jennifer F. Robinson, Town Clerk

REVIEWED BY:



John Kross, Town Manager

APPROVED AS TO FORM:



Mariscal, Weeks, McIntyre &
Friedlander, P.A., Town Attorneys

EXHIBIT "A"
TO ORDINANCE 463-09

**AMENDMENTS TO THE TOWN CODE, CHAPTER SEVEN, ARTICLE 6 "BUILDINGS
AND BUILDING REGULATIONS", SECTIONS 7-6-2, 7-6-3, 7-6-4, 7-6-6 AND 7-6-7,
AMENDING AND ESTABLISHING FEES RENDERED BY OR THROUGH THE TOWN
OF QUEEN CREEK COMMUNITY DEVELOPMENT DEPARTMENT**

Section 7-6-2 Technical Study Review Fees**

A	Final Drainage Report	
	Master Residential (≥ 500 lots)	\$1,200 + \$1 LOT
	Individual Parcel within Master Residential	\$500
	Major Residential (> 10 lots)	\$300 + \$25/acre
	Minor Residential (1 to 10 lots)	\$500
	Commercial Subdivision	\$500 + \$25/acre
	Individual Commercial	\$500
	Coordination with MCFCD/PCFCD	\$800
B	Final Water Report	\$200 + \$1 /lot
C	Final Sewer Report	\$200 + \$1 /lot
D	Sewer Pre-Treatment	\$200 + \$1 /lot
E	Final Traffic Report	
	Master Residential (≥ 500 lots)	\$1,200
	Major Residential (requiring traffic report)	\$850
	Commercial Subdivision (≥ 20 acres)	\$850
	Individual Commercial (< 20 acres)	\$500
	Surcharge for General Plan Regional	
	Commercial Zone	\$400
	Amendment to Commercial or Residential	\$250
F	Geotechnical Report	\$400 + \$1/ lot
G	Final Environmental Report	\$200 + \$1 /lot
H	FISSURE REPORT	\$400 + \$1/LOT
I	C.C. & R. Report	\$100
J	ALTA SURVEY	\$150

Section 7-6-3 Engineering Plan Review Fees**

H A	Final Plat	\$1,200 + \$20/lot
I B	Final Plat Amendment	50% of original Final Plat fee
A C	Site Grading Plans	\$250 \$275/sheet
B D	Paving Plans with Ribbon Curb	\$250 \$275/sheet
C E	Paving Plans with Curb and Gutter	\$250 \$275/sheet
D F	Signing and Striping Plans	\$250 \$275/sheet
E G	Sewer Plans	\$250 \$275/sheet
F H	Drainage Channel/Storm Drain Plans	\$250 \$275/sheet
G I	Water Plans ⁽⁴⁾	\$250 \$275/sheet
H J	Flood Irrigation Plans	\$250 \$275/sheet

I K	Landscape and Irrigation Plans	\$250 \$275/sheet
J L	S.L.I.D. assessment Diagrams & DOCUMENTS	\$500/sheet \$1,000
K M	Multi-Family Site improvement Plans	\$500/sheet + \$100/acre
L N	Office and Condominium	\$500/sheet + \$100/acre
M O	Commercial Site Improvement Plans	\$500/sheet + \$100/acre
N P	Industrial Site Improvement Plans	\$500/sheet + \$100/acre
O Q	Street Light Improvement Plans	\$250 \$275/sheet
R	AS-BUILT PLAN REVIEWS	\$100
S	ENGINEERS COST ESTIMATE	\$250 EACH
T	REVISIONS OF APPROVED PLANS	\$100/SHEET
N-U	Map of Dedication	\$750/Sheet \$1,500
K V	Lot Split / Lot Tie / Lot Adjustment	\$350
J W	Easement Abandonment	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
K X	Easement Dedication	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
L Y	Right of Way Abandonment	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
M Z	Right of Way Dedication	\$1,000 for a Single Family Property; \$1,500 for Non-Residential or Subdivisions
1	APPLICATION FOR MODIFICATION OR CORRECTION OF ASSESSMENTS	\$500 BASE FEE, PLUS ALL OUTSIDE ENGINEERING AND LEGAL FEES INCURRED BY THE TOWN
H 2	Assurance of Construction Documents	\$500
H-1 3	Modification to assurances of construction, including but not limited to reductions, substitutions and lot sale prohibitions	\$400/Occurrence
I 4	Special Studies (as required)	Actual Consultant Cost, PLUS 15%
O 5	Certificate of Correction	\$500/Application
P 6	Subdivision Recording ⁽¹⁾	Actual Expense to Town + \$93 Admin Fee

**All review fees are for first and second submittal. Third and subsequent submittals will be at 15% of original Engineering Plan Review Fee.

Notes:

(1) Separate subdivision recording fees are charged by Maricopa County Recorder's Office. The Town of Queen Creek collects both fees.

Section 7-6-4 Construction Monitoring Fees

Construction monitoring fees will be assessed in accordance with Exhibit 'B'.

PROCESSING FEE	Unit	Unit Cost	Sewer Line with Video	LF	\$1.25
Permit Application Fee	EA	\$25.00 \$80	Sewer Lines	LF	\$0.75
PERMIT EXTENSION	EA	\$80	Sewer Services		
(UP TO 180 DAYS)			(Right of Way)	LF	\$0.50
			Taps	EA	\$50.00
PERMIT REFUND (PRIOR TO COMMENCING WORK) 80% OF FEE MAXIMUM (NO LATER THAN 30 DAYS AFTER PERMIT EXPIRATION, AND UPON WRITTEN REQUEST BY THE APPLICANT)					
PAVING	Unit	Unit Cost			
Adj. Str. to Fin. Gr.	EA	\$10.00			
Asphalt Paving - Streets	SY	\$0.35	SITE GRADING/DRAINAGE	Unit	Unit Cost
Barricades	EA	\$30.00	Catch Basins	EA	\$40.00
Guard Rail	LF	\$0.50	Commercial (1 acre min.)	ACRE	\$250.00
Overlay - Streets	SY	\$0.15	Cutoff Walls	LF	\$0.20
Overlay with Milling	SY	\$0.20	Drywells	EA	\$70.00
Paving - On Site	SY	\$0.10	Headwalls	EA	\$40.00
Q.C. Survey Monuments	EA	\$10.00	Manholes	EA	\$50.00
Town street Signs & Bases	EA	\$5.00	Residential (Non-Subdivision)	ACRE	\$100.00
			Residential (Subdivision)	LOT	\$10.00
CONCRETE	Unit	Unit Cost	Retention Basins	ACRE	\$250.00
ADA Ramps	EA	\$25.00	Slope Protection	SY	\$0.35
Aprons	EA	\$12.00	Storm Drains	LF	\$0.95
Curb & Gutter	LF	\$0.20			
Decorative Pavers	SF	\$0.45	STREET LIGHTS	Unit	Unit Cost
Driveways - Commercial	EA	\$100.00	St. Lights		
			(includes SRP set-up)	EA	\$230.00
Driveways - Residential	EA	\$25.00			
Pipe Encasement	EA	\$50.00	TRAFFIC SIGNALS	Unit	Unit Cost
Scuppers	EA	\$20.00	Traffic Inter-tie Conduit	LF	\$0.20
Sidewalk	SF	\$0.08	Traffic Signals	EA	\$50.00
Valley Gutter	LF	\$0.30			
WATER	Unit	Unit Cost	MISCELLANEOUS	Unit	Unit Cost
Backflow Device	EA	\$50.00	Irrigation Lines	LF	\$0.50
Fire Hydrants	EA	\$15.00	Utility Trench Crossings	EA	\$10.00
Water Lines (Backfill)	LF	\$1.00	Utility Trenches	LF	\$0.20
Services (In Right of Way)	LF	\$0.25	Landscaping & Irrigation	SF	\$0.01
			Mail box	EA	\$20.00
SEWER	Unit	Unit Cost	OVERTIME INSPECTION	Unit	Unit Cost
Clean Outs	EA	\$35.00	Weekdays (1 hr. min)	HR	\$60.00 \$90
Interceptor	EA	\$250.00	Weekends (4 hr. min)	HR	\$90.00
Manholes	EA	\$50.00	Holidays (4 hr. Min)	HR	\$120.00

Section 7-6-6 Planning Administrative Fees

A	Address Assignment during subdivision process	\$5/address
B	Address Assignment at time of building permit ⁽¹⁾	\$10/address
C	Address Assigned to vacant property prior to subdivision or permit	\$25/address
D	Address changed during subdivision process	\$5/address
E	Street Number Change	\$50/address
F	Street Name Change	\$500/street
G G	Board of Adjustment	\$300
W H	Appeal/Zoning Admin	\$300
X I	Continuance - at applicant's request (Otherwise explicitly provided in this section)	\$250
Y J	Time Extension - At applicants request	\$250
Z K	Zoning Confirmation Letter	\$250
L	ZONING INTERPRETATION LETTER	\$250
2 M	Mailing labels if not provided	\$2/label
3 N	Public Hearing Sign - Provision and Posting	\$300/SIGN
4 O	Group Care Home	\$250
G P	Work Begun Without Town Authorization	Double current rates

Notes:

(1) There is no fee for address assignments to utility meters or other addresses not assigned to buildings.

Section 7-6-7 Planning and Zoning Review Fees

All application fees are non-refundable.

A	Pre-Application	\$200 + \$50 fire review \$350/MEETING
B	Annexation	
	≥ 40 20 acres	\$1,600
	< 40 20 acres	\$1,200
Q C	Temporary Use	\$250
D	Conditional Use	
	Residential	\$250 + \$30/acre + \$50 fire review
	Commercial	\$1,000 + \$30/acre + \$50 fire review
E	Design Review	\$1,500
F	Design Review/Modification	\$500
G	Preliminary Plat	\$1,600 + \$40/lot

J H	General Plan/Area Specific Amendment	
	Minor	\$2,000 + \$20/acre
	Major	\$5,500 + \$20/acre
J-I	Continuance of General Plan / Area Specific Plan amendment applications (as requested by the applicant)	50% of original General Plan amendment / Area Specific amendment application fee
L J	Sign Permit Application	\$125 per individual sign
M K	Comprehensive Sign Package	\$750
N L	Site Plan ⁽⁴⁾	
	Residential	\$1,300 + \$30 \$50 /acre
	Non-Residential	\$2,000 + \$30 \$50 /acre
O M	Site Plan Amendment ⁽¹⁾	50% of original fee
P N	Subdivision	\$1,000 + \$20/lot
R O	Text Amendment: ⁽²⁾ ZONING ORDINANCE	\$2,000
Q P	Text Amendment: SUBDIVISION ORDINANCE	\$2,000
R Q	Text Amendment: GENERAL PLAN	\$2,000
S R	Rezoning	
	< 50 20 acres	\$1,400 \$1,600 + \$50/acre
	≥ 50 20 acres	\$1,850 \$2,000 + \$50/acre
T S	Planned Area Development (PAD)	
	< 50 20 acres	\$1,600 + \$50/acre
	≥ 50 20 acres	\$2,000 + \$50/acre
U T	PAD Amendments	50% of original fee
V U	Variance	
	Residential Minor ⁽³²⁾	\$100
	Residential Standard ⁽⁴³⁾	\$500
	Commercial	\$1,000

Notes (1 – 43):

(1) Amendments that are determined by the Zoning Administrator to constitute a substantial change in the Council adopted plan, shall be required to remit the entire original filing fee.

~~(2) Applies to Zoning Ordinance, Subdivision Ordinance and General Plan.~~

(32) Minor Variance=A determination made by the Zoning Administrator consisting of an addition to any structure that is less than 20% of the aggregate site's building area or two (2) feet or less encroachments. Examples include small room additions, patio covers.

(43) Standard Variance=A determination made by the Zoning Administrator consisting of any addition to any structure that is greater than 20% of the aggregate site's building area and encroachments greater than two (2) feet.