ORDINANCE NO. 848

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, ADOPTING APPENDICES TO CHAPTER 155 OF THE PAYSON TOWN CODE SETTING THE AMOUNT OF DEVELOPMENT IMPACT FEES

WHEREAS, the Town has adopted Ordinance 847 amending Chapter 155 relating to Development Impact Fees; and

WHEREAS, the Town desires to set the amount of its Development Impact Fees based upon the requirements of A.R.S. 9-463.05 and the associated studies and documents; and

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Water Development Impact Fee - Appendices A-1 and A-2 of Chapter 155 of the Payson Town Code setting the Water Development Impact Fee, attached as Exhibit A are adopted.

Section 2. Fire Facilities Development Impact Fee - Appendix B of Chapter 155 of the Payson Town Code setting the Fire Facilities Development Impact Fee, attached as Exhibit B is adopted.

Section 3. Police Facilities Development Impact Fee - Appendix C of Chapter 155 of the Payson Town Code setting the Police Facilities Development Impact Fee, attached as Exhibit C is adopted.

Section 4. Streets Facilities Development Impact Fee - Appendix D of Chapter 155 of the Payson Town Code setting the Streets Facilities Development Impact Fee, attached as Exhibit D is adopted.

Section 5. Parks and Recreation Facilities Development Impact Fee - Appendix E of Chapter 155 of the Payson Town Code setting the Parks and Recreation Facilities Development Impact Fee, attached as Exhibit E is adopted.

Section 6. The provisions of this Ordinance shall be effective on August 1, 2014.

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First Hearing MAY 01 2014 D.C.B

Second Hearing MAY 15 2014 D.C.B

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this 15th day of May, 2014, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

Chapter 155 - **Appendices**

APPENDIX A-1: Water Development Impact Fee

Water - $6,592.00/Equivalent Dwelling Unit

See Appendix A-2 to determine the Equivalent Dwelling Unit calculation for specific development.

APPENDIX A-2: Water Development Fee - Equivalent Dwelling Unit ("EDU") Table

	USE TYPE	EDU CONVERSION
A.	Single Family Residential	1 per unit
B.	Multi Family Residential/ADU, 0-2 bedrooms[1]	.63 per unit
C.	Multi Family Residential/ADU, 3+ bedrooms[1]	1 per unit
D.	Motel/Hotel, without spa room or pools[1]	.45 per room
E.	Nursing homes, care facilities, other similar uses[1]	.33 per bed
F.	Professional Office Space[1]	1 per 3,000 square feet
G.	Retail Merchandising[1]	1 per 7,500 square feet
H.	Industrial Manufacturing, low water use[1]	1 per 10,000 square feet
I.	Industrial Warehousing[1]	1 per 20,000 square feet
J.	Food Preparation, Food Sales, etc.	Projected peak monthly gallon usage divided by 7,500.[2]
K.	Pools, spas, fountains, other water features	1 per 30,000 gallon system capacity or the proportional value thereof.
L.	Grass or turf areas associated with categories B through J above.	1 per 1,400 square feet, or the proportional value thereof.
M.	Water intensive Development, such as, nurseries, commercial laundries, beauty salons, dentists, etc.	Projected peak monthly gallon usage divided by 7,500.[2]
N.	Development for which no specific provision is made.	Projected peak monthly gallon usage divided by 7,500.[2]

1. A developer may request a calculation under Section N in lieu of sections B through I.

2. At least 36 months following the completion and full operation of a development, but not more than 42 months, the Town or the Developer may request a review of Peak Month Usage. Such review shall compare the projected peak usage with actual peak usage. Such review shall be final and not appealable. The Town shall adjust (if needed) the EDU equivalent based upon such review. If the EDU equivalent is reduced, the Town shall issue a refund to the Developer based upon the reduction within 30 working days. If the EDU equivalent is increased, the Developer shall pay or enter into a payment agreement within 30 working days for payment of the additional Development Impact Fees owed based upon the increase.

APPENDIX B – Fire Facilities Development Impact Fee

Residential	
Multifamily (2+ units)	$305.00/unit
Single Family (0-3 bedrooms)	$357.00/unit
Single Family (4+ bedrooms	$563.00/unit
Commercial	$.65/square foot
Office/Institutional	$.25/square foot
Industrial/Flex	$.16/square foot

APPENDIX C – Police Facilities Development Impact Fee

Residential	
Multifamily (2+ units)	$307.00/unit
Single Family (0-3 bedrooms)	$359.00/unit
Single Family (4+ bedrooms	$565.00/unit
Commercial	$.27/square foot
Office/Institutional	$.10/square foot
Industrial/Flex	$.06/square foot

APPENDIX D – Streets Facilities Development Impact Fee

Residential	
Multifamily (2+ units)	$466.00/unit
Single Family (0-3 bedrooms)	$571.00/unit
Single Family (4+ bedrooms	$830.00/unit
Commercial	$.96/square foot
Office/Institutional	$.41/square foot
Industrial/Flex	$.26/square foot

APPENDIX E – Parks and Recreation Facilities Development Impact Fee

Residential	
Multifamily (2+ units)	$507.00/unit
Single Family (0-3 bedrooms)	$593.00/unit
Single Family (4+ bedrooms	$933.00/unit
Commercial	$.20/square foot
Office/Institutional	$.33/square foot
Industrial/Flex	$.23/square foot