



CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

WORK SESSION
December 1, 2008
6:30 PM

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 DISCUSSION OF INCREASING DEVELOPMENT AND ENGINEERING PLAN REVIEW FEES

City Council will hear a presentation comparing existing and proposed development and engineering permit fees and a comparison of other area cities' application and development fees. For information, discussion and direction.

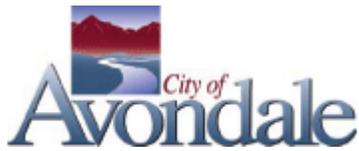
3 ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Carmen Martinez".

Carmen Martinez
City Clerk

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Clerk at 623-333-1200 at least 48 hours prior to the council meeting.



CITY COUNCIL REPORT

SUBJECT:

Discussion of Increasing Development and Engineering Plan Review Fees

MEETING DATE:

December 1, 2008

TO: Mayor and Council

FROM: Brian Berndt, Development Services Director - 623-333-4011

THROUGH: Charlie McClendon, City Manager

PURPOSE:

This is a request to update the fees charged for development and engineering plan review.

BACKGROUND:

It has been over ten years since the City comprehensively updated its development (entitlement) and engineering plan review fees. The City's current development and engineering plan review fees were adopted in 1996. These fees need to be updated periodically to reflect the cost of providing service. The revenue from these fees goes to the City's General Fund.

DISCUSSION:

The City's development fees are based on the cost of providing services while the engineering plan review fee is similar but charged at a cost per sheet (of plans being reviewed) and a set amount for reviewing technical reports. The proposed fees will be increased from approximately 30% to 95% depending on the type of application and review.

The proposed fee schedule is based on a model provided by the city's Budget and Finance Department as well as a comparison of other local jurisdictions. This model includes modifiers to reflect local conditions in Arizona. A comparison of the current and proposed fees is attached for the Council's perusal (Exhibit A).

Some new fees are also being added to reflect the cost of providing services. This includes: \$437.50 for Preliminary Plat Extension ; \$600 for Single Family House Product Review; \$150 for Pre-application meetings; \$150 for Comprehensive Sign Package; and \$300 for Design Review Appeals. Fees for these services are typically charged by other cities.

The revised fees will take effect on July 1, 2009 with the City of Avondale's 2009/2010 budget. This will allow time for the development community to factor the new fees into their projects. Interested parties will be notified of the fee increase as soon as the city budget is adopted.

RECOMMENDATION:

Staff will make a presentation that compares existing and proposed fees and a comparison of other area cities' application and development fees. The City Council may pose questions to staff, and offer comments and direction.

ATTACHMENTS:

Click to download

 [Exhibit A - Fee Comparison](#)

 [Exhibit B - Staffing hours and costs](#)

Plan Review Hourly Estimates	Sen Plnr	Plnr II	Plnr II	Z. Special	Avg	Total Time	Approx Cost	Proposed Total Fee	Existing Fee
GROUP HOMES	2	2	2	2	2.00	8.00	86.00	150.00	150.00
REZONE (NON-PAD)	23	25	39		29.00	87.00	1,247.00	2,110.00	1,200.00
GENERAL PLAN AMENDMENT - MINOR	25	30			27.50	55.00	1,182.50	1,935.00	1,100.00
GENERAL PLAN AMENDMENT - MAJOR	50	50			50.00	100.00	2,150.00	1,935.00	1,100.00
SPECIFIC PLAN AMENDMENT	50				50.00	50.00	2,150.00	875.00	500.00
ADMINISTRATIVE SITE PLAN	27	35	46	50	39.50	158.00	1,698.50	1,935.00	1,100.00
FINAL PLAT	17	20	30	30	24.25	97.00	1,042.75	1,142.50	660.00
PRELIMINARY PLAT	42	42			42.00	84.00	1,806.00	1,930.00	1,100.00
ZONING INTERPRETATION	4	4	4	4	4.00	16.00	172.00	175.00	100.00
ZONING VERIFICATION	4	4	4	4	4.00	16.00	172.00	175.00	100.00
MAJOR/MASTER SITE PLAN	54	70	86		70.00	210.00	3,010.00	2,810.00	1,600.00
VARIANCE	35	30	27		30.00	92.00	1,290.00	1,050.00	600.00
MINOR LAND DIVISION	11	15	10	20	14.00	56.00	602.00	437.50	250.00
REZONE (PAD)	98	100	111		103.00	309.00	4,429.00	3,150.00	1,600.00
CONDITIONAL USE PERMIT	37	35	55		42.33	127.00	1,820.33	1,225.00	700.00
REZONE (SPECIAL USE)	36		63		49.50	99.00	2,128.50	1,225.00	700.00
ZONING ORDINANCE TEXT AMENDMENT	32		40		36.00	72.00	1,548.00	875.00	500.00

Positions

43

- Planner I
- Planner II
- Senior Planner
- Zoning Specialist
- Development Services Rep
- Senior Plans Examiner
- Traffic Engineer
- Plans Examiner
- Plans Review Engineer
- Fire Plans Examiner

Average Hourly Rate + \$43.00 per hr