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JUL 26 2012
Chandler

2010

MEMORANDUM Transportation & Development – CC Memo No. 12-057

DATE: JULY 17, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR

FROM: JEFF KURTZ, PLANNING ADMINISTRATOR

SUBJECT: ADOPTION OF RESOLUTION NO. 4615 AMENDING CITYWIDE FEE
 SCHEDULE DELETING SECTION 6.3.3 FOR HOME OCCUPATIONS
 (ZONING) APPROVAL

RECOMMENDATION

Staff recommends deleting the fee charged for Site Development Home Occupations (zoning) approval.

BACKGROUND

In 2009 the City adopted a fee associated with the review time spent collecting information needed to determine if a specific home business qualified as an allowed use as defined by the Zoning Code. The fee was based on historical practice and experience to account for the activity's administrative costs expended.

Since the fee's adoption, Staff reviewed the activities involved with assessing zoning compliance and the fee collection. Staff has recently modified the assessment process eliminating certain procedures previously performed as a part of the activity. The result has been a decrease in the Staff time expended determining if the particular home occupation is an allowed use. Additionally, due to the business license approval process, Staff has found that often the fee collection has become a cumbersome process resulting in additional administrative costs not anticipated at the time the fee was originally adopted.

Staff has decided that the administrative activities associated with a home occupation zoning determination can be accounted in Staff's standard workload without an additional fee. Secondly, deleting the fee will result in a lesser administrative cost related to the fee collection and thirdly, deleting the fee result's in an enhanced education opportunity on how home occupations must be performed in order to be and remain an allowed use under the Zoning Code.

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PROPOSED MOTION

Move to adopt Resolution No. 4615 amending Citywide Fee Schedule deleting Section 6.3.3 for Home Occupations (zoning) approval.

Attachments

1. Resolution No. 4615

RESOLUTION NO. 4615

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA AMENDING SECTION 6 OF THE CITYWIDE FEE SCHEDULE RELATING TO TRANSPORTATION AND DEVELOPMENT.

WHEREAS, the Citywide Fee Schedule was originally adopted by Resolution No. 3175 on December 16, 1999, pursuant to the requirements of the City Code; and

WHEREAS, the Citywide Fee Schedule has been amended on occasion to update fees that no longer accurately reflect the cost to provide the services listed, or to establish fees for services that are currently provided; and

WHEREAS, in regards to the current fee charged for Home Occupations under Section 6.3.3, Staff believes that the administrative activities associated with determining if a particular home occupation is allowed can be accounted for in the standard activities performed by staff without an additional fee.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Chandler, Arizona that the fee in Section 6.3.3 of the Citywide Fee Schedule is hereby deleted and the remaining subsection be renumbered accordingly as set forth in the Schedule attached hereto as Exhibit A and incorporated herein, and such amended schedule shall become effective July 30, 2012.

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 26th day of July 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4615 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26th day of July 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



CITY OF CHANDLER
 FEE SCHEDULE
 Effective August 1, 2012
 (Revised) 07/26/2012

6.2 Sign Permit Application [§39-7.4]
 Two and five tenths percent (2.5%) of the value of the sign plus twenty-five cents (\$0.25) per square foot. If work is started before a permit has been issued, the fees specified above shall be doubled.

6.3 Site Development Fees

- 6.3.1 Site Development Review Fee
 - (a) Major (new development/redevelopment).....\$2,395.00
 - (b) Plus, per acre\$105.00
 - (c) Minor (modification to existing development)\$385.00
- 6.3.2 Tenant Improvement Plan Review..... \$50.00/hr
- 6.3.3 Home Occupations\$100.00**
- 6.3.4 Zoning Clearance.....\$120.00

6.4 Civil Plan Review Fees [§47-6 & 7]:
 Civil Plan review fees are based upon the number of sheets submitted for review and approval. Each type of improvement plan (i.e., grading and drainage, water, sewer, right-of-way improvements) may be submitted separately or in combination.

Improvement Plans (including Grading and Drainage) \$440.00 per sheet
 Fourth and subsequent Review Fees..... \$150.00 per sheet

- 6.4.1 Fees for review of the plan revisions which are initiated by the developer or required due to an error or oversight of the developer after plans have been approved by the City Engineer, shall be charged at the flat rate of \$110.00 for each revision or set of revisions reviewed.
- 6.4.2 Civil Engineering Subdivision Review Fees [§48-7]
 - (a) Preliminary Plat\$785.00
 - (b) Plus, per lot\$7.85
 - (c) Final Plat\$785.00
 - (d) Plus, per lot\$7.85

6.5 Building Safety [§29-1]
 Building permit fees are based upon the construction costs set forth in the February 2010 ICC published Building Valuation Data Table and the fee table contained in paragraph 6.5.1. Valuation is based on construction costs per square foot, as determined by the Building Official.

The current construction costs per square foot are those updated annually as published in the February 2010 edition of the *Building Safety Journal*, with the addition of costs for air conditioning and fire sprinklers.