

SAHUARITA ORDINANCE NO. 2024-176

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF SAHUARITA, PIMA COUNTY, ARIZONA, AMENDING THE SAHUARITA TOWN CODE, BY AMENDING THE FOLLOWING CHAPTERS RELATED TO THE ADOPTION OF FEES BY THE TOWN: CHAPTER 3.10 (FEE SCHEDULE), SECTIONS 3.10.010 (PUBLIC HEARING, REVIEW, AND PROCESSING FEES); 3.10.030 (DEVELOPMENT REVIEW FEES); 3.10.040 (ZONING CLEARANCE FEES); 3.10.080 (BUILDING PERMIT FEES); 3.10.090 (RIGHT-OF-WAY, PRIVATE IMPROVEMENT AGREEMENTS AND GRADING PERMITS); 3.10.140 (MISCELLANEOUS FEES); AND 3.10.150 (PARKS AND RECREATION FEES) ESTABLISHING VARIOUS EFFECTIVE DATES; AND PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Town of Sahuarita, Arizona (the “Town”) desires to amend the Town’s Municipal Code, pursuant to Arizona Revised Statutes § 9-499.15, to clarify Council’s responsibility in the adoption of fees by various departments through the Town; and

WHEREAS, the Mayor and Council desire to update the Sahuarita Town Code, by amending Sections 3.10.010 (Public Hearing, Review, and Processing Fees); 3.10.030 (Development Review Fees); 3.10.040 (Zoning Clearance Fees); 3.10.080 (Building Permit Fees); and 3.10.090 (Right-Of-Way, Private Improvement Agreements and Grading Permits Fees); 3.10.140 (Miscellaneous Fees); and 3.10.150 (Parks And Recreation Fees) by adoption of the “The 2024 Phase Two Town Code Amendments to Chapter 3.10 (Fees Schedule) of Title 3 of the Sahuarita Town Code” (“2024 Phase Two Amendment”), (additions in underline; deletions in ~~strikeout~~), Exhibit “A” to this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Sahuarita, Arizona, as follows:

- Section 1.** The recitals above are hereby incorporated as if fully set forth herein.
- Section 2.** The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.
- Section 3.** All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the Code adopted herein by reference is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. Delayed Fee Effective Dates. This ordinance shall go into effect 30 days following its approval, provided, however, that the various fees shall go into effect as follows:

(a) Effective January 1, 2024, shall be:

- i. Section 3.10.140 (Miscellaneous Fees).
- ii. Section 3.10.150 (Parks and Recreation Fees).

(b) Effective March 1, 2024, shall be:

- i. Section 3.10.010 (Public Hearing, Review, and Processing Fees), excluding Subsection 3.10.010.D (Area Plan Fees), Subsection 3.10.010.F (Site Analysis Review Fee), Subsection 3.10.010.H (Conditional Use Permits), Subsection 3.10.010.I (Board of Adjustment Filing Fees), and Subsection 3.10.010.J (Appeals).
- ii. Section 3.10.030 (Development Review Fees).
- iii. Section 3.10.040 (Zoning Clearance Fees), excluding Subsection 3.10.040.B (Signs).
- iv. Section 3.10.080 (Building Permit Fees).
- v. Section 3.10.090 (Right-of-Way, Private Improvement Agreements and Grading Permits).

(c) Effective July 1, 2024, shall be:

- i. Subsection 3.10.010.D (Area Plan Fees), Subsection 3.10.010.F (Site Analysis Review Fee), Subsection 3.10.010.H (Conditional Use Permits), Subsection 3.10.010.I (Board of Adjustment Filing Fees), Subsection 3.10.010.J (Appeals).
- ii. Subsection 3.10.040.B (Signs).

PASSED AND ADOPTED by the Mayor and Council of the Town of Sahuarita, Arizona, this 28th of October 2024.

APPROVED:
Tom Murphy

Mayor Tom Murphy

CERTIFICATION OF RECORDING OFFICER

State of Arizona)
County of Pima) ss.

I, the undersigned, Lisa Cole, MMC, being the duly appointed, qualified Town Clerk of the Town of Sahuarita, Pima County, Arizona, certify that the foregoing Ordinance is a true, correct, and accurate copy of Ordinance No. 2024-176, passed and adopted at a Voting Meeting of the Council of the Town of Sahuarita, Pima County, Arizona, held on the 28th day of October 2024, at which a quorum was present and by 7-0 vote, all voted in favor of the said ordinance.

Given under my hand and sealed this 28th day of October 2024.

SEAL:



Lisa Cole

Lisa Cole, MMC
Town Clerk

APPROVED AS TO FORM:

Jon M. Paladini

Jon Paladini, Town Attorney

EXHIBIT A IS ON FILE AT THE TOWN CLERK'S OFFICE
375 W SAHUARITA CENTER WAY
SAHUARITA, ARIZONA
WWW.SAHUARITAAZ.GOV

EXHIBIT "A"

**THE 2024 PHASE TWO TOWN CODE AMENDMENTS
TO
CHAPTER 3.10 (FEE SCHEDULE) OF TITLE 3
OF THE SAHUARITA TOWN CODE**

Sahuarita Town Code is hereby amended as follows, with deleted language shown by **strikeout** and added language shown by **underlined text**, as follows:

THE FOLLOWING SECTIONS SHALL HAVE AN EFFECTIVE OF JANUARY 1, 2024:
SECTION 3.10.140 (MISCELLANEOUS FEES)
SECTION 3.10.150 (PARKS AND RECREATION FEES)

SECTION 3.10.140 - MISCELLANEOUS FEES

A.	Miscellaneous Inspection Fees. Fees for any construction inspection by the office of the town engineer not otherwise included in the fee schedule shall be assessed at \$75.00 per hour with a two-hour minimum.	\$75.00/hour with a two-hour minimum (\$150.00)
<u>B.</u>	<u>Additional Staff Time Review Fee. This fee is determined by the complexity of the materials submitted, including factors like size, scope, and technical nature. Additional staff time review for these applications will be billed at an hourly rate of \$80.00.</u>	<u>\$80.00 per hour</u>
<u>C.B.</u>	Additional Fees.	
1.	In addition to the foregoing fees, in the event that the town of Sahuarita incurs actual costs, including but not limited to consulting fees, which exceed 75 percent of those fees collected pursuant to schedules as set forth herein, then and in that event the applicant shall be assessed all such additional fees, and any permits issued or approval given by the town shall be contingent upon all excess costs being paid by the applicant prior to the issuance of said permit or approval of said plan.	
2.	The above fee schedule (excluding inspections) is considered adequate to cover costs incurred for reviews of the initial submittal and resubmittal of the respective plans. If subsequent submittals are required to obtain town approval of said plans, then fees for each subsequent resubmittal shall be assessed at the rate of 50 percent of the fees above except as otherwise specified herein.	
<u>D.C.</u>	Special Permit Fees. A special permit fee for waiving certain construction noise restrictions as permitted under STC 8.30.020, Construction noise, shall be:	\$25.00 per permit
<u>E.D.</u>	Display Fireworks Permits.	
1.	Permit application fee:	\$200.00 per permit
2.	Cash or surety bond, naming the town of Sahuarita as an additional insured, in an amount not less than:	\$1,000,000
3.	Or applicant shall provide own insurance, naming the town of Sahuarita as an additional insured, in an amount not less than:	\$1,000,000
<u>F.E.</u>	Ballot Argument Fee (Deposit)	A deposit to offset a portion of the proportionate cost to purchase the paper and printing of the argument in the voter information pamphlet. Any proportional balance remaining of the deposit after paying the \$250 <u>200</u> .00 per ballot argument

		cost shall be returned to the depositor.	
GF.	Solid Waste Collector Permits.		
	1.	Permit application fee:	\$200.00 per permit
	2.	Annual per collector vehicle fee (five collector vehicles or more):	\$400.00 per vehicle
	3.	Permit violation fee:	Double the amount of original permit fee

SECTION 3.10.150 - PARKS AND RECREATION FEES

A.	Program Fees.		
	1.	Recreation Program Fee.	The parks and recreation department shall have the authority to establish fees for registration-based classes, programs and activities.
B.	Facility Rental Fees.		
	1.	Amphitheater at Sahuarita Lake Park – Daily.	\$25.00
	2.	Concession Stand Rental Fee.	
		a. Daily:	\$15.00 per location
		b. Monthly storage (not available all locations):	\$45.00 per location
	3.	Mobile Concession Pad Rental Fee.	
		a. Daily:	\$5.00 per location
	4.	Court and Skate Spot Rental Fee:	\$5.00 per hour
	5.	Miscellaneous Park Area Rental Fee:	\$5.00 per hour
	6.	Ramada Rental Fee.	
		a. Small ramada:	\$15 10.00 per hour
		b. Medium ramada:	\$15.00 12.50 per hour
		c. Large ramada:	\$15.00 per hour
	7.	<u>Anamax</u> Recreation Center Rental Fees.	
		a. Classroom:	\$20 16.00 per hour
-	-	b. Classroom, nonprofit:	\$12.00 per hour
		b e. Multi-purpose room:	\$30 24.00 per hour
-	-	d. Multi-purpose room, nonprofit:	\$18.00 per hour
		c e. Courtyard (available w/room rental):	\$10.00 per hour
		d . All day rental:	\$400/day
	8.	<u>La Villita Community Center Rental Fees</u>	
		a. Multi-purpose room:	<u>\$100.00/hour</u>

	<u>b.</u>	<u>All-day rental:</u>	<u>\$750.00/day</u>
<u>9.</u>		<u>Room rentals for non-profits</u>	<u>25% discount</u>
<u>10.</u>		<u>Rental deposit for all-day rentals</u>	<u>\$200.00 refundable</u>
<u>11</u> 8.		Sports Field Rental Fees – Per Field.	
	a.	Non-peak hours: 7:00 a.m. to 6:00 p.m.:	\$5.00 per hour
	b.	Peak hours: 6:00 p.m. to 10:00 p.m., seven days a week:	\$15.00 per hour
	<u>c.</u>	<u>Light Audit:</u>	<u>Warning: \$0.00</u> <u>First offense \$100.00</u> <u>Second offense \$250.00</u> <u>Subsequent offenses \$500.00</u>
<u>12</u> 9.		Tournament Fees (in addition to facility rental fees).	
	a.	Tournament:	\$100.00 per day
	b.	Tournament nonprofit:	\$75.00 per day
C.	Special Event Fees.		
1.	Vendor Space Fee.		
	a.	Vendor space:	<u>\$0.00 for first space;</u> <u>\$30.00 for each</u> <u>additional per space</u>
	b.	Vendor space nonprofit:	\$45.00 per space
2.	Water/Electric Access (limited availability).		
	a.	Vendor water access:	\$25.00 per event
	b.	Vendor electric access:	\$75.00 per event
3.	Special Event Permit Application (SEPA).		
	<u>a.</u>	<u>Special event violation fee:</u>	<u>\$15.00</u>
-	a.	Processing fee:	\$30.00 per application
	<u>b.</u>	<u>Small special event permit application (under 200)</u>	<u>\$150.00 per application</u>
	<u>d.</u>	<u>Large special event permit application (over 200)</u>	<u>\$300.00 per application</u>
	<u>e.</u>	<u>Special event vendor space fee:</u>	<u>\$0.00 for first space;</u> <u>\$30.00 for each additional</u> <u>space</u>
D.	Miscellaneous Fees.		
1.	Damage Repair; Cleanup; Maintenance after Hours:		\$30.00 per hour (two-hour minimum)
2.	Commercial Use in Parks:		
	a.	Annual:	\$90.00
3.	Nonreturned Key Fee:		\$35.00 per key
4.	Returned Check Fee:		\$60.00 per check
5.	Metal Detector – Annual:		\$30.00

6.	Beer/Wine Permit – Private Party Rentals Only.		
	a.	Daily:	\$25.00
7.	Additional Services Fees.		
	a.	Blue stake fee:	\$50.00 per occurrence
8.	Field Striping Fees (materials included).		
	a.	Baseball and softball:	\$100.00 per field
	b.	Soccer:	\$300.00 per field
	c.	Football regular:	\$300.00 per field
	<u>d.</u>	<u>Requested mowing:</u>	<u>\$150.00</u>
	<u>e.</u>	<u>Requested dragging/packing:</u>	<u>\$150.00</u>
	<u>f.</u>	<u>Warranted after-hours call outs:</u>	<u>\$30.00</u>

THE FOLLOWING SECTIONS SHALL HAVE AN EFFECTIVE OF MARCH 1, 2024:

Section 3.10.010 (Public Hearing, Review, and Processing Fees), excluding Subsection 3.10.010.D (Area Plan Fees), Subsection 3.10.010.F (Site Analysis Review Fee), Subsection 3.10.010.H (Conditional Use Permits), Subsection 3.10.010.I (Board of Adjustment Filing Fees), and Subsection 3.10.010.J (Appeals)
Section 3.10.030 (Development Review Fees)
Section 3.10.040 (Zoning Clearance Fees), excluding Subsection 3.10.040.B (Signs)
Section 3.10.080 (Building Permit Fees)
Section 3.10.090 (Right-of-Way, Private Improvement Agreements and Grading Permits)

SECTION 3.10.010 - PUBLIC HEARING, REVIEW, AND PROCESSING FEES

Action	Fee
A. Rezoning Fees	
1. To rezone property from any existing zone to a new zone RH, SR, GR-1, R-1, SH, R-2, or MH-1, the fee shall be:	
a. Zero to five acres:	\$850.00
b. 5.01 to 10 acres:	\$1,500.00
c. More than 10 acres:	\$2,500.00
d. Additional charge per each additional acre above 10 acres:	\$100.00
e. Plus public notice fees:	-
- Legal ad fee (\$50.00 per public hearing):	\$100.00
- Mailed notice fee (\$25.00 per public hearing):	\$50.00
- Posting of property:	Provided by applicant
f. Maximum fee not to exceed:	\$10,000.00 plus public notice fees
2. To rezone property from any existing zone to a new zone GC, GR-1, MH-1, MH-2, R-1, R-2, R-3, R-4, R-5, RH, SH, SR, or TH, the fee shall be:	\$1,800.00
a. Zero to five acres:	\$1,800.00
b. More than five acres:	\$2,800.00
ae. Additional charge per each additional acre above five acres:	\$100+50.00
d. Plus public notice fees:	-
- Legal ad fee (\$50.00 per public hearing):	\$100.00
- Mailed notice fee (\$25.00 per public hearing):	\$50.00
- Posting of property:	Provided by applicant
be. Maximum fee not to exceed:	\$25,000.00 20,000.00 plus public notice fees

Action	Fee
<p><u>23.</u> To rezone property from any existing zone to a new zone MR, NC, MX, B-1, B-2, CPI, I-1, or I-2, the fee shall be:</p> <p>a. Zero to five acres:</p> <p>b. More than five acres:</p> <p><u>be.</u> Additional charge per each additional <u>acre above five acres:</u></p> <p>d. Plus public notice fees:</p> <p>- Legal ad fee (\$50.00 per public hearing):</p> <p>- Mailed notice fee (\$25.00 per public hearing):</p> <p>- Posting of property:</p> <p><u>ce.</u> Maximum fee not to exceed:</p> <p><u>34.</u> The fee for an application for rezoning to more than one zoning classification shall be the total of the separate fees for each zoning classification.</p>	<p><u>\$2,500</u></p> <p>\$2,500 2,000.00</p> <p>\$3,000.00</p> <p><u>\$200</u> 300.00</p> <p>-</p> <p>\$100.00</p> <p>\$50.00</p> <p>Provided by applicant</p> <p>\$32,500.00 26,000.00 plus public notice fees</p>
<p>B. Text Amendment to Zoning Code. For an amendment of language of zoning ordinance text, the fee shall be:</p>	<p>\$1,000.00</p>
<p>C. General Plan Amendment Fees</p> <p>1. Major amendment:</p> <p>- Plus public notice fees:</p> <p>- Legal ad fee (\$50.00 per public hearing):</p> <p>- Mailed notice fee (\$25.00 per public hearing)</p> <p>- Maximum fee not to exceed</p> <p>2. Minor amendment:</p> <p>- Plus public notice fees:</p> <p>- Legal ad fee (\$50.00 per public hearing):</p> <p>- Mailed notice fee (\$25.00 per public hearing):</p> <p>- Maximum fee not to exceed:</p>	<p>\$3,500.00 2,600.00 + \$40.00/acre</p> <p>-</p> <p>\$150.00</p> <p>\$75.00</p> <p>\$15,000.00 plus public notice fees</p> <p><u>\$2,500.00</u> 1,900.00 + \$30.00/acre</p> <p>-</p> <p>\$100.00</p> <p>\$50.00</p> <p>\$10,000.00 plus public notice fees</p>

<p>E. Specific Plan Fees</p> <p>1. The fee for specific plans shall be:</p> <p>- a. For specific plans under 400 acres in area:</p> <p>- b. For specific plans 400 to 1,500 acres in area:</p> <p>- c. For specific plans over 1,500 acres in area:</p> <p>- d. Plus public notice fees:</p> <p>- Legal ad (\$50.00 per public hearing):</p> <p>- Mailed notice (\$25.00 per public hearing):</p>	<p><u>\$2,000.00</u> + \$100.00/acre</p> <p>\$1,400.00 + \$50.00/acre</p> <p>\$2,500.00 + \$50.00/acre</p> <p>\$2,700.00 + \$70.00/acre</p> <p>-</p> <p>\$100.00</p> <p>\$50.00</p>
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		Posting of property:	Provided by applicant
		e.-Maximum fee not to exceed:	\$50,000.00-35,000.00 plus public notice fees
		f.-Third submittal and each thereafter:	\$400.00
2.		The fee for specific plan amendments shall be:	
	a.	Administrative changes, such as density transfer:	\$500 200.00
	b.	Insubstantial change, requiring town council action:	\$1,000 500.00
		Plus public notice fees:	-
		Legal ad (\$50.00 per public hearing):	\$50.00
	c.	Substantial change, per item, requiring planning and zoning commission and town council public hearings:	\$2,000 1,200.00
		Plus public notice fees:	-
		For change in density or land use regulation:	-
		Legal ad (\$50.00 per public hearing):	\$100.00
		Mailed notice (\$25.00 per public hearing):	\$50.00
		Posting of property:	Provided by applicant
		For change in policy or design regulation:	-
		Display ad (\$200.00 per public hearing):	\$400.00

G. Annexation Fees			
1.		The fees shall be:	
	a.	Zero to 50 acres:	\$1,000.00
	b.	Over 50 acres:	To be determined prior to pre-application to cover all costs associated with staff review, and outside costs associated with studies and legal fees
	c.	Plus public notice fees:	
		Legal ad:	\$50.00
		Mailed notice:	\$25.00
2.		Applicant will also be responsible for payment for preparation of maps and other documents as directed by the planning department.	
3.		The fees are to offset the costs to the town in reviewing the annexation proposals and petitions, are nonrefundable and are not to be contingent upon the acceptance or rejection of the petition or ultimate annexation by the council.	
4.		The fees are exclusive of any and all other fees charged by the town, including but not limited to building permit fees,	

franchise fees, fees for plan reviews and any other fees, taxes or levies charged by or collected by the town.

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K.	Special Actions	
1.	For special planning action review, not requiring a public hearing, the fee shall be:	
a.	Waivers:	\$250 200.00
b.	Parcel splits and ; lot line adjustments, and lot area modifications :	\$100.00 per affected lot
c.	Time extensions not otherwise specified herein:	\$250 200.00
d.	Minor change:	\$300.00
e.	Administrative parking requirement modifications:	\$250 200.00
f.	Modification of setback and lot area modifications : Plus public notice fee, if necessary: Mailed notice:	\$125.00 per lot \$25.00
g.	All others:	\$200.00
2.	For special planning and zoning commission action listed above requiring an advertised public hearing, the fee shall be:	\$500.00
3.	For special town council action listed above requiring an advertised public hearing or substantial changes, the fee shall be:	\$500.00
4.	For planning and zoning commission or town council reconsideration of a previous action, the fee shall be:	\$250 200.00
5.	For a continuance of an advertised application or a change in an original application at applicant's request, the fee shall be:	\$250 200.00
L.	Publication Fee for Adopted Ordinances	Applicant shall pay the expense of publication and may designate the newspaper in accordance with applicable Arizona Revised Statutes.
M.	Payment for Outside Professionals	Applicant shall pay all expenses the town paid to outside consultants, such as bond counsel, financial advisors, engineers, technical reviewers, appraisers and attorneys.

SECTION 3.10.030 - DEVELOPMENT REVIEW FEES

Action	Fee	
A.	Tentative Subdivision Plats	
1.	Base fee:	\$3,000.00
2.	Additional charge for each lot over 10:	\$35.00
3.	Amendments and modifications:	50 percent of the sum of the base fee and additional per lot fee per current fee schedule, or \$80.00 hourly fee for staff time (STC 3.10.130(B))
4.	Third submittal and each thereafter:	50 percent of the first submittal

Action		Fee
5.	Additional fee for cluster design submittal:	\$250.00
6.	Recreation area plan review fee:	\$200.00
7.	Drainage report:	
	a. Zero to five acres:	\$715.00 plus \$55.00/acre
	b. 5.01 to 10 acres:	\$800.00 plus \$40.00/acre
	c. 10.01 to 20 acres:	\$850.00 plus \$35.00/acre
	d. 20.01 to 50 acres:	\$960.00 plus \$30.00/acre
	e. 50.01 to 100 acres:	\$1,465.00 plus \$20.00/acre
	f. Over 100 acres:	\$2,465.00 plus \$10.00/acre
	g. Additional fee for drainage or hydraulic reports, calculations, or surveys:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> 70.00/hour with a \$280.00 (four-hour) minimum
8.	Traffic report/statement:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$80.00/hour with a \$320.00 (four-hour) minimum
9.	Addressing fees:	As established by Pima County
10.	Wastewater/septic review fees:	As established by Pima County
11.	Archive fee:	\$2.50/sheet
12.	Geotechnical/soils report:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$80.00/hour with a \$320.00 (four-hour) minimum
B.	Final Subdivision Plats	
1.	Base fee:	\$1,000.00
2.	Additional charge for each lot over 10:	\$25.00
3.	Amendments and modifications:	50 percent of the sum of the base fee and additional per lot fee per current fee schedule, or <u>\$80.00</u> hourly fee for staff time (STC 3.10.130(B))
4.	Third submittal and each thereafter:	50 percent of the first submittal
5.	Addressing fees:	As established by Pima County
6.	Wastewater/septic review fees:	As established by Pima County
7.	Archive fee:	\$2.50/sheet
C.	Development Plans	
1.	Base fee:	\$3,000 <u>2,750.00</u>
2.	Additional charge for each whole acre above two acres:	\$40.00
3.	Landscape plan:	
	a. Base fee:	\$200.00

Action	Fee
b. Additional fee per sheet (excluding cover sheet):	\$50.00/sheet
c. Third submittal and each thereafter:	\$75.00
4. Drainage report:	
a. Zero to five acres:	\$715.00 plus \$55.00/acre
b. 5.01 to 10 acres:	\$800.00 plus \$40.00/acre
c. 10.01 to 20 acres:	\$850.00 plus \$35.00/acre
d. 20.01 to 50 acres:	\$960.00 plus \$30.00/acre
e. 50.01 to 100 acres:	\$1,465.00 plus \$20.00/acre
f. Over 100 acres:	\$2,465.00 plus \$10.00/acre
g. Additional fee for drainage or hydraulic reports, calculations, or surveys:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$70.00/hour with a \$280.00 (four-hour) minimum
-OR-	
h. Drainage statement (alternative to drainage report, with public works approval):	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$80.00/hour with a \$320.00 (four-hour) minimum
5. Traffic report/statement:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$80.00/hour with a \$320.00 (four-hour) minimum
6. Addressing fees:	As established by Pima County
7. Wastewater/septic review fees:	As established by Pima County
8. Amendments and modifications to development plan:	50 percent of the sum of the base fee and additional acreage fee per current fee schedule, or <u>\$80.00 flat</u> hourly fee for staff time (STC 3.10.130(B))
9. Third submittal and each thereafter:	50 percent of the first submittal
10. Extensions:	\$200.00
11. Archive fee:	\$2.50/sheet
12. Combined tentative plat/development plans:	Development plan fees plus an additional \$250.00 for review of the tentative plat component
13. Geotechnical/soils report:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review.</u> \$80.00/hour with a \$320.00 (four-hour) minimum
D. Historic Preservation Plan	-
1. Base fee:	\$75.00
2. Third submittal and each thereafter:	\$75.00

Action		Fee
DE.	Hillside Development Zone Overlay Zone (HDZ) Review Fee	
1.	Per affected lot:	\$30 24.00
2.	Variance fee:	\$250.00
-	Plus public notice fees:	-
-	Legal ad:	\$50.00
-	Mailed notice:	\$25.00
-	Posting of property:	Provided by applicant
EF.	Site Plan Review	
1.	Base fee:	\$200.00
2.	Third submittal and each thereafter:	\$50.00
FG.	Golf Course Plan	
1.	Base fee:	\$350.00
a.	Additional fee per plan sheet for clearing, grading and earthwork within a proposed or existing golf course:	\$25.00/sheet
2.	Revision review:	\$175.00
3.	For clearing, grading, and earthwork within a proposed or existing golf course:	
a.	Base fee:	\$75.00
b.	Additional fee per grading plan sheet:	\$15.00/sheet
GH.	Improvement Plans	
1.	Grading plans:	
a.	Zero to five acres:	\$770.00 plus \$25.00/acre
b.	5.01 to 20 acres:	\$800.00 plus \$20.00/acre
c.	20.01 to 40 acres:	\$900.00 plus \$15.00/acre
d.	40.01 to 100 acres:	\$1,010.00 plus \$13.00/acre
e.	Over 100 acres:	\$1,340.00 plus \$10.00/acre
2.	Paving plans: <u>Other improvement plans (paving, water and sewer):</u>	
a.	Base fee:	\$500 400.00
b.	Additional fee per plan sheet:	\$95.00/sheet
-	3. Water plans:	-
-	a. Base fee:	\$400.00

Action	Fee
<p>- b: Additional fee per plan sheet: \$95.00/sheet</p> <p>- 4. Sanitary sewer plans:</p> <p>- a: Base fee: \$400.00</p> <p>- b: Additional fee per plan sheet: \$95.00/sheet</p> <p>35. Industrial wastewater: \$600.00 application fee and a renewal fee of \$600.00 for significant industrial users and industrial users. For all other industrial users, the application fee and renewal fee shall be \$75.00 (pPer STC 13.20.100)</p> <p>46. Third submittal and each thereafter: 50 percent of the first submittal</p> <p>57. Additional plan review required by changes, additions, or revisions to approved plans: \$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review, \$80.00/hour (one-hour minimum)</p> <p>Notes:</p> <ul style="list-style-type: none"> Fees per plan sheets exclude the cover sheet, except in the case of one-sheet plans. One-sheet plans shall be assessed at the base fee, plus one plan sheet. 	
<p>I. Drainage Report</p> <p>- 1. Zero to five acres: \$715.00 plus \$55.00/acre</p> <p>- 2. 5.01 to 10 acres: \$800.00 plus \$40.00/acre</p> <p>- 3. 10.01 to 20 acres: \$850.00 plus \$35.00/acre</p> <p>- 4. 20.01 to 50 acres: \$960.00 plus \$30.00/acre</p> <p>- 5. 50.01 to 100 acres: \$1,465.00 plus \$20.00/acre</p> <p>- 6. Over 100 acres: \$2,465.00 plus \$10.00/acre</p> <p>- 7. Additional fee for drainage or hydraulic reports, calculations, or surveys: \$70.00/hour with a \$280.00 (four-hour) minimum</p> <p>- 8. Drainage statement/addendums/updates (alternative to drainage report, with public works approval): \$80.00/hour with a \$320.00 (four-hour) minimum</p> <p>- 9. Third submittal and each thereafter: 50 percent of the first submittal</p>	
<p>II. Traffic Reports/Statements and Traffic Signal Plans</p> <p>1. Traffic reports/statements: \$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review, \$80.00/hour with a \$320.00 (four-hour) minimum</p> <p>a. Additional plan review required by changes, additions, or revisions to approved documents: \$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review, \$80.00/hour with a \$320.00 (four-hour) minimum</p>	

Action	Fee
<p>b. Third submittal and each thereafter thereafter:</p> <p>2. Traffic signal plan review:</p> <p>a. Base fee:</p> <p>b. Additional fee per plan sheet:</p> <p>Note: Fees per plan sheets exclude the cover sheet, except in the case of one-sheet plans. One-sheet plans shall be assessed at the base fee, plus one plan sheet.</p>	<p>50 percent of the first submittal</p> <p>\$500.00</p> <p>\$95.00/sheet</p>
<p><u>IK.</u> Bridge Plans-</p> <p>Fees are based on total valuation</p> <p>1. \$1.00 to \$500.00:</p> <p>2. \$501.00 to \$2,000.00:</p> <p>3. \$2,001.00 to \$25,000.00:</p> <p>4. \$25,001.00 to \$50,000.00:</p> <p>5. \$50,001.00 to \$100,000.00:</p> <p>6. \$100,001.00 to \$500,000.00:</p> <p>7. \$500,001.00 to \$1,000,000.00</p> <p>8. \$1,000,001.00 and up:</p>	<p>\$20+5.00</p> <p>\$20+5.00 for the first \$500.00, plus \$2.503.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</p> <p>\$57.5045.00 for the first \$2,000.00, plus \$129.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</p> <p>\$333.50252.00 for the first \$25,000.00, plus \$9.006.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00</p> <p>\$558.50414.50 for the first \$50,000.00, plus \$6.004.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</p> <p>\$858.50639.50 for the first \$100,000.00, plus \$4.503.50 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00</p> <p>\$2,658.502,039.50 for the first \$500,000.00, plus \$4.003.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00</p> <p>\$4,658.503,539.50 for the first \$1,000,000.00, plus \$2.502.00 for each additional \$1,000,000.00, or fraction thereof</p>
<p><u>JL.</u> Sanitary Sewer Treatment Facility Plans</p> <p>The fee for developer-financed public wastewater treatment facility plans shall be:</p> <p>1. Base fee:</p> <p>2. Additional fee per plan sheet:</p> <p>Note: Fees per plan sheets exclude the cover sheet, except in the case of one-sheet plans. One-sheet plans shall be assessed at the base fee, plus one plan sheet.</p>	<p>\$500.00</p> <p>\$95.00/sheet</p>
<p><u>KM.</u> Floodplain</p> <p>1. Floodplain hazard sheet:</p> <p>2. Floodplain use permit:</p> <p>3. Floodplain variance:</p>	<p>\$15.00</p> <p>\$350200.00</p> <p>\$1,000.00</p>
<p><u>LN.</u> Substitute Assurances</p>	<p>\$250.00</p>
<p><u>MO.</u> Partial Release of Assurances</p>	

Action	Fee
<ol style="list-style-type: none"> 1. One to 10 lots: 2. 11 to 20 lots: 3. 21 to 30 lots: 4. 31 to 40 lots: 5. 41 lots or greater 6. Recording and mailing fees 	\$150.00 \$250.00 \$300.00 \$400.00 \$450.00 Per STC 3.10.130(C)
NP. Storm Water Pollution Prevention Plan (SWPPP)	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review \$80.00/hour with a (six hour) \$480.00 minimum</u>
QQ. Review of Other Reports. Fees for review of other reports, such as, but not limited to, geotechnical, environmental impact, sewer master plans and design reports, shall be:	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review \$80.00/hour with a (four hour) \$320.00 minimum</u>
PR. Review of Supplemental Calculations Reports	<u>\$260.00 (2-hour review time). If an Additional Staff Review is required (as outlined in STC 3.10.140(B), \$80.00 per hour will be charged for staff time review \$80.00/hour with a (four hour) \$320.00 minimum</u>
QS. Native Plant Permit	<ol style="list-style-type: none"> 1. Base fee: \$200.00 2. Each additional site visit over first visit: \$50.00
RF. Riparian Habitat Mitigation Plan	\$500 400.00
U. Application Processing Fee for Resubmittal After Denial	\$50.00
SV. Abandonment of Easement or Right-of-Way	\$300.00/easement or right-of-way
TW. Wireless Communication Facilities, Including Small Wireless Facilities	
New, replacement, or modified utility poles NOT subject to zoning review:	\$750.00
New or replacement wireless communication facilities subject to zoning review and not listed as exempt or staff decision in Chapter 18.60 STC:	\$1,000.00
Substantial changes to existing wireless communication facilities	\$500.00
Wireless communication facilities requiring zoning staff decision:	\$100.00
Waivers. Subject to Type III conditional use permit fees.	
Any required conditional use permit for a wireless communication facility shall be subject to the appropriate conditional use permit fees in addition to the wireless communication facility fees.	
Eligible wireless facilities modifications:	\$250.00
UX. Payment for Outside Professionals	Applicant shall pay all expenses the town pays to outside consultants, such as technical reviewers, engineers, and plan review or inspection services.

Action	Fee
VY. Optional Recreation Area/Park In-Lieu Fee	\$2,438.00 per residential dwelling unit

SECTION 3.10.040 - ZONING CLEARANCE FEES

Action	Fee
A. Buildings	
1. Residential buildings, including accessory buildings:	
a. Up to 120 square feet:	\$10.00
b. 121 to 500 square feet:	\$15.00
c. 501 to 1,500 square feet:	\$30.00
d. Each 500-square-foot increment in excess of 1,500 square feet:	\$10.00 plus base fee as listed above
e. Additions each 500-square-foot increment:	
2. Commercial and industrial buildings, including accessory buildings:	
a. Up to 120 square feet:	\$15.00
b. 121 to 1,000 square feet:	\$45.00
c. Each 500-square-foot increment in excess of 1,000 square feet:	\$15.00
3. Manufactured/mobile home/trailer:	
a. Per unit in a mobile home park:	\$15.00
b. Per unit on an individual lot:	\$25.00

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C. Structures Other Than Buildings	
1. Walls/fences:	\$5.00 per each 50 linear feet or fraction thereof
2. Pools and spas:	
a. Private pools and spas:	\$15.00
b. Public/semi-public pools and spas:	\$30.00
3. Towers (excluding wireless communication facilities), power substations, tanks and pumps, not previously reviewed with a development plan or plat:	\$200.00
4. Other structures:	

	a.	Value up to \$1,000.00	\$7.00
	b.	Additional fee for each additional \$1,000.00 value or fraction thereof:	\$3.00
D.	Special Events Zoning Clearance (sidewalk sales, parking lot sales, etc.)		\$25.00/day Maximum \$100.00
E.	Zoning Inspection Fee		\$80 50.00/visit
F.	Other Zoning Clearances and Zoning Compliance Letters		\$80 30.00
G.	Miscellaneous Permit Violations Fee (after the fact)		\$1,500.00 plus double the fee normally required for any type of permit
H.	Noncompliance Fee		The planning director shall have the authority to double any applicable fee against any responsible party if, in the opinion of the planning director, a gross or willful violation of the town zoning code, town building codes, and other town permitting regulations has occurred.

SECTION 3.10.080 - BUILDING PERMIT FEES

A.	Building Permit. The fee for issuance of a building permit shall be:		
	1.	Total valuation from \$1.00 to \$500.00:	\$23.50
	2.	Total valuation from \$501.00 to \$2,000:	\$23.50 for the first \$500.00
		a. Additional fee for each additional \$100.00, or fraction thereof, to and including \$2,000:	\$3.05
	3.	Total valuation from \$2,001 to \$25,000:	\$69.25 for the first \$2,000
		a. Additional fee for each additional \$1,000, or fraction thereof, to and including \$25,000:	\$14.00
	4.	Total valuation from \$25,001 to \$50,000:	\$391.75 for the first \$25,000
		a. Additional fee for each additional \$1,000, or fraction thereof, to and including \$50,000:	\$10.10
	5.	Total valuation from \$50,000.01 to \$100,000:	\$643.75 for the first \$50,000
		a. Additional fee for each additional \$1,000, or fraction thereof, to and including \$100,000:	\$7.00
	6.	Total valuation from \$100,001 to \$500,000:	\$993.75 for the first \$100,000
		a. Additional fee for each additional \$1,000, or fraction thereof, to and including \$500,000:	\$5.60
	7.	Total valuation from \$500,001 to \$1,000,000:	\$3,233.75 for the first \$500,000
		a. Additional fee for each additional \$1,000, or fraction thereof, to and including \$1,000,000:	\$4.75
	8.	Total valuation from \$1,000,001 and up:	\$5,608.75 for the first \$1,000,000
		a. Additional fee for each additional \$1,000, or fraction thereof:	\$3.65
B.	Other Inspections and Fees. The fee for other inspections and fees shall be:		
	1.	Inspections outside normal business hours (two-hour minimum):	\$80 60.00/hr
	2.	Reinspection fee assessed under the provisions of the adopted building code:	\$100.00 each

3.	Inspections for which no fee is specifically indicated (two one-hour minimum):		\$80 60 .00/hr
4.	Additional plan review required by changes, additions or revisions to approved plans (two-hour <u>minimum</u> charged to nearest one-half hour):		\$80 60 .00/hr
5.	Special investigations, special final inspections, etc.:		\$60.00 each
6.	Certificate of occupancy inspection required by a change of occupancy (each successive inspection stop after the first):		\$60.00
7.	Plan review fee:		
	a.	All structures:	65 percent of building permit fee
	b.	Conversion of model plans approved by another jurisdiction to a town-approved model:	25 percent of plan check fee
	c.	Each use of model for permit:	\$60.00
	d.	Each option affecting the plan review:	\$20.00
8.	Advanced payment account charge (administrative code):		\$3.00
9.	Registered plants:		
	a.	One to 1,000,000 square feet:	\$700.00
	b.	Greater than 1,000,000 square feet:	\$1,400.00
10.	Advisory board appeal:		\$200.00
C.	Electrical Permit. The fee for electrical permits shall be:		25 percent of building permit fee
D.	Mechanical Permit. The fee for mechanical permits shall be:		25 percent of building permit fee
E.	Plumbing Permit. The fee for plumbing permits shall be:		25 percent of building permit fee
F.	Fire Protection Permit. The fee for fire protection permits shall be:		10 percent of building permit fee
G.	Manufactured Buildings and Recreational Vehicle Spaces.		
1.	Residential. The following fees shall apply to residential manufactured housing:		
	a.	Installation Permits. Fees as established by the intergovernmental agreement between the town and the state of Arizona Office of Manufactured Housing.	
	b.	Recreational vehicle site utilities, per space:	
		(1) Water:	\$30.00
		(2) Gas:	\$30.00
		(3) Sewer:	\$30.00
		(4) Electrical:	\$30.00
	c.	Final utility connection:	\$30.00
		(1) Advanced payment accounts:	\$3.00
2.	Factory-Built Buildings – Installation. Fees as established by the intergovernmental agreement between the town and the state of Arizona Office of Manufactured Housing.		
3.	Other Inspections and Fees. See subsection B of this section.		
H.	Other Applicable Permits. Additional fees associated with the issuance, administration, processing or review of the above-referenced permits may be required.		

I.	Permit violation fee:	Double the fee normally required for any type of permit
J.	Expedited fee for single-family residence model plans – One business day for first review (must schedule an appointment two weeks prior and must be present during review):	300% of plan check fee
K.	Expedited fee – Five business days for first review:	200% of plan check fee
L.	Hourly plan review (includes solar, patio, tent and utility permits) – <u>2 hour minimum</u> :	\$8069.00/hr
M.	Fees for buildings shall be determined by applying the square foot construction costs table published by the International Code Council (February publication is implemented and used the following July 1st).	
N.	Tenant improvements or remodels shall be assessed 20% or 40% of the calculated valuation as determined by the building official based on the scope of the project.	

SECTION 3.10.090 - RIGHT-OF-WAY, PRIVATE IMPROVEMENT AGREEMENTS AND GRADING PERMITS

A.	Right-of-Way Permits. Regulation of new construction, routine utility connections, and/or maintenance in town right-of-way. Overload/overweight, block party and other special events also included. The fee for inspections, review, and assessment of construction and/or encroachment in dedicated and accepted right-of-way shall be:		
	1.	Base permit fee:	\$250 200 .00
	2.	Construction and/or site inspection fee:	2.5 percent of cost of construction or minimum of \$75.00/hour
	3.	Haul route (in addition to base fee):	\$150.00
	4.	Traffic control plan check fee (in addition to base fee):	\$10.00/sheet
	5.	Right-of-way access fee (in addition to base fee):	\$150.00
B.	Private Improvement Agreements (PIAs). An agreement between the town and applicant for the construction of improvements. A private improvement agreement shall be executed for the following: Form A: All major utility work. Form B: Roadway, concrete, and drainage work. Type I and Type II Grading. Grading work requiring a Type I or Type II grading permit. The fee associated with the issuance of the private improvement agreement shall be:		
	1.	Base permit fee:	\$250 200 .00
	2.	Administration and inspection fee (Form A, Form B and Type II Grading):	The greater of \$500.00 or 1 percent of cost of construction
	3.	Administration and inspection fee (Form A for sewer connecting to town wastewater; see also STC Title 13):	The greater of \$500.00 or 2.5 percent of cost of construction
	4.	Administration and inspection fee (Type I Grading):	The greater of \$250200 .00 or 2 percent of cost of construction
C.	Other Applicable Permit/PIA Fees. Additional fees associated with the issuance, administration, processing or review of the above-referenced permits and private improvement agreements may be required as set forth in the Sahuarita Town Code.		
	1.	Permit violation fee:	\$1,500.00 plus double the fee normally required for any type of permit
	2.	Permit extension fee:	First extension no charge; thereafter \$8050 .00 per extension
	3.	Re-seeding bond in the amount of: (applies to "at-risk" grading and stockpile permit)	\$0.070-05 per square foot
D.	Wastewater-Related Fees. Additional wastewater administration, permit, connection, user, and other related fees as set forth in STC Title 13.		
E.	Wireless Communication Facility Plan Review Fee (in addition to Base Fee)		\$200.00

THE FOLLOWING SECTIONS SHALL HAVE AN EFFECTIVE OF JULY 1, 2024:

**Subsection 3.10.010.D (Area Plan Fees), Subsection 3.10.010.F (Site Analysis Review Fee),
Subsection 3.10.010.H (Conditional Use Permits), Subsection 3.10.010.I (Board of Adjustment
Filing Fees), Subsection 3.10.010.J (Appeals)
Subsection 3.10.040.B (Signs).**

SUBSECTION 3.10.010.D – AREA PLAN FEES

D.	Area Plans Fees	
1.	Area plan or community plan (new plan or complete revision of an adopted plan):	\$3,500.00
2.	Plan amendment (separate from rezoning and determined by staff not to be a complete revision):	\$500.00

SUBSECTION 3.10.010.F– SITE ANALYSIS REVIEW FEE

F.	Site Analysis Review Fee (not associated with a rezoning or specific plan)	
1.	Site analysis and preliminary development plan review:	\$2,000 +200.00
2.	Third submittal and each thereafter:	\$100.00

SUBSECTION 3.10.010.H – CONDITIONAL USE PERMITS

H.	Conditional Use Permits	
1.	The fee for conditional use permits shall be:	
a.	Type I (administrative approval only):	\$160.00 +100.00
b.	Type II (planning and zoning commission approval):	\$500 225.00 plus a minimum of 6 hours of additional review time at the rate of \$80.00 per hour (STC 3.10.140(B))
-	Plus public notice fees:	-
-	- Mailed notice (\$25.00 per public hearing):	\$25.00
-	- Legal ad (\$50.00) per public hearing	\$50.00
-	- Posting of property:	Provided by applicant
c.	Type III (planning and zoning commission and town council approval):	\$1,000 350.00 plus a minimum of 10 hours of additional review time at the rate of \$80.00 per hour (STC 3.10.140(B))
-	Plus public notice fees:	-
-	- Mailed notice (\$25.00 per public hearing):	\$50.00
-	- Legal ad (\$50.00 per public hearing)	\$100.00
-	- Posting of property:	Provided by applicant

d.	Continuance of advertised application or a change in original request at applicant's request:	\$250 50.00
e.	Administrative time extensions or modification of conditional use permit:	\$250 100.00
f.	<u>Base fee covers application intake, required notice, public hearings (if any), and up to 3 reviews by staff. Per hour fee will cover staff research, analysis, report preparation, and additional staff review.</u>	

SUBSECTION 3.10.010.I – BOARD OF ADJUSTMENT FILING FEES

I.	Board of Adjustment Filing Fees	
1.	Variations and general board of adjustment filing fees:	
a.	Individual <u>Residential properties with 3 units or fewer:</u>	\$150 125.00
b.	Developers, homebuilders, and corporate entities: <u>Residential properties with 4 or more units and all others:</u>	\$500 300.00
2.	Temporary use permits:	\$300 200.00
3.	Interpretations:	
a.	<u>Residential properties with 3 units or fewer:</u> Individual:	\$60 50.00
b.	Developers, homebuilders, and corporate entities: <u>Residential properties with 4 or more units and all others:</u>	\$300 200.00
4.	Plus public notice fees:	-
-	Legal ad:	\$50.00
-	Mailed notice:	\$25.00
-	Posting of property	Provided by applicant

SUBSECTION 3.10.010.J – APPEALS

J.	Appeals <u>Base Fee:</u>	<u>\$250.00</u>
1.	Base fee:	\$100.00
2.	Plus public notice fees:	-
-	Legal ad:	\$50.00
-	Mailed notice:	\$25.00

SUBSECTION 3.10.0140.B – SIGNS

B.	Signs	
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1.	Under 75 square feet:	\$30.00
2.	75 to under 150 square feet:	\$60.00
13.	All permanent signs 150 square feet or greater:	\$150.00/sign
4.	Temporary signs:	\$50.00 for first 35 signs of the same type. \$10.00 for each additional sign of the same type
5.	Additional fee for signs in the public right-of-way: Right-of-way use permit fee:	Per STC 3.10.090
6.	Additional fees for signs requiring building permit:	Per STC 3.10.080
7.	Additional fee for electronic messaging component:	\$75.00
8.	Comprehensive sign plan	
	a. Administrative review only	\$200.00
	b. Planning and zoning commission review	\$500.00
	Plus public notice fees:	
	Legal ad:	\$50.00
	Mailed notice:	\$25.00
	Posting of property	Provided by applicant