



P I N A L ♦ C O U N T Y

wide open opportunity

Pinal Partnership Breakfast



January 15, 2016

County Manager Greg Stanley

County Development Fees

- Pinal County currently has Development Impact Fees in place – fees fund capital due to growth
- First study was completed in 2006, fees were implemented in early 2007
- Update was completed in 2010
- Two elements need to be updated – fee study (TischlerBise) and the Development Impact Fee Ordinance
- Latest update initiated September 2014

Timeline – Fee Study

- Work Session with Board – October 2014
 - Consolidate/combine in order to reduce fees
 - Streamline – single fee for Open Space, Public Safety
 - Look at Dwelling Unit size rather than type
 - Four non-residential categories
- April 14, 2015 – Draft Impact Fee report
- May 6, 2015 – Notice of intent – 120 days minimum
- May to September – multiple open houses/special meetings, revisions made based on feedback

Timeline

- New Development Fee Ordinance
- Work Session with Board – November 2015
 - Streamline ordinance (19 pages to 6)
 - Removed administration portions
 - Kept requirements to review every 5 years
 - Alternate Fee process
- Study Adoption – BOS continued on Dec 9, 2015
 - Request to review comments from CAHBA
 - Request to marry up Ordinance with Resolution to adopt the new fees, add Alternate Fee process
- Fee adoption and updated draft Ordinance will next go to Board of Supervisors – Feb 3, 2016