



**Chandler • Arizona**  
*Where Values Make The Difference*

#41  
MAR 05 2007

MEMORANDUM

Management Services Memo No. 07-119

DATE: MARCH 2, 2007

TO: MAYOR AND COUNCIL

THRU: <sup>bf</sup> W. MARK PENTZ, CITY MANAGER <sup>RD</sup>  
RICH DLUGAS, ASSISTANT CITY MANAGER <sup>RD</sup>  
O.D. BURR, ACTING MANAGEMENT SERVICES DIRECTOR

FROM: PAT WALKER <sup>Walker</sup>

SUBJECT: SYSTEM DEVELOPMENT FEES MARCH 1, 2007 STAKEHOLDER MEETING

On Thursday, March 1, 2007, a meeting took place to discuss concerns raised by various stakeholders of the System Development Fee update during the February 22, 2007 Council Meeting. This meeting was attended by Councilmember Martin Sepulveda, Councilmember Jeff Weninger, Mark Pentz, Rich Dlugas, Pat McDermott, Mike House, Pat Walker, Julie Buelt, Norm Nicholls and Tom Abraham of Fulton Homes Corporation, Rus Brock and Lauren Barnett of the Home Builders Association of Central Arizona and Suzanne Gilstrap and Emily Ryan of Capitol Consulting, LLC.

The main items to be addressed from the February 22, 2007 Council Meeting related to the housing unit estimates used in the calculation and the level of service in the park fee categories. This memo highlights the main items discussed at the stakeholder meeting.

At the February 22, 2007 Council Meeting, Suzanne Gilstrap of Capitol Consulting, LLC questioned why the System Development Fee update did not take into consideration the Official Population and Housing Unit Projections updated by the Long Range Planning Division on January 9, 2007. As noted that night, each year, the best available information on hand is used to calculate the fees prior to starting the implementation process. Once the implementation process begins, there is lag of approximately six months as required by State statute prior to the effective date of new fees. During this time period, much of the information used in the calculation changes: revenues are collected, costs may increase and building permits are issued. The calculations are made at a point in time, and to only update one part of the calculation (housing units) would not produce an accurate calculation.

However, to accommodate this request, staff updated the fee calculations with the most recent population information available for residential housing units. No other part of the fee study was updated. Per the request made by Ms. Gilstrap, the difference between the actual residential housing units at January 31, 2007 and the residential housing units anticipated at build-out (using the most recent Official Population and Housing Unit Projections issued January 9, 2007) was calculated and is noted on the "System Development Fee Comparison – Proposed and Alternative Fees" (attached) as "Alternative 1." Historically, the City has used the population projections issued by the Long Range Planning Division, which are projected as of July 1<sup>st</sup> every year. Thus, staff also prepared "Alternative 2" to reflect the fee calculation using the difference between the residential units anticipated to be built as of July 1, 2007 and build-out (also using the most recent Official Population and Housing Unit Projections issued January 9, 2007). The overall residential fees calculated using Alternative 1 are 2.5% lower for each single family unit and 2.6% lower for each multi family unit. The overall residential fees calculated using Alternative 2 are 1.2% lower for each single family unit and 1.3% lower for each multi family unit. Again, staff feels that to only update a portion of the calculations is not accurate, and therefore does not recommend approving these alternatives.

At the March 1<sup>st</sup> meeting, Ms. Gilstrap provided information to dispute the amount used by City staff as the average cost per acre for park development of \$150,540. It should be noted that since park sizes vary, the smaller the acreage in a park, the higher the per acre cost of development will be since similar amenities are being provided on a smaller amount of acreage. Staff has reviewed her calculations and feels no adjustment is warranted.

Another topic discussed at the March 1<sup>st</sup> meeting was the Public Building fee category. Ms. Gilstrap feels that the growth-related percentage of the City Hall project is too high. Staff has reviewed the information used to support the 50/50 split of the City Hall project from the 2005 consultant study and feels no adjustment is warranted.

At the February 22, 2007 Council Meeting, Lauren Barnett of the Home Builders Association of Central Arizona discussed her concern that the level of service provided in the proposed neighborhood and community parks is higher than the levels of service for existing neighborhood and community parks. At the March 1<sup>st</sup> meeting, Rus Brock passed out information detailing the acreage of existing and proposed parks. Staff has had a chance to review this information today. One of the projects included in the Community Parks System Development Fee calculation, Mesquite Groves Park Site, consists of 100 acres due to the size of the parcel acquired by the City. Thus, this park is planned to cover a larger radius than the two-mile radius planned for other community parks. Although staff feels the level of service is not increasing, in the spirit of cooperation, staff has reduced the growth-related park acreage of this project to 37 acres. Per the attached "Community Parks Capital Improvement Plan, 2006 to Build-Out," only 37 of the 100 acres in the project are now included in the park portion of the project, along with the aquatic facility and the satellite recreation center. This resulted in a 20% decrease in what had been proposed for the Community Parks System Development Fee, with single family decreasing by \$825/dwelling unit and multi family decreasing by \$475/dwelling unit. Staff appreciates this input as part of the process, but only wishes such items could be addressed in the future prior to introduction of the ordinance for approval.

In light of the above change, staff recommends that Council adopt the fees proposed in the final adoption of Ordinance No. 3880 with the exception of the reduction noted above for the Community Parks System Development Fee.

cc: Pat McDermott, Assistant City Manager  
Mark M. Eynatten, Community Services Director  
David E. McDowell, Assistant Community Services Director  
Mickey Ohland, Park Development and Operations Manager  
Julie Buelt, Senior Financial Analyst

Attachments: System Development Fee Comparison – Proposed and Alternative Fees  
System Development Fee Comparison – Community Park Change  
Community Parks Capital Improvement Plan, 2006 to Build-Out  
Calculation of Community Parks System Development Fees

**System Development Fee Comparison - Proposed and Alternative Fees**

<b>System Development Fees</b>	<b>Proposed Fees</b>	<b>Alternative 1</b>	<b>% Change from Current</b>	<b>Alternative 2</b>	<b>% Change from Current</b>
<b>Police Fees</b>					
Residential (per dwelling unit)	\$241	\$232	-3.7%	\$236	-2.1%
Nonresidential (per square foot)	\$0.14	\$0.14	0.0%	\$0.14	0.0%
<b>Fire Fees</b>					
Residential (per dwelling unit)	\$564	\$543	-3.7%	\$553	-2.0%
Nonresidential (per square foot)	\$0.33	\$0.33	0.0%	\$0.33	0.0%
<b>Neighborhood Parks Fees</b>					
Residential (per single family dwelling unit)	\$2,483	\$2,321	-6.5%	\$2,433	-2.0%
Residential (per multifamily dwelling unit)	\$1,429	\$1,335	-6.6%	\$1,400	-2.0%
<b>Community Parks Fees</b>					
Residential (per single family dwelling unit)	\$4,175	\$3,902	-6.5%	\$4,089	-2.1%
Residential (per multifamily dwelling unit)	\$2,402	\$2,245	-6.5%	\$2,352	-2.1%
<b>Public Building Fees</b>					
Residential (per dwelling unit)	\$573	\$552	-3.7%	\$562	-1.9%
Nonresidential (per square foot)	\$0.33	\$0.33	0.0%	\$0.33	0.0%
<b>Arterial Street Fees</b>					
Residential (per single family dwelling unit)	\$2,896	\$2,893	-0.1%	\$2,818	-2.7%
Residential (per multifamily dwelling unit)	\$1,904	\$1,901	-0.2%	\$1,853	-2.7%
Retail (per square foot) <sup>(1)</sup>	\$13.86	\$13.86	0.0%	\$13.86	0.0%
Office (per square foot)	\$4.26	\$4.26	0.0%	\$4.26	0.0%
Industrial (per square foot)	\$3.07	\$3.07	0.0%	\$3.07	0.0%
Institutional (per square foot)	\$0.86	\$0.86	0.0%	\$0.86	0.0%
<b>Utility Fees</b>					
Residential (per single family dwelling unit)	\$8,606	\$8,606	0.0%	\$8,606	0.0%
Residential (per multifamily dwelling unit)	\$4,702	\$4,702	0.0%	\$4,702	0.0%
Non-Residential - 2" Disc Meter only	\$73,593	\$73,593	0.0%	\$73,593	0.0%
<b>Total Fees</b>					
Residential (per single family dwelling unit)	\$19,538	\$19,049	-2.5%	\$19,297	-1.2%
Residential (per multifamily dwelling unit)	\$11,815	\$11,510	-2.6%	\$11,658	-1.3%
Non-Residential - 2" Disc Meter only	\$73,593	\$73,593	0.0%	\$73,593	0.0%
Retail (per square foot)	\$14.66	\$14.66	0.0%	\$14.66	0.0%
Office (per square foot)	\$5.06	\$5.06	0.0%	\$5.06	0.0%
Industrial (per square foot)	\$3.87	\$3.87	0.0%	\$3.87	0.0%
Institutional (per square foot)	\$1.66	\$1.66	0.0%	\$1.66	0.0%

Notes: Includes the cost of debt service for all fees.

(1) The City currently subsidizes this fee by a minimum of \$5.63 per square foot (50%) or a maximum of \$8.45 per square foot (75%) depending on the trip generation.

Single Family Units Through Build-out	10,880	10,768	10,338
Multi Family Units Through Build-out	3,909	5,056	4,760
Total Residential Units Through Build-out	<u>14,789</u>	<u>15,824</u>	<u>15,098</u>

## System Development Fee Comparison - Community Park Change

System Development Fees	Current	Maximum New	Percent Change
<b>Police Fees</b>			
Residential (per dwelling unit)	\$296	\$241	-18.6%
Nonresidential (per square foot)	\$0.17	\$0.14	-17.6%
<b>Fire Fees</b>			
Residential (per dwelling unit)	\$362	\$564	55.8%
Nonresidential (per square foot)	\$0.20	\$0.33	65.0%
<b>Neighborhood Parks Fees</b>			
Residential (per single family dwelling unit)	\$850	\$2,483	192.1%
Residential (per multifamily dwelling unit)	\$489	\$1,429	192.2%
<b>Community Parks Fees</b>			
Residential (per single family dwelling unit)	\$1,400	\$3,350	139.3%
Residential (per multifamily dwelling unit)	\$805	\$1,927	139.4%
<b>Public Building Fees</b>			
Residential (per dwelling unit)	\$294	\$573	94.9%
Nonresidential (per square foot)	\$0.17	\$0.33	94.1%
<b>Arterial Street Fees</b>			
Residential (per single family dwelling unit)	\$2,353	\$2,896	23.1%
Residential (per multifamily dwelling unit)	\$1,546	\$1,904	23.2%
Retail (per square foot) <sup>(1)</sup>	\$11.26	\$13.86	23.1%
Office (per square foot)	\$3.46	\$4.26	23.1%
Industrial (per square foot)	\$2.49	\$3.07	23.3%
Institutional (per square foot)	\$0.69	\$0.86	24.6%
<b>Utility Fees</b>			
Residential (per single family dwelling unit)	\$8,032	\$8,606	7.1%
Residential (per multifamily dwelling unit)	\$4,399	\$4,702	6.9%
Non-Residential - 2" Disc Meter only	\$68,549	\$73,593	7.4%
<b>Total Fees</b>			
Residential (per single family dwelling unit)	\$13,587	\$18,713	37.7%
Residential (per multifamily dwelling unit)	\$8,191	\$11,340	38.4%
Non-Residential - 2" Disc Meter only	\$68,549	\$73,593	7.4%
Retail (per square foot)	\$11.80	\$14.66	24.2%
Office (per square foot)	\$4.00	\$5.06	26.5%
Industrial (per square foot)	\$3.03	\$3.87	27.7%
Institutional (per square foot)	\$1.23	\$1.66	35.0%

Notes: Includes the cost of debt service for all fees.

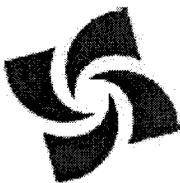
(1) The City currently subsidizes this fee by a minimum of \$5.63 per square foot (50%) or a maximum of \$8.45 per square foot (75%) depending on the trip generation.

City of Chandler  
Community Parks Capital Improvement Plan, 2006 to Build-Out

Type of Capital Infrastructure	CIP Value	Growth-Related Portion	Shared Facility (% in fee)	Portion to Include in Fee	Fee-Related CIP Value
<b>Community Parks and Land</b>					
Mesquite Groves Park Site	\$ 33,756,068	68%	100%	68%	\$22,964,107
Veteran's Oasis Park Site	8,683,697	100%	100%	100%	8,683,697
Nozomi Park	3,501,036	100%	100%	100%	3,501,036
<b>Total 2006-2011 CIP</b>	<b><u>\$ 45,940,801</u></b>				<b><u>\$35,148,840</u></b>
<b>Uncommitted Fund Balance, Loans, Debt Service &amp; Carryforward Costs</b>					
Budget Basis Fund (Balance)/Deficit, 6/30/06	\$ (2,016,574)	100%	100%	100%	\$ (2,016,574)
Loan Repayments due as of 6/30/06	7,566,708	100%	100%	100%	7,566,708
Debt Service Costs	2,688,302	100%	100%	100%	2,688,302
Carryforward Reserve as of 6/30/06	450,304	100%	100%	100%	450,304
<b>Uncommitted Fund Balance, Loans, Debt Service &amp; Carryforward Costs</b>	<b><u>\$ 8,688,740</u></b>				<b><u>\$ 8,688,740</u></b>
<b>Grand Total</b>	<b><u>\$ 54,629,541</u></b>				<b><u>\$43,837,580</u></b>

**City of Chandler  
Calculation of Community Parks System Development Fees**

<b>Calculation of System Development Fees</b>	
<b>Allocated CIP Value for Community Parks</b>	<b>\$43,837,580</b>
<b>Future Land Use Percentage</b>	
Residential	100%
Nonresidential	0%
<b>Allocated Value by Land Use Category</b>	
Residential	\$43,837,580
Nonresidential	\$0
<b>New Development to Build-Out</b>	
Residential (total dwelling units)	14,789
Nonresidential (in square feet)	52,571,581
<b>SDF by Unit of Development (rounded)</b>	
Residential (per single family dwelling unit) * 1.13	\$3,350.00
Residential (per multifamily dwelling unit) * 0.65	\$1,927.00
Nonresidential (per square foot)	N/A



**#41**  
MAR 05 2007

**Capitol Consulting, LLC**

**MEMORANDUM**

**TO:**            **The Honorable Mayor Dunn**  
                  **The Honorable Vice Mayor Donovan**  
                  **The Honorable Councilmember Orlando**  
                  **The Honorable Councilmember Caccamo**  
                  **The Honorable Councilmember Sepulveda**  
                  **The Honorable Councilmember Weninger**  
                  **The Honorable Councilmember Huggins**

**FROM:**        **Suzanne B. Gilstrap**  
                  **Emily Ryan**

**RE:**            **Development Impact Fee Ordinance**

**DATE:**        **March 1, 2007**

On behalf of the Arizona Multihousing Association (AMA), we respectfully urge the Mayor and City Council to adopt the substitute development impact fee ordinance (Ordinance # 3901) rather than the previously recommended ordinance (Ordinance # 3880). Adoption of the substitute ordinance will enable the City of Chandler to immediately implement fees for all development impact fee categories as recommended by staff except for community parks, neighborhood parks and public buildings which would be adopted at 50% of original proposed fee.

The AMA further requests that the City Council direct staff to work with development community stakeholders to review, in detail, their objections and make a determination as to the merits of those objections. The Arizona Multihousing Association will be able to complete such a review in 30 days and it is our hope that City staff can work within the same time frame.

At the conclusion of the review, we believe it will be necessary for the City Council to again consider whether the 50% reduction in community parks, neighborhood parks and public buildings is sufficient or if the fees need to be further reduced or increased. The requested 30-day abbreviated review period will ensure that neither the city nor the development community will have significant financial exposure irrespective of the City Council's final determination of a justifiable fee for parks and public buildings.

The magnitude of fee increases for neighborhood and community parks and public buildings (198.4%, 192.2% and 94.9% respectively) has caused the development community to further scrutinize the recommendations for these services and our extensive review has revealed what we believe to be significant inequities for new development. This review underlies the basis for our request. These concerns are in addition to the lack of differential fees for multifamily development in the areas of police, fire and public buildings and other inconsistencies we identified at the February 22, 2007 City Council meeting. .

As requested and encouraged by the City Council at the February 22 meeting, the AMA is reluctant, but willing to wait until the City's consultant re-evaluates the merits of the industry's differential fee request next year, but the magnitude of the inequity in the fees for parks and public buildings cannot, in our view, be delayed another year. It is not simply a matter of new methodology, it is a matter of public policy that we hope the City Council will address this year.

The development community has consistently agreed to pay its fair share, but when new development is asked to pay its share plus what should be the share of existing residents, it is only fair and reasonable to request re-consideration by the City Council.

The attached overview of public buildings is demonstrable of the concern that also exists for community and neighborhood parks, as raised by the Home Builders Association of Central Arizona. The concern is this - new growth is being asked to pay for 50% of the total cost of new public buildings though the population that will be generated by the new growth is only 19.6 % of the total population at build-out. Therefore new growth is paying its share (19.6%) plus an additional 30.4% that should be paid by existing residents.

The AMA is respectful of the constraints the Council must operate within, and we regret the timing of this request, but we hope you will agree that the magnitude of the inequity merits immediate policy review. Thank you in advance for your consideration of our request.

**City of Chandler**

**Public Buildings/Level of Service**

	<b>Feb 1, 2006</b>	<b>Total at Build-out</b>	<b>Percent Attributable to Growth</b>
<b>POPULATION</b>	<b>239,364</b>	<b>286,300</b>	<b>19.6%</b>

According to information provided by the City staff, Chandler started collecting development impact fees for public buildings (new 115,000 square feet municipal complex, a 450-car parking garage and a public works complex) on February 1, 2006, the effective date of the current development fee schedule. The development fee schedule assesses 50% of the total cost for public buildings to new growth, while only 19.6% of the remaining development is actually attributable to new growth.



March 2, 2007

City of Chandler  
22 S. Delaware Street  
Chandler, AZ 85225

RE: Proposed 44% increase in System Development Fees

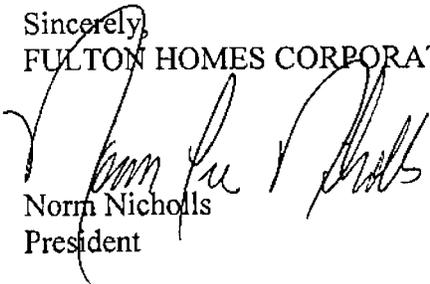
The Honorable Mayor and City Council:

Fulton Homes agrees with the concept that growth should pay for itself and understands all of the proposed system development fee increases except for:

	<u>Current</u>	<u>Proposed</u>
Community Parks	\$1,400	\$4,175
Neighborhood Parks	850	2,483
Public Buildings	294	573

We understand that the City of Chandler desires to create a higher level of service for parks in the remaining part of the City by doubling the amount of park acreage with less than 15% of the remaining property owners footing the cost equaling 192 – 198% increases as well as the City's plan to build a new city hall to accommodate its needs again by increasing the public buildings impact fee 95%. The impact fee increases that are being proposed are unfairly burdening the remaining land owners who are subject to these impact fees. We are not opposed to paying for a comparable level of service that has been in place over the past several years, but object to paying for a much higher level of service in these areas especially as one of the few remaining large land owners.

Sincerely,  
FULTON HOMES CORPORATION



Norm Nicholls  
President



ESTABLISHED 1951

**MEMORANDUM**

**To:** The Honorable Mayor Dunn and Members of the Council  
**Cc:** City Manager Mark Pentz  
City Attorney Michael House, Esq.  
Pat Walker, Management Services Director  
Julie Buelt, Senior Financial Analyst  
**From:** Lauren C. Barnett, Home Builders Association of Central Arizona *LB*  
**Date:** March 2, 2007  
**Subject:** Level of Service Concerns

The Home Builders Association of Central Arizona appreciates the Mayor and Council and City staff for allowing the industry additional time to discuss our concerns with the proposed Development Fees.

Please review the following chart which we believe highlights our Level of Service concern and directly speaks to the inequity of the figures.

	Existing	Proposed	Total at Build-out
<b>POPULATION (Housing Units)</b>	<b>87,254</b>	<b>14,789</b>	<b>102,043</b>
<i>Percentage</i>	<i>85.5%</i>	<i>14.5%</i>	
<b>COMMUNITY PARKS (acres)</b>	<b>303</b>	<b>200</b>	
<i>Percentage</i>	<i>60.2%</i>	<i>39.8%</i>	
<b>NEIGHBORHOOD PARKS (acres)</b>	<b>328</b>	<b>142</b>	
<i>Percentage</i>	<i>69.8%</i>	<i>30.2%</i>	

In other words, Chandler is proposing that the remaining 14.5% of households pay for 39.8% of Community Parks and 30.2% of Neighborhood Parks.

As we have stated publicly and privately alike, the industry's hope is that new growth always pay its fair share. But, clearly, this is not equitable. We believe the City is proposing to substantially overcharge new growth for park Development Fees.

To support this argument and contention, enclosed please find more detailed Level of Service calculations which we have prepared to the best of our ability.

The foundation of our contention is summarized best a leading National Development Fee consultant, Duncan Associates, who recently authored this statement for a valley city:

**“One of the most fundamental principles of impact fees, rooted in both case law and norms of equity, is that *impact fees should not charge new development for a higher level of service than is provided to existing development.*”**

In closing, we hope Mayor and Council will consider that the proposed Fees ask new growth to pay more than its fair. In the interest of equity and fairness, we respectfully request for the proposed Community Parks and Neighborhood Parks Fees to be re-analyzed by the City.

Thank you for your time and consideration.

# City of Chandler

## Community Parks Level of Service Calculation

### Existing Level of Service

Existing Community Parks	303.4 Acres
Existing Population	87,254 Housing Units
Existing Level of Service	Acres per 1,000 3.48 housing units

### Proposed Level of Service

Proposed Community Parks	200.0 Acres
Proposed Additional Population	14,789 Housing Units
Proposed Level of Service	Acres per 1,000 13.52 housing units

New residents are being asked to pay for a level of service that is 3.9 times greater than the existing residents paid for

# City of Chandler Community Parks

## COMMUNITY PARKS DATA

### Existing Community Parks

Snedigar Sportsplex	90.0	
Arrowhead Meadows and Aquatic	30.8	
Chuparosa Park	30.3	
Desert Breeze Park	42.5	Average
Espee Park	33.0	Size
Folley Memorial Park Aquatic	23.0	37.4 acres
Pima Park	29.8	
W. Chandler Park and Aquatic	20.0	
Desert Oasis Aquatic Center	2.2	
Hamilton Aquatic Center	1.8	
<b>Total Acres</b>	<u><u><b>303.4</b></u></u>	

### Proposed Community Parks

Nozomi	70.0	Average
Mesquite Groves	100.0	Size
Veteran's Oasis *	30.0	66.7
<b>Total Acres</b>	<u><u><b>200.0</b></u></u>	acres

\* HBACA waiting for verification of this number from staff.

# City of Chandler

## Neighborhood Parks Level of Service Calculation

### Existing Level of Service

Existing Neighborhood Parks	328.1 Acres
Existing Population	87,254 Housing Units
Existing Level of Service	3.76 Acres per 1,000 housing units

### Proposed Level of Service

Proposed Neighborhood Parks	142.4 Acres
Proposed Additional Population	14,789 Housing Units
Proposed Level of Service	9.63 Acres per 1,000 housing units

New residents are being asked to pay for a level of service that is

2.6 times greater than the existing residents paid for

# City of Chandler Neighborhood Parks

## EXHIBIT B: NEIGHBORHOOD PARKS DATA

### Existing Neighborhood Parks

Amberwood Park	24.3	
Apache Park	9.8	
Blue Heron Park	3.9	
Brooks Crossing Park	8.1	
Chuckwalla (under construction)	5.5	
Dobson Park	10.3	
East Mini Park	0.3	
Fox Crossing	6.3	
Gazelle Meadows	8.3	
Harmony Hollow Park	6.9	
Harris Park	0.7	
Harter Park	9.8	
Hoopes Park	13.3	
Jackrabbit Park	6.2	
La Paloma Park	15.5	
Los Altos Park	1.1	
Los Arboles Park	11.1	
Maggio Ranch Park	7.1	
Mountain View Park	16.1	
Navarrete Park	4.1	
Pecos Ranch Park	10.0	
Pequeno Park	8.9	
Pine Lakes Park Site	5.0	<b>Average Size 9.6 acres</b>
Pine Shadow Park	5.5	
Price Park	11.2	
Provinces Park	7.1	
Pueblo Alto Park	0.3	
Quail Haven Park	10.0	
Ryan Park Site	17.4	
San Marcos Park	17.0	
San Tan Park	9.0	
Shawnee Park	20.1	
Stonegate Park	7.6	
Summit Point Park	0.3	
Sundance Park	3.9	
Sunset Park	4.8	
Tibshraeny Park Site (under construction)	14.0	
West Mini Park	0.3	
Windmills West	6.5	
Winn Park	0.8	
<b>Total Acres</b>	<b>328.1</b>	

# City of Chandler Neighborhood Parks

## Proposed Neighborhood Parks

Neighborhood Park Land Acquisition	35.0	(asumed 3 parks)
Centennial Park Site	10.0	
Valencia Park Site	10.0	
Citrus Vista Park Site	10.0	
Homestead South Park	10.9	<b>Average</b>
Roadrunner Park Site	10.0	<b>Size</b>
Canal Park / Kirby	9.3	<b>10.2 acres</b>
Arbuckle Park	9.5	
Homestead North Park	7.6	
Proposed 1: Pecos, Arizona, Germann & Alma School	10.0	
Proposed 2: Queen Creek, Lindsey, Ocotillo & Gilbert	10.0	
Proposed 3: Ocotillo, Gilbert, Chandler Hts & Cooper	10.0	
<b>Total Acres</b>	<b>142.4</b>	

**City of Chandler  
Parks Plan and Level of Service**

	<b>Existing</b>	<b>Proposed</b>	<b>Total at Build-out</b>
<b>POPULATION (Housing Units)</b>	<b>87,254</b>	<b>14,789</b>	<b>102,043</b>
<i>Percentage</i>	<i>85.5%</i>	<i>14.5%</i>	
<b>COMMUNITY PARKS (acres)</b>	<b>303</b>	<b>200</b>	<b>503</b>
<i>Percentage</i>	<i>60.2%</i>	<i>39.8%</i>	
<b>NEIGHBORHOOD PARKS (acres)</b>	<b>328</b>	<b>142</b>	<b>470</b>
<i>Percentage</i>	<i>69.8%</i>	<i>30.2%</i>	

#41

MAR 05 2007

ORDINANCE NO. 3880

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER,  
ARIZONA, AMENDING SECTION 38-13 OF THE CODE OF THE CITY OF  
CHANDLER TO UPDATE SYSTEM DEVELOPMENT CHARGES.

WHEREAS, new development imposes increased and excessive demands on City facilities and infrastructure needed to provide necessary public services; and

WHEREAS, City staff has provided an update to the previous fee studies which show the level of fees/charges needed to generate sufficient funds to provide public facilities and infrastructure to serve new development; and

WHEREAS, the City projects new development to continue which will place ever-increasing demands on the City to provide public facilities and infrastructure to serve new developments; and

WHEREAS, to the extent that new development places demands upon public facilities and infrastructure, those demands should be satisfied by shifting the responsibility for financing such public facilities and infrastructure from the public to the development creating the demands; and

WHEREAS, development fees/charges collected pursuant to this Chapter 38 of the City Code may not be used to cure existing deficiencies in public facilities and infrastructure.

BE IT ORDAINED by the City Council of the City of Chandler, Arizona that Section 38-13 of the Code of the City of Chandler, Arizona is hereby amended to read as follows:

**38-13. Current development fees/charges.**

System development charges/fees are hereby established as follows:

*Water System Development Charges:*

Single-family (per dwelling unit) . . . . . \$3,959.00

Multi-family (per dwelling unit) . . . . . 1,998.00

Commercial/industrial . . . . . (See Table A)

*Water Resource System Development Charges:<sup>(1)</sup>*

Single-family (per dwelling unit) . . . . . 745.00

Multi-family (per dwelling unit) . . . . . 407.00

Commercial/industrial . . . . . (See Table A)

*Wastewater System Development Charges/Trunkline:<sup>(2)</sup>*

Single-family (per dwelling unit) . . . . . 285.00

Multi-family (per dwelling unit) . . . . . 167.00

Commercial/industrial . . . . . (See Table A)

*Wastewater System Development Charges/Treatment:<sup>(2)</sup>*

Single-family (per dwelling unit) . . . . . 2,281.00

Multi-family (per dwelling unit) . . . . . 1,343.00

Commercial/industrial . . . . . (See Table A)

*Reclaimed Water System Development Charges:<sup>(2)</sup>*

Single-family (per dwelling unit) . . . . . 1,336.00

Multi-family (per dwelling unit) . . . . . 787.00

Commercial/industrial . . . . . (See Table A)

*Fire Fees:<sup>(6)</sup>*

Residential (per dwelling unit)<sup>(3)</sup> . . . . . 564.00

Commercial (per square foot) . . . . . 0.33

Industrial (per square foot) . . . . . 0.33

*Police Fees:<sup>(6)</sup>*

Residential (per dwelling unit)<sup>(3)</sup> . . . . . 241.00

Commercial (per square foot) . . . . . 0.14

Industrial (per square foot) . . . . . 0.14

*Library Fees:*

Single-family (per dwelling unit) . . . . . 0.00

Multi-family (per dwelling unit) . . . . . 0.00

Commercial (per square foot) . . . . . 0.00

Industrial (per square foot) . . . . . 0.00

*Arterial Street Fees:*<sup>(4)</sup>

Single-family (per dwelling unit) . . . . . 2,896.00

Multi-family (per dwelling unit) . . . . . 1,904.00

Retail (per square foot)<sup>(5)</sup> . . . . . 6.93

Office (per square foot) . . . . . 4.26

Industrial (per square foot) . . . . . 3.07

Public/quasi-public<sup>(6)</sup> . . . . . 0.86

*Community Parks Fees:*

Single-family (per dwelling unit) . . . . . 4,175.00

Multi-family (per dwelling unit) . . . . . 2,402.00

Commercial (per square foot) . . . . . 0.00

Industrial (per square foot) . . . . . 0.00

*Public Building Fees:*<sup>(6)</sup>

Residential (per dwelling unit)<sup>(3)</sup> . . . . . 573.00

Commercial (per square foot) . . . . . 0.33

Industrial (per square foot) . . . . . 0.33

*Neighborhood Parks Fees:*

Single-family (per dwelling unit) . . . . . 2,483.00

Multi-family (per dwelling unit) . . . . . 1,429.00

Commercial (per square foot) . . . . . 0.00

Industrial (per square foot) . . . . . 0.00

- (1) Assessed in off-project areas and nonmember areas only.
- (2) No reclaimed water or wastewater fees for water-only connections (landscape).
- (3) Residential includes both single-family and multi-family.
- (4) Assessed in any area south of Frye Road, east of McClintock Road, and north of Frye Road, east of Arizona Avenue, except property which is both north of Knox Road and west of the Southern Pacific Railroad tracks.
- (5) City will contribute an additional six dollars and ninety-three cents (\$6.93) per square foot for retail space for a total of thirteen dollars and eighty-six cents (\$13.86) per square foot for retail. For retail space that generates < 3 trips per 1,000 square foot of retail space at PM peak according to the ITE Trip Generation Manual, the fee will be three dollars and forty-six cents (\$3.46) per square foot, with the City contributing ten dollars and forty cents (\$10.40) per square foot of retail.
- (6) Pursuant to ARS 9-500.18, the fire, police and general government fees shall not be collected from a school district or charter school. In addition, arterial street impact fees shall not be collected from a school district.

TABLE A

COMMERCIAL/INDUSTRIAL SYSTEM CHARGES

Meter Size, inches	Type	Water System	Water Resource <sup>(1)</sup>	Wastewater System Trunkline	Wastewater System Treatment	Reclaimed Water <sup>(2)</sup>
5/8 x 3/4	Disc	\$3,959.00	\$951.00	\$285.00	\$2,281.00	\$1,336.00
3/4	Disc	5,939.00	1,455.00	427.00	3,420.00	2,005.00
1-0	Disc	9,898.00	2,320.00	711.00	5,701.00	3,341.00
1 1/2	Disc	19,795.00	6,254.00	1,422.00	11,401.00	6,680.00
2-0	Disc	31,672.00	10,717.00	2,275.00	18,241.00	10,688.00
3-0	Compound	63,343.00	(3)	4,549.00	36,482.00	21,375.00
4-0	Compound	98,973.00	(3)	7,107.00	57,002.00	33,398.00
6-0	Compound	197,946.00	(3)	14,214.00	114,004.00	66,796.00
8-0	Compound	316,712.00	(3)	22,743.00	182,406.00	106,873.00
2-0	Turbine	31,672.00	14,254.00	2,275.00	18,241.00	10,688.00
3-0	Turbine	69,282.00	(3)	4,975.00	39,902.00	23,379.00
6-0	Turbine	247,431.00	(3)	17,768.00	142,505.00	83,495.00
8-0	Turbine	356,301.00	(3)	25,586.00	205,206.00	120,232.00

- (1) Assessed in off-project areas and nonmember areas only.
- (2) No reclaimed water or wastewater fees for water-only connections (landscape).

For meters eight (8) inches and larger, the water system, wastewater system and reclaimed water development charges shall be based on the following formula:

$$\text{Development Charge} = (5/8 \times 3/4 \text{ Charge}) \times (\text{Safe Maximum Operating Capacity})$$

(GPM)/20(GPM))

<sup>(3)</sup> The water resource charge fee for meters three (3) inches and larger shall be determined based on the City Engineer's projected water use using the following formula:

Development Charge = (Single-family Water Resource Charge) × Average Projected Water Use (GPD)/417 (GPD)

INTRODUCED AND TENTATIVELY approved by City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3880 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on \_\_\_\_ day of \_\_\_\_\_, 2007 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

MDH

\_\_\_\_\_  
CITY ATTORNEY