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JUN 1 1 2009



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

**MEMORANDUM**

**Management Services Memo No. 09-107**

**DATE:** JUNE 1, 2009

**TO:** MAYOR AND COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
RICH DLUGAS, ASSISTANT CITY MANAGER  
DENNIS STRACHOTA, MANAGEMENT SERVICES DIRECTOR  
DAWN LANG, ASSISTANT DIRECTOR FOR FINANCE *DL*

**FROM:** DAWN IRVINE, BUDGET MANAGER *DM*

**SUBJECT:** INTRODUCTION OF ORDINANCE NO. 4164 AMENDING CHAPTER 47, SECTION 47-6 OF THE CODE OF THE CITY OF CHANDLER RELATING TO THE CALCULATION OF OFF-SITE AND CIVIL IMPROVEMENT PLANS FEES AND SPECIFICATIONS

RECOMMENDATION: Staff recommends introduction of Ordinance No. 4164 amending Chapter 47, Section 47-6 of the Code of the City of Chandler relating to the calculation of off-site and civil improvement plans fees and specifications.

BACKGROUND/DISCUSSION:

Over the last several months, staff conducted an extensive review of the City's existing fees and charges, and reviewed recommended changes with the Management Services subcommittee and full Council. These fee recommendations were revised with input from the City Council. Most of the resulting changes to the City's Fee Schedule were approved by the City Council through Resolution 4299 on May 28, 2009. Others of the recommended fees and charges required additional action to amend the City Code to allow for the inclusion of the new fees and charges.

The majority of the City's land is built out, and the acreage basis is no longer appropriate as a cost recovery fee model for a city approaching build-out with an increasing number of infill projects. This amendment to the City Code would revise the language in Chapter 47 to change the basis of calculation of off-site and civil review fees from acreage and lot counts to the number of sheets reviewed.

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Further evaluation by the City Attorney's Office determined that other Planning and Development fees, as well as Public Works fees for disposition of roadway or easement, did not require an ordinance to proceed. A resolution to add these and the proposed fee for off-site and civil review into the City's Fee Schedule will be brought back to Council after approval of this ordinance.

PROPOSED MOTION: Move to introduce Ordinance No. 4164 amending Chapter 47, Section 47-6 of the Code of the City of Chandler relating to the calculation of off-site and civil improvement plans fees and specifications.

cc: Pat McDermott, Assistant City Manager

Attachments: Ordinance No. 4164

Page from Summary of Citywide Fees and Charges Update

ORDINANCE NO. 4164

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING CHAPTER 47 OF THE CODE OF THE CITY OF CHANDLER, SECTION 47-6, RELATING TO THE CALCULATION OF OFF-SITE AND CIVIL IMPROVEMENT PLANS FEES AND SPECIFICATIONS

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona that the Code of the City of Chandler, Arizona be amended as follows:

**SECTION 1:** Section 46-7 is hereby amended as follows:

47-6. Fee for review of off-site improvement plans and civil improvement plans and specifications.

Plan review fees in an amount established by Council resolution shall be paid at the time plans are submitted. The plan review process shall be deemed started at the time first submission of ~~preliminary or final subdivision or site~~ civil improvement plans are accepted for review by the City Engineer, and the plan review fee shall be paid before any review action is undertaken. Fees shall be based on the number of drawing sheets in the civil engineering plan submission set, to include cover sheets and detail sheets. ~~acreage being developed, and acreage shall be computed and certified by the developer's engineer to include all lands being developed including adjacent rights of way improved and the computation shall be submitted together with the off site improvement plans.~~

~~47-6.1. Previously developed land. Fees for lands previously developed or included in a previously approved development shall be computed based on the net acreage of the site (not including previously dedicated and improved rights of way and easements).~~

~~47-6.12. Double fee. Failure to secure a permit for off-site construction prior to commencing work will result in a charge of double the amount of the regular fee.~~

**SECTION 2:** The new fees established by this Ordinance shall become effective with all reviews of off-site improvements plans, civil improvement plans and specifications applied for on or after August 3, 2009.

INTRODUCED AND TENTATIVELY approved by City Council of the City of Chandler, Arizona, this \_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day  
of \_\_\_\_\_, 2009.

ATTEST:

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

\_\_\_\_\_  
MAYOR

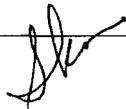
**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4164 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on \_\_\_\_  
day of \_\_\_\_\_, 2009 and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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



**City of Chandler**  
**Summary of City-Wide Fees and Charges Update**  
 General Fund Revenue Review (Excludes Community Services)

Department	Service	Customer Info	Existing Fee	Proposed Fee	Cost Basis	Comparisons	Est. Add'l Annual Revenue
<b>Planning &amp; Development</b>							
	<b>Civil Review Fees</b>	P&D customers include developers and residents.				Basis has been changed from acreage and lot counts to the number of sheets reviewed, moving the Civil Review section towards a 100% cost recovery.	
<b>Ordinance-47-6:</b> Change language regarding calculation, from acre to per sheet			Up to 10 acres- \$250 + \$75/acre	Improvement plans (including grading and drainage) - \$400/sheet includes 3 reviews; Fourth and subsequent review fees - \$133/sheet	Average staff time, based upon typical set of plans consisting of some review time-intensive sheets and others requiring minimal review	Per sheet charges by city: Gilbert \$295 includes 3 reviews; Mesa \$710 includes 3 reviews; Scottsdale \$710 includes 3 reviews; Peoria \$360 includes 2 reviews; Tempe \$385 includes 2 reviews; Phoenix \$324 includes 2 reviews	
			10 to 25 acres- \$1,000 + \$65/acre				
			25 to 50 acres- \$2,000 + \$40/acre				
	Civil Plan Review Fees		50 acres-\$3,000 + \$30/acre				
							<b>\$575,000</b>