STAFF REPORT
TO THE
BOARD OF SUPERVISORS

COMMUNITY DEVELOPMENT DIVISION
PLANNING & ZONING AND WASTEWATER
FEE STUDY

September 24, 2013
Board of Supervisors Workstudy Meeting

I APPLICATION

Applicant Name	Gila County, Community Development Division
Applicant Address	745 Rose Mofford Way, Globe, AZ
Site Address	N/A
APN Number	N/A
Current Zoning Designation	N/A
Current Comprehensive Plan Designation	N/A
Application Number	*ZOA-13-01*

II PURPOSE & DESCRIPTION

The purpose of this application is to request consideration from the Board of Supervisors to amend our current fee structure for planning & zoning and wastewater services provided by the Division.

III PRIMARY ISSUE OR ISSUES TO CONSIDER

The Community Development Division currently collects fees for several services that we provide to our customers. These services include:

1. Rezoning Applications
2. Conditional Use Permits
3. Variance
4. Use Permits
5. Administrative Variance
6. Preliminary Plat
7. Final Plat
8. Development Plan
9. Comprehensive Master Plan
10. Site Plan Review
11. Minor Land Division
12. Permitting and Plan Review for Wastewater Systems
13. Subdivisions etc.

The Community Development Division is funded by the General Fund. The fees collected offset some of the general fund expenditures for the Division. The purpose in collecting fees is to charge the customer when we are providing a <u>direct service that benefits primarily that customer</u> with less benefit to the general public. I say "less public benefit" because there is some benefit to the public to have buildings and accessory uses established in the best public interest.

Another issue to consider is, should the fees we establish affect our competitiveness in achieving growth with other counties and municipalities? When development impact fees were first established, some communities were accused of setting their fees so high that they actually became a deterrent to growth.

There are issues with the Arizona Revised statutes that must come into play when trying to ascertain what the appropriate fee should be. The following exhibit is taken directly from the Arizona Revised Statutes and pertains to the collection of service fees.

> 11-251.08. County fee for service authority; alternate fee schedule; fee limits; adoption procedures
>
> A. In addition to any other county power or authority the board of supervisors may adopt fee schedules for any specific products and services the county provides to the public. Notwithstanding fee schedules or individual charges in statute, a board of supervisors may adopt an additional charge or separate individual charge.
>
> B. Any fee or charge established pursuant to this section must be attributable to and defray or cover the expense of the product or service for which the fee or charge is assessed. A fee or charge shall not exceed the actual cost of the product or service.
>
> C. Before adoption of a fee for service or an additional or separate charge pursuant to this section, the board of supervisors shall hold a public hearing on the issue with at least fifteen days' published notice.

IV BACKGROUND

Our revenues for 2011 are only 27% of what they were in 2007. While that is significant in regards to our overall economic situation it is not the focus of this study. Current staffing levels are down from 2007, but we still have adequate staff to get the job done. The focus of this study is to determine how appropriate and adequate our fees are to the cost we incur to provide services to our applicants.

By use of the word appropriate I mean how our fees compare with fees from other counties in Arizona and some of the municipalities. It is not our intent to create a situation where our fees act as a deterrent to growth; we should continue to be competitive with other governmental jurisdictions.

By use of the word adequate I mean how the fees we collect actually relate to the cost to provide services. Are we subsidizing the cost to provide service to the individual by using general fund resources unnecessarily? We don't want to collect more than required to provide the service and we don't want to undercharge. Understanding that we will never be perfect in our fees for service, we want to come as close as we can. The only way to come close to perfection is to wait until we are through and then tell our customer how much they owe us. Services can vary significantly between two customers for the same service. One customer may require several meetings and trips, while another much less.

Staff completed two fee surveys. The first survey was completed by Angela Parker and related to Planning and Zoning Fees. The second survey was completed by Jake Garrett and was related to wastewater fees. The tables for both surveys are located in the appendix of this report. Exhibit "A" is a survey of counties and exhibit "B" is for municipalities. Exhibit "C" is a survey of Arizona Counties for Wastewater fees.

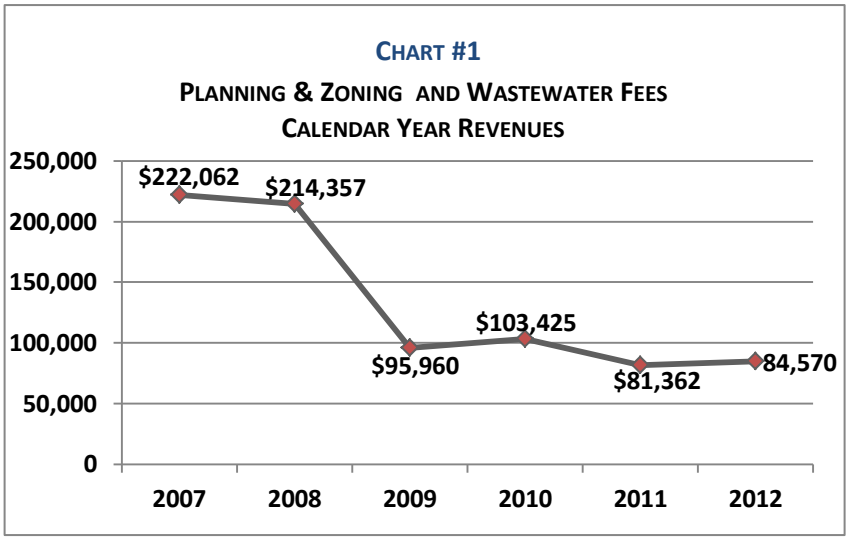
V ANALYSIS

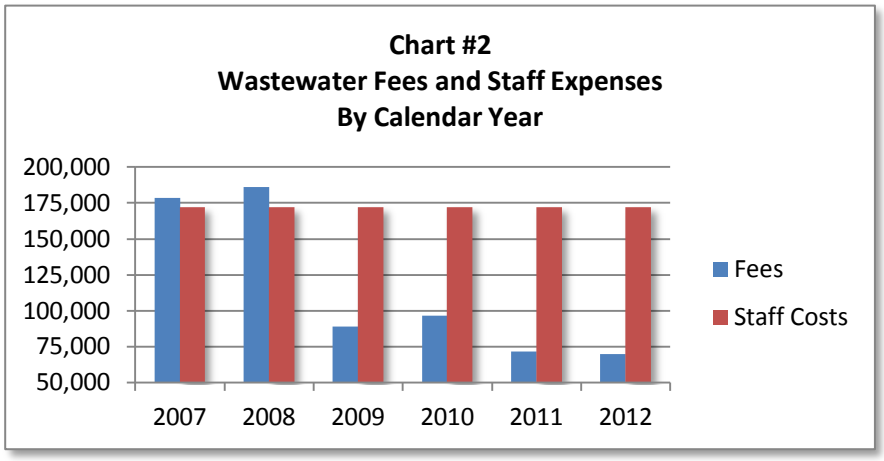
The first issue we will look at is the adequacy of our current fees. The question here is to determine if the cost to us to provide a service is being adequately compensated through the collection of fees or are we compensating this service with general fund revenues because our fees are too low.

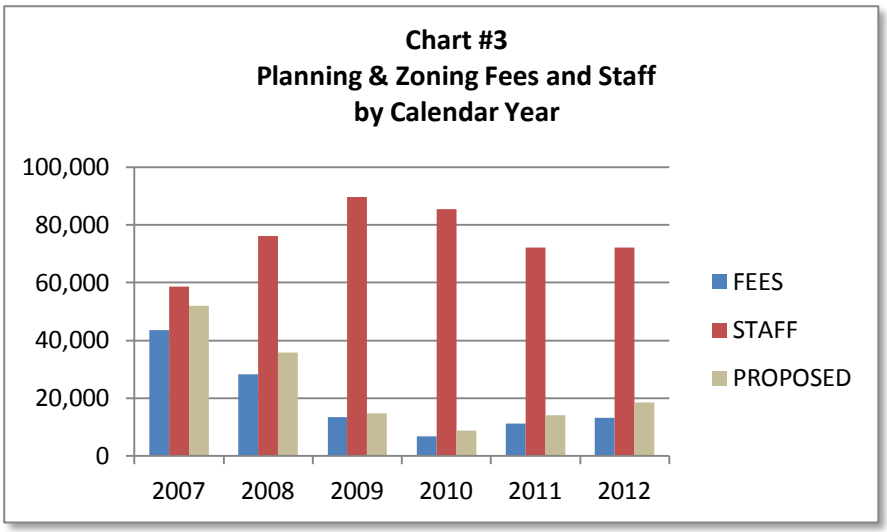
Chart #1 simply reflects our total revenue stream from Wastewater and Planning & Zoning fees for the past 6 calendar years.

The Wastewater department has two fulltime staff in Payson and ½ staff position in Globe. Chart #2 below reflects our total yearly fees and our total yearly staffing costs to include both salary and benefits but does not include equipment costs. Chart #2 provides a simple broad picture and by itself is not adequate to determine the need to increase fees. From Chart #2 we can see that in 2007 and 2008 our fees were actually in excess of our cost for salaries. There would be an even greater gap if I had broken the salaries and benefits down to the percentage of time devoted to applications and non-application time.

Chart #3 relates to Planning & Zoning Fees and staff costs. We also applied the proposed fees to the past six years. There is a much greater discrepancy between revenues and expenses in this chart. Part of the discrepancy was related to the addition of a part time staff from July of 2008 through July of 2010. Even in our good times economically we spent more to provide a service than we took in. Once again this does not include equipment expenses we had incurred during this time period.







Cost to Provide Service

Table #1 and Table #2 have taken a Variance application and Rezoning application to develop a cost factor to the County for each of these applications. Wages and Fringe benefits were calculated and a cost of $.51 a mile was used. Advertising costs were based on past invoices.

A Variance application fee is $150. The approximate cost to the County is $380. This would mean that a person who wanted a variance would be paying to the County about 40% of what it cost for that process and all Gila County residents or the General Fund is paying 60% of the cost.

The situation with the Rezoning application is very similar. The applicant pays approximately 43% of the cost and the general fund pays 57% of the cost.

Table #1

Variance process timeline/costs	**Time**
Application received	15 minutes
Visit site, take pictures (avg 40 mile roundtrip)	1 hour
Legal ad (approx $50)	15 minutes
Report	2 hours
Letters to neighbors & property owner (avg 10 mailings, $15)	30 minutes
Create postings (cost of materials $20 total)	2 hours
Put up postings (avg 40 mile roundtrip)	1 hour
Board of Adjustment hearing	1 hour
Director's Meeting time	1 hour
Director's Review time	.5 hour
Approval/denial letter	30 minutes
Total time	8.5 hours + 1.5 hours
Total miles	80

Approximate total cost $125 plus staff costs $185.98 = **$380**

Table #2

Rezone process timeline/costs	**Time**
Application received	30 minutes
Visit site, take pictures (avg 40 mile roundtrip)	1 hour
Legal ads (approx $150)	30 minutes
Report	2 ½ hours
Letters (300' notification, avg 20 mailings, $30)	1 hour
Create postings (cost of materials $20)	2 hours
Put up postings (avg 40 mile roundtrip)	1 hour
P&Z Commission hearing	1 hour
BOS meeting	1 hour
Director's Review	1 hour
Director's Meeting time	1 hour
Approval/denial letter	30 minutes
Total time	11 hours + 2 hours
Total miles	80

Approximate total cost $240 plus hourly wage & benefits $334 = **$574**

On the whole, fees for Gila County are significantly lower than the other counties that responded to the survey as shown in Appendix "A". A similar situation exists when we do the same comparison with municipalities as shown in Appendix "B". The one fee that we show that is higher for Gila County than all those who responded to the survey was the Minor Land Division Fee.

Table #3 below is an analysis of the cost for issuing a permit for an alternative system as compared to the permit fees currently in place. We are currently at about 95% to 97% cost recovery for these permits. These are estimates.

Table #3
Gila County Wastewater
3/5/2012
Alternative Wastewater System Permit
Cost Analysis

	Engineer	Eng Tech	RS	Miles
Pre-Design Consulting				
Customer (s)	0.25	0.75	0.50	
Engineer	1.00			
Site Visit w/ owner-Engineer	3.50			60
Record setup & $ processing				
File search		0.75		
Verify Ownership				
Trakit Setup				
Receive $				
Setup Working files				
Setup NOI Tracking				
Administrative Completeness				
Stamp & Organize	0.25			
AltSys Setup	0.25			
LTF Setup				
All Documents Included	0.50			
Design Requirements present	1.00			
O & M Manual Pre-review	0.50			
Site Conformation Inspection	4.00			60
Trakit Entry	0.50			
Letter of Admin Deficiencies	3.00			
Trakit & LTF Entry	0.25			
Resubmittal Review	1.00			
2nd Admin Def Letter	0.50			
Trakit, Add'l Fee & LTF Entry	0.25			
Resubmittal Review	0.50			
3rd Admin Def Letter	0.25			
Trakit & LTF Entry				
Substantive Review				
Detail Plan Review	2.00			
Engineering Calculations review	2.00			
Detail O & M Manual Review	2.00			
Substantive Review Def Letter	3.00			
Trakit & LTF Entry	0.50			
Resubmittal Review	2.00			
Issue Construction Authorization (CA)	0.50			
Trakit & LTF Entry	0.25			
NOI Log-Scan-Copy-Mail or Distribute		0.50		

Post Construction

Final Inspection	4.00		4.00	60	
Corrections Inspection			2.50	60	
1st Review of Final Documents	0.50				
2nd Review of Final Documents			0.25		
3rd Review of Final Documents			0.25		
Misc Cust-Contr-Engr Consulting	1.00		0.50		
Issue Construction Authorization (CA)	0.50				
Trakit & LTF Entry	0.25				
NOI Log-Scan-Copy-Mail or Distribute		0.5			
TOTAL PERMIT UNITS	36.00	2.50	8.00	240	
Cost per Unit	$29.31	$15.38	$21.63	$0.55	
With 35% Payroll Burdon	$39.57	$20.76	$29.20		
TOTAL PERMIT COST	**$1,424.47**	**$51.91**	**$233.60**	**$132.00**	**$1,841.98**

Examples #1 & #2

#1 FEE - 4.15, 4.04, 4.22, 2-A312G	**$1,450.00**				**$1,750.00**
#1 FEE - Site Confirmation	**$300.00**				
#2 FEE - 4.12, 4.04, 4.20, 4.22, 2-A312G	**$1,500.00**				**$1,800.00**

Construction

1st Construction Inspection	3.00		3.00	60	
Engineer-Contractor Consulting	0.50				
2nd Construction Inspection			3.00	60	
Engineer-Contractor Consulting			0.50		
3rd Construction Inspection			3.00	60	
Engineer-Contractor Consulting			0.50		
TOTAL CONSTRUCTION INSP UNITS	3.50	0.00	10.00	180	
Cost per Unit	$29.31	$15.38	$21.63	$0.55	
With 35% Payroll Burdon	$39.57	$20.76	$29.20		
TOTAL CONSTRUCTION INSP COST	**$138.49**	**$0.00**	**$292.01**	**$99.00**	**$529.49**

FEE - Construction Inspections	**$500.00**				**$500.00**

VI SUMMARY

We have assumed that efforts should be made to obtain full cost recovery when providing services to individuals. The decrease in general fund revenues during the past several years and the continuing demands placed on those funds indicate that where feasible the County should not be subsidizing individuals or businesses that receive services from Planning & Zoning staff or wastewater staff. Cost recovery for these fees is neither adequate nor appropriate at this time. We recover less than 50% of what we expend when providing planning and zoning services.

Wastewater fees on the other hand are more appropriate and adequate in that our recovery rate is 95% to 97%.

VII RECOMMENDATION

The Planning & Zoning Commission recommends to the Board that the Board adopt the proposed fees schedule for Planning and Zoning Fees as shown in Table #4 below, and wastewater fees as shown in Table #6: While the vote was unanimous for wastewater fees the vote for the Planning and Zoning Fees was:

Ayes:	3
Nays:	2
Abstention:	2

The proposed fee scheduled is attached as exhibit "F" of this report

Planning Zoning
Fee Comparison for Counties

Type of Fee	Gila	Yuma	Mohave	Cochise	Graham	Maricopa	Pinal	Greenlee	Santa Cruz	La Paz	Pima[1]	Yavapai	Coconino	Apache	Navajo
Rezone	$250	$2080-$2,700 + per acre fee		$250-$400 + per acre fee		$1,200-$3,000 + per acre fees	$800-$25,195			$750 + $20/ acre over 5	$1,116-$4,460 + per acre fees over 10 acres	$600-$1200 + per acre fee	$400-$500 + per acre fee	$600	$400 + $10/acre
Amendments to Zoning or subdivision	$250	$1,500 + $500/ section		$250		$1,000 per section (max $5,000)					$1,858 or 25% of fee	$250-$1,000		$500	
continuance		10% of original fee			$125	$250				$100			$100		
Special use permits (conditional or use)	$50-$150	$750-$1,500		$300 + permit fee	$150	$3,000 + $100/acre	$350-$450	$45		$750-$1,000	$86 - $601	$600-$1,200 + per acre/ space fees	$400-$600 + fees	$500	$400
temporary special use		$660					$10-$150/day					$210			
temporary use permit	$50	$355		$30	$125 annually	$250-$750	$50			$250			$50-$100	$300	$150
variance permit	$150	$360/$720 + per acre fee		$300	$75	$250-$750	$190-$200	$90	$250-$350	$550	$258-$335	$530	$400	$300	$400
preliminary plat	$500 + $5/lot	$1,200 + $12/ lot	$1,750 + review fees	$650 + $20/lot	$200 + $20/lot		$470 + $48/lot			$2,000	$542+ $55/ lot + per acre fees	$400 + $20/lot	$500 + $10/lot	$600 + $20/ lot	$500 + $20/lot
final plat	$500 + $5/lot	$1,200 + $12/ lot	$1,750 + review fees	$650 + $10/lot	$100 + $10/lot		$470 + $48/lot			$3,000	$542+ $55/ lot + per acre fees	$715 + $15/lot	$200 + $5/lot	$600 + $20/ lot	$500 + $20/lot
amendment to final plat	$100	$1,620	review fee	$300	$200					$500	15% of initial fee		$200	$20/lot	$500 + $10/lot
abandonment		$1, 620	$600	$300						$1,000		$615	$500	$350 + $10/acre	$200 + $15/acre
appeal	$150	$600	$1,000	$150-$300		$300	$190			$100	$253	$440	$300	$300	
floodplain permit/research		$30-$120		$40-$150			$50								
temporary rv permit				$30	$100 annually										$150

Appendix "A"

Planning Zoning
Fee Comparison for Counties

Type of Fee	Gila	Yuma	Mohave	Cochise	Graham	Maricopa	Pinal	Greenlee	Santa Cruz	La Paz	Pima[1]	Yavapai	Coconino	Apache	Navajo
sign permits	based on sq ft of sign			$30-$100	$50-$150		$48-$484	$45		$25	based on sq ft of sign	$145-$180		$100-$250	
comp plan amendment	$250	$200/$1.00 0		$200-$500	$300	$2,000 + $20/acre	$1,000		$1,000-$2,000	$1,000-$2,000	$1,295-$2,590	$350-$7,400	$400		$400 + $10/acre
time extensions		$300		$500							$1,430 or 75% of applicable fees	$300-$1,000			$500
minor land division	$500-$650	$420			$125-$275		$560			$100/lot	$173/ lot ($346 min)	$100/lot		$300-$525	
zoning clearance		$80			$100	$100-$250	$50			$50	$61	$85-$190			no charge
home occupation	$50 (Dev Plan)										$86	$190			
administrative variance	$50											$530		$300	$200
planned area development				$400-$800 + per acre fee (max $8,000)		$1,200 + $100 per acre ($50,000 max)	$1,000					$1,000 + $20/acre			
septic clearance							$50								
MH park & RV park	$500 + $5/ space	$1,740		$200 + $10/space	$200 + $10/space		$25 + $8/space				$714	$300 + $10/space			$400 + $10/lot or space
site plan review	$50						$175 & up				$1,673				$400 + $30/acre
ag exemption review														$50	

Fees Higher

Fees Lower

Gila County

Appendix "A"

Planning Zoning Fee Comparisons
With Other Municipalities

Type of Fee	Gila	Flagstaff	ShowLow	Sierra Vista[1]	Winslow	Camp Verde	Prescott	Thatcher	Buckeye	Chino Valley	Cottonwood
Rezone	$250	$1000-$2000 + $50/ acre	$450	$1650 + $50/ acre	$250	$1700 + fees per acre	$1705 + $21/ acre		$1250-$2500 + fees per acre	$350 + $10/ acre + ad fees	$750 + $35/ acre
Amendments to Zoning or subdivision	$250	$2000-$2500 + $50/ acre		$75/ hr		$1700 + per acre fees		$150	$4,000		
continuance		$750				$100-$250					$0-$100
Special use permits (conditional or use)	$50-$150	$500-$1000	$125	$125-$1,500	$250	$1,800	$821.50		$100-$1000	$40-$200 + ad fees	$90-$350
temporary special use					$200				$100		
temporary use permit	$50			$75-$160							
variance permit	$150	$100-$500	$150		$250	$800	$821	$150	$250-$1000	$100 + ad fee	$90-$350
preliminary plat	$500 + $5/lot	$1500 + $50/ lot	$175-$500 + per lot fee	$1575-$1900 + per acre or lot fee	$400 + $6/ lot	$2000 + per lot fees	$3605 + per lot fees	$300 + $2 per lot	$1000-$4000 + $10/ lot	$800 + $15/ lot + ad fees	$750 + $20/ lot
final plat	$500 + $5/lot	$1000 + $20/ lot		1800-$4650 + per lot or acre fee	$400 + $6/ lot	$1400 + per lot fees	$1068.50 + per lot fees	$3 per lot $100 min	$500-$2000 + $10/ lot	$800 + $15/ lot + ad fees	$750 + $20/ lot
amendment to final plat	$100	25% of original fee	$250	$500 + $75/ hr		$835 + per lot fees	$133 or $41/ page	$50 per sheet			$150-$500 + $20/ lot
abandonment				$1,600	$250			$150	$1,000		
appeal	$150	$250-$450	$75	$500	$200	$500	$64	$150	$300	$100 + ad fee	$90-$350
floodplain permit/research				$50-$300							
temporary rv permit											
sign permits	based on sq ft of sign	$100-$1500	$20-$60	$475	$50 + 1.50/ sq ft	$10-$1800	$39-$350			$5-$100	$20-$150
comp plan amendment	$250	$2000-$2500 + $50-$150/ acre	$300	$1,740	$400	$1800-$2200	$402-$669		$300-$8000 + fees	no fee	$1500-$2500
time extensions		50% of original fee				$300	$201.50		1/2 initial fee		
minor land division	$500-$650	$250-$500			$250	$165	$161		$500-$1000	$15/ lot; $500 fine if xfer title 1st	$25-$50
zoning clearance		$200				$25-$110			$100		$60
home occupation	$50 (Dev Plan)			$40							

Appendix "B"

Planning Zoning Fee Comparisons
With Other Municipalities

Type of Fee	Gila	Flagstaff	ShowLow	Sierra Vista[1]	Winslow	Camp Verde	Prescott	Thatcher	Buckeye	Chino Valley	Cottonwood
administrative variance	$50		$50					$50			
planned area development				$5000 + fees		$2800 + $55/ acre	$256			$800 + $15/ lot + ad fees	
septic clearance											
MH park & RV park	$500 + $5/ space					$1800 + per space fees					
site plan review	$50	$250-$1000 +		$1100-$2200 + fees	$150 + eng fee		$403		$1000-$2500 + $50/ acre		
ag exemption review											

Gila County

Lower Fees

Higher Fees

Appendix "B"

Wastewater Department Fee Comparison

Current - Alternative System Permit total is calculated using the highest GP fee used + $250 for all other GP's + $300 Site Conformation Inspection

Proposed - All GP's are reduced to $600 & Alternative System Permit total is calculated using $900 ($600 + Site Insp @ $300) + $250 for all other GP's

	Permit #	Gila	Gila Prop	Maricopa	Coconino	ADEQ
Septic Tank/Conventional Disposal, Less than	4.02	$400.00	$475.00	$550.00	$500.00	$1,200.00
Composting toilet	4.03	$400.00	No Change	$400.00	$1,000.00	See Below
Pressure Distribution System	4.04	500.00	No Change	See Below	"	"
Graveless Trench	4.05	500.00	No Change	"	"	"
Natural Seal evaporation bed	4.06	600.00	No Change	"	"	"
Lined evapotransporation bed	4.07	600.00	No Change	"	"	"
Wisconsin Mound	4.08	500.00	No Change	"	"	"
Engineered Pad system	4.09	600.00	No Change	"	"	"
Intermittent sand filter,	4.10	600.00	No Change	"	"	"
Peat filter	4.11	600.00	No Change	"	"	"
Textile filter	4.12	600.00	No Change	"	"	"
Denitrifying Sysem	4.13	600.00	No Change	"	"	"
Sewage vault	4.14	400.00	No Change	"	"	"
Aerobic system/subsurface disposal	4.15	800.00	600.00	"	"	"
Nitrate-Reactive Media Filter	4.16	1000.00	600.00	"	"	"
Cap system	4.17	400.00	No Change	"	"	"
Constructed wetlands	4.18	600.00	No Change	"	"	"
Sand lined trench	4.19	500.00	No Change	"	"	"
Disinfection device	4.20	500.00	No Change	"	"	"
Surface Disposal	4.21	600.00	No Change	"	"	"
Subsurface drip irrigation	4.22	500.00	No Change	"	"	"
Gen'l Permit 3,000-24,000 GPD	4.23	$1800 Flat	$2100.00 Incl Insp	$1800 Flat	$3000 Flat	$3600 to $7200
		Alt fees=Highest fee above	Alt fees = $900.00	Alt fees = $1,050.00	Alt fees = $1,000.00	Alt fees = $1,200.00
	* Does not apply to 4.23 permit	plus $250.00 per additional permit *	plus $250.00 per additional permit *	plus $250.00 per additional permit		plus $500.00 per additional permit
		plus $300 site inspection				with $3700.00 Max
	Const Insp	+ $500	+ $500	n/a	n/a	n/a

Exhibit "C"

CURRENT PLANNING AND ZONING FEE SCHEDULE

SUBDIVISION REVIEW:

Preliminary Plat……..$500 + $5/lot
Final Plat…… …$500 + $5/lot
Revisions…….$100

MINOR LAND DIVISION:

Application and Map Review…….$500.00 2 lots
$550.00 3 lots
$600.00 4 lots
$650.00 5 lots

SITE PLAN REVIEW:

Mobile Home or RV Park (other than mobile home subdivision)…….....$500 + $5/space
Other site plans (except Conditional Use)……...$ 50.00

ZONING SERVICES:

Initiation of Zoning
Request of property owners in previously Unzoned area……..No fee Commission initiative resulting from new subdivision in previously unzoned area……. $250.00

REZONING:

Routine by petition of Commission initiative a request of property owner, etc……..$250.00 Corrective Rezoning…….No fee

CONDITIONAL USE PERMIT:

Conditional Use Site Plan Review……..$150.00 Combined w/rezoning application……..$ 50.00

COMPREHENSIVE MASTER PLAN:

Amendment to the Gila County Comprehensive Master Plan……$250.00

DEVELOPMENT PLAN……$ 50.00

USE PERMIT/TEMPORARY USE PERMIT:

Issued by Planning Director or Manager & requiring no Commission Hearing…….$ 50.00

VARIANCE:

Requiring Adjustment Board Hearing……$150.00
Administrative Variance…….$ 50.00

*Added Comprehensive Master Plan Fees (approved by BOS May 3rd, 2005)
*Fee Amendment to Minor Land Division (approve by BOS December 19, 2006)
*Minor Land Division Fees became effect January 18, 2007 (approved by BOS 12/19/2006)

MEDICAL MARIJUANA FEES:

Conditional Use Permit for Qualified Patient to cultivate marijuana……..$1,000.00 Conditional Use Permit for Designated Caregiver to cultivate marijuana……..$5,000.00
Conditional Use Permit for Medical Marijuana Dispensary/Cultivation……$5,000.00

(Approved by the Gila County Board of Supervisors June 7, 2011)

Exhibit "D"

Gila County Community Development
Wastewater Department
Fee schedule

(Alternative on-site wastewater treatment facilities)

Approved By Board of Supervisors on 23 April 2002

General Permit Type	Permit description	New Permit, Expansion and Renewal Fee With Charge
4.02	Septic Tank/Conventional Disposal, Less than 3000 Gallons per day	$400
4.03	Composting toilet, less than 3000 Gallons Per Day	$400
4.04	Pressure Distribution System, less than 3000 Gallons Per Day	$500
4.05	Graveless Trench, less than 3000 Gallons Per Day	$500
4.06	Natural Seal evaporation bed, less than 3000 Gallons Per Day	$600
4.07	Lined evapotransporation bed, less than 3000 Gallons Per Day	$600
4.08	Wisconsin Mound, less than 3000 Gallons Per Day	$500
4.09	Engineered Pad system, less than 3000 Gallons Per Day	$600
4.10	Intermittent sand filter, less than 3000 Gallons Per Day	$600
4.11	Peat filter, less than 3000 Gallons Per Day	$600
4.12	Textile filter, less than 3000 Gallons Per Day	$600
4.13	**Denitrifying Sysem Using Separated Wastewater Streams**,	$600
	less than 3000 Gallons Per Day	
4.14	Sewage vault, less than 3000 Gallons Per Day	$400
4.15	Aerobic system/subsurface disposal less than 3000 Gallons Per Day	$800
4.16	**Nitrate-Reactive Media Filter**, less than 3000 Gallons Per Day	$1,000
4.17	Cap system, less than 3000 Gallons Per Day	$400
4.18	Constructed wetlands, less than 3000 Gallons Per Day	$600
4.19	Sand lined trench, less than 3000 Gallons Per Day	$500
4.20	Disinfection device, less than 3000 Gallons Per Day	$500
4.21	**Surface Disposal**, less than 3000 Gallons Per Day	**$500**
4.22	Subsurface drip irrigation, less than 3000 Gallons Per Day	$500

Misc. fee's	fee
Onsite conformation inspection (to confirm site conditions for alternative systems)	$300
On-site Construction inspections (Field inspections of Alternative System as it is Installed)	$500
Request for an alternative design, or operational feature per change	$75

If an alternative sewage disposal system incorporates several types of technology, the technology with the highest permit fee will become the base rate.
Any additional technologies will be assessed at a rate of $250.00 per technology.

Appendix "E"

ZOA-13-01

Public Hearing for the Planning and Zoning Commission is scheduled for June 20, 2013, 10:00 am at the Gila County Public Works Administration Building, 745 N. Rose Mofford Way, Globe, AZ. Date and time for the public hearing with the Board of Supervisors to be determined at a later date and will be noticed and posted at the Gila County Courthouse Bulletin Board.

PROPOSED AMENDMENTS TO THE GILA COUNTY COMMUNITY DEVELOPMENT FEES

As Recommended by Planning & Zoning Commission 8-1-2013

FEE TYPE

Subdivision Fees:	**CURRENT FEE**	**PROPOSED FEE**
Preliminary Plat	$500 + $5 Lot	$800 + $20 Lot (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Small Subdivision	$500 + $5 Lot	$600 + $20 Lot (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Final Plat	$500 + $5 Lot	$800 + $15 Lot (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Revisions/Amendments	$100	$250 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)

Site Plan Review:	**CURRENT FEE**	**PROPOSED FEE**
Mobile Home or RV Park	$500 + $5 Space	$500 + $10 space (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Other Site Plans (except CUP's)	$50	$150 Approve (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)

Zoning Services:	**CURRENT FEE**	**PROPOSED FEE**
Initiation of Zoning Request from unzoned areas	$0	$0
Commission initiative for new subdivision in unzoned area	$250	$400 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Rezoning:		
Application from property owner	$250	$480 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Corrective Zoning	$0	$0
Conditional Use Permit:		
Conditional use site plan review	$150	$400 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Combined w/rezoning application	$50	$100 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
	$50	$100 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Temporary Use Permit	$50	$100 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Variance:		
Variance w/Board of Adjustments	$150	$450 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Administrative Variance	$50	$100 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Sign Permit	$0	$100 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Appeals to Board of Supervisors	$0	$125 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Development Plan Review	$50	$150 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Comprehensive Master Plan Amendment:		
Major Amendment	$250	$800 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Minor Amendment	$250	$400 (Recommended Approval-3 Ayes, 2 Nays & 2 Abstentions)
Minor Land Divisions:		
Two Lots	$500	$500
Three Lots	$550	$550

EXHIBIT "F"

Four Lots	$600	$600
Five Lots	$650	$650

Wastewater:	**CURRENT FEE**	**PROPOSED FEE**
4.02 Septic Tank/Conventional Disposal < 3000 gallons per day	$400	$475 APPROVED BY PZ 8/1/13 (Unanimous)
Owner Inst & New Contractor - Including inspections	New	$775 APPROVED BY PZ 8/1/13 (Unanimous)
4.03 Composting toilet, < 3000 gal per day	$400	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.04 Pressure Distribution System, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.05 Graveless Trench, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.06 Natural Seal evaporation bed < 3000 gal per day	$600	$600
4.07 Lined evapotransporation bed < 3000 gal per day	$600	$600
4.08 Wisconsin Mound, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.09 Engineered Pad system < 3000 gal per day	$600	$600
4.10 Intermittent sand filter < 3000 gal per day	$600	$600
4.11 Peat filter, < 3000 gal per day	$600	$600
4.12 Textile filter, < 3000 gal per day	$600	$600
4.13 Ruck system, < 3000 gal per day	$600	$600
4.14 Sewage vault, < 3000 gal per day	$400	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.15 Aerobic system/subsurface disposal < 3000 gal per day	$800	$600
~~4.16 Eliminated in 2005 Aerobic System/surface disposal < 3000 gal per day~~	~~$1,000~~	
4.16 Added in 2005 – Nitrate-reactive media filter < 3000 gal per day	$600	$600
4.17 Cap system, < 3000 gal per day	$400	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.18 Constructed wetlands, < 3000 gal per day	$600	$600
4.19 Sand lined trench, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.20 Disinfection device, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
~~4.21 Eliminated in 2005-surface disposal < 3000 gal per day~~	~~$600~~	
4.21 Added 2005-Nitrate-reactive Media filter < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.22 Subsurface drip irrigation, < 3000 gal per day	$500	$600 APPROVED BY PZ 8/1/13 (Unanimous)
4.23 Daily Design Flows from 3,000 to 24,000 gal per day	$1,800 + $300	$2,100
4.23 Construction inspections	$500	$500

Calculating Alternative System Fees (Other than 4.23 Permit)
If an alternative sewage disposal system incorporates several types of technology,
Use $600 for the first technology and $250 for each additional technology used.
Please include fees for the alternative system inspections and A312G's noted below.
Please see fees for system combinations below for exceptions.

Alternative Inspection Fees - Include Both	**CURRENT FEE**	**PROPOSED FEE**
Onsite conformation inspection (to confirm site conditions for alternative systems	$300	$300
On-site Construction inspections (Field inspections of Alternative System as it is Ins	$500	$500

Requests to Alter Conditions in Rule	**CURRENT FEE**	**PROPOSED FEE**

EXHIBIT "F"

A312G - Request for an alternative design, or operational feature per change	$75	$75

Alternative System Combination Permits – Including Inspections	**CURRENT FEE**	**PROPOSED FEE**
Low Pressure Septic	$1,050	$1550 APPROVED BY PZ 8/1/13 (Unanimous)
STEP	$750	$1300 APPROVED BY PZ 8/1/13 (Unanimous)
Compost-Gray Water	$700	$1450 APPROVED BY PZ 8/1/13 (Unanimous)
Drip Conversion	$550	$1550 APPROVED BY PZ 8/1/13 (Unanimous)
UV Conversion	$350	$1300 APPROVED BY PZ 8/1/13 (Unanimous)
1-Year Extension of Alt Permit*	New	$500 APPROVED BY PZ 8/1/13 (Unanimous)
1-Year Extension of Std Permit**	New	$300 APPROVED BY PZ 8/1/13 (Unanimous)

***NO change in location, site or GP's/equip, Re-sealed Docs & Includes site inspection**

****NO change in location or site, Re-signed Docs & Includes Site Inspection**

Re-Issue Expired CA - ONE Time Only	**CURRENT FEE**	**PROPOSED FEE**
w/re-sealed documents & no change in design ($300+ $300 Site Insp)	NEW	$600 APPROVED BY PZ 8/1/13 (Unanimous)
w/re-sealed documents & design change ($600 + $300 Site Insp)	NEW	$900 APPROVED BY PZ 8/1/13 (Unanimous)
Re-Issue Permit for re-design ($600 + $300 Site Insp)	NEW	$900 APPROVED BY PZ 8/1/13 (Unanimous)

Other Fees	**CURRENT FEE**	**PROPOSED FEE**
Grease Interceptor and other Pre-treatment devices (including inspection)	NEW	$200 APPROVED BY PZ 8/1/13 (Unanimous)
Septic Tank Replacement	$200	$200
Hourly Rate	NEW-MATCH BLDG	$50 APPROVED BY PZ 8/1/13 (Unanimous)
Commercial System-Std - Add 4 hours	NEW	$200 APPROVED BY PZ 8/1/13 (Unanimous)
Commercial System-Alt	NEW	$350 APPROVED BY PZ 8/1/13 (Unanimous)
Construct w/o Permit	NEW	DOUBLE APPROVED BY PZ 8/1/13 (Unanimous)
Other Fees	**CURRENT FEE**	**PROPOSED FEE**
Soil or Perc Test Evaluation	$150	$160 APPROVED BY PZ 8/1/13 (Unanimous)
Clearance Letter		
Issued at Counter	$100	-0-
Issued After Site Inspection	$100	$100
Well Site Approval	$100	$145 APPROVED BY PZ 8/1/13 (Unanimous)
Wastewater Listing Class	$100 (2 days)	$50\per day
Notice of Transfer Filing	$50	$50
Subdivision Wastewater Review and Site Inspection	NEW	$200 + $5/Lot APPROVED BY PZ 8/1/13 (Unanimous)
Septage Hauler Vehicle Inspection	$130	$130

EXHIBIT "F"

EXHIBIT "F"