

**COCHISE COUNTY**

# Community Development Fee Schedule

Board of Supervisors  
September 24, 2019

Cochise County  
Development Services



***Public Programs...Personal Service***

# COCHISE COUNTY

## Purpose

1. Remove unused fees/services
2. Remove a date-certain IBC Building Valuation table
3. Change fees
4. Add fees corresponding to additional services offered



# COCHISE COUNTY

## 2. Remove a date-certain IBC Building Valuation table

Remove  
"Square Foot  
Construction  
Costs" table in  
Section 8-Non-  
Residential  
Permits

### Continued: Section 8 – Non-Residential Permits

~~— Square Foot Construction Costs a, b, c, d —~~

| <del>Group (2015 International Building Code)</del>                   | <del>IA</del>     | <del>IB</del>     | <del>IIA</del>    | <del>IIB</del>    | <del>IIIA</del>   | <del>IIIB</del>   | <del>IV</del>     | <del>VA</del>     | <del>VB</del>     |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <del>A-1 Assembly, theaters, with stage</del>                         | <del>233.95</del> | <del>225.89</del> | <del>220.42</del> | <del>211.39</del> | <del>190.92</del> | <del>193.15</del> | <del>204.70</del> | <del>181.63</del> | <del>174.07</del> |
| <del>A-1 Assembly, theaters, without stage</del>                      | <del>214.40</del> | <del>200.35</del> | <del>200.00</del> | <del>191.04</del> | <del>179.53</del> | <del>173.70</del> | <del>185.10</del> | <del>162.23</del> | <del>155.58</del> |
| <del>A-2 Assembly, nightclubs</del>                                   | <del>102.00</del> | <del>177.50</del> | <del>173.00</del> | <del>160.05</del> | <del>150.54</del> | <del>152.22</del> | <del>100.22</del> | <del>141.73</del> | <del>130.94</del> |
| <del>A-2 Assembly, restaurants, bars, banquet halls</del>             | <del>181.86</del> | <del>176.36</del> | <del>171.06</del> | <del>165.05</del> | <del>154.54</del> | <del>151.22</del> | <del>159.22</del> | <del>139.73</del> | <del>135.94</del> |
| <del>A-3 Assembly, churches</del>                                     | <del>216.47</del> | <del>208.41</del> | <del>202.95</del> | <del>193.91</del> | <del>181.70</del> | <del>176.02</del> | <del>187.23</del> | <del>164.50</del> | <del>157.85</del> |
| <del>A-3 Assembly, general, community halls, libraries, museums</del> | <del>180.37</del> | <del>172.51</del> | <del>166.04</del> | <del>156.00</del> | <del>144.89</del> | <del>140.11</del> | <del>151.32</del> | <del>127.59</del> | <del>121.94</del> |
| <del>A-4 Assembly, arenas</del>                                       | <del>213.40</del> | <del>205.35</del> | <del>198.88</del> | <del>190.84</del> | <del>177.53</del> | <del>172.76</del> | <del>184.18</del> | <del>160.23</del> | <del>154.58</del> |
| <del>B Business</del>   | <del>100.09</del> | <del>179.79</del> | <del>173.00</del> | <del>165.19</del> | <del>150.70</del> | <del>145.02</del> | <del>150.70</del> | <del>132.31</del> | <del>126.40</del> |
| <del>E Educational</del>  | <del>187.52</del> | <del>190.73</del> | <del>185.77</del> | <del>177.32</del> | <del>165.32</del> | <del>150.97</del> | <del>171.23</del> | <del>144.39</del> | <del>140.26</del> |
| <del>F-1 Factory and industrial, moderate hazard</del>                | <del>111.86</del> | <del>106.71</del> | <del>100.58</del> | <del>96.68</del>  | <del>86.77</del>  | <del>82.81</del>  | <del>92.61</del>  | <del>72.75</del>  | <del>68.00</del>  |
| <del>F-2 Factory and industrial, low hazard</del>                     | <del>110.86</del> | <del>105.71</del> | <del>100.58</del> | <del>95.68</del>  | <del>86.77</del>  | <del>81.81</del>  | <del>91.61</del>  | <del>72.75</del>  | <del>67.09</del>  |
| <del>H-1 High Hazard, explosives</del>                                | <del>104.08</del> | <del>99.53</del>  | <del>94.40</del>  | <del>89.50</del>  | <del>80.80</del>  | <del>75.84</del>  | <del>85.43</del>  | <del>66.78</del>  | <del>N.P.</del>   |
| <del>H234 High Hazard</del>   | <del>104.08</del> | <del>99.53</del>  | <del>94.40</del>  | <del>89.50</del>  | <del>80.80</del>  | <del>75.84</del>  | <del>85.43</del>  | <del>66.78</del>  | <del>61.12</del>  |
| <del>H-3 HPM</del>  | <del>186.89</del> | <del>179.79</del> | <del>173.86</del> | <del>165.19</del> | <del>150.70</del> | <del>145.02</del> | <del>150.70</del> | <del>132.31</del> | <del>126.40</del> |
| <del>I-1 Institutional, supervised environment</del>                  | <del>187.63</del> | <del>181.26</del> | <del>176.01</del> | <del>168.60</del> | <del>155.33</del> | <del>151.11</del> | <del>168.69</del> | <del>139.15</del> | <del>134.82</del> |
| <del>I-2 Institutional, hospitals</del>                               | <del>314.17</del> | <del>307.27</del> | <del>301.34</del> | <del>292.67</del> | <del>277.18</del> | <del>N.P.</del>   | <del>286.18</del> | <del>250.79</del> | <del>N.P.</del>   |
| <del>I-2 Institutional, nursing homes</del>                           | <del>217.07</del> | <del>210.77</del> | <del>204.84</del> | <del>190.17</del> | <del>182.08</del> | <del>N.P.</del>   | <del>189.66</del> | <del>164.29</del> | <del>N.P.</del>   |
| <del>I-3 Institutional, restrained</del>                              | <del>212.42</del> | <del>205.52</del> | <del>199.50</del> | <del>190.92</del> | <del>177.93</del> | <del>171.25</del> | <del>184.43</del> | <del>159.54</del> | <del>151.71</del> |
| <del>I-4 Institutional, day-care facilities</del>                     | <del>187.63</del> | <del>181.26</del> | <del>176.01</del> | <del>168.60</del> | <del>155.33</del> | <del>151.11</del> | <del>168.69</del> | <del>139.15</del> | <del>134.82</del> |
| <del>M Mercantile</del>   | <del>136.25</del> | <del>130.95</del> | <del>125.45</del> | <del>119.44</del> | <del>109.43</del> | <del>106.11</del> | <del>113.60</del> | <del>94.63</del>  | <del>90.83</del>  |
| <del>R-1 Residential, hotels</del>                                    | <del>189.35</del> | <del>182.99</del> | <del>177.74</del> | <del>170.33</del> | <del>150.80</del> | <del>152.58</del> | <del>170.42</del> | <del>140.82</del> | <del>130.29</del> |
| <del>R-2 Residential, multiple family</del>                           | <del>158.84</del> | <del>152.48</del> | <del>147.23</del> | <del>139.81</del> | <del>127.05</del> | <del>122.83</del> | <del>139.91</del> | <del>110.87</del> | <del>106.54</del> |
| <del>R-3 Residential, one- and two-family<sup>d</sup></del>           | <del>148.17</del> | <del>144.14</del> | <del>140.42</del> | <del>136.90</del> | <del>131.89</del> | <del>126.41</del> | <del>134.00</del> | <del>125.40</del> | <del>116.15</del> |
| <del>R-4 Residential, care/assisted living facilities</del>           | <del>187.63</del> | <del>181.26</del> | <del>176.01</del> | <del>168.60</del> | <del>155.33</del> | <del>151.11</del> | <del>168.69</del> | <del>139.15</del> | <del>134.82</del> |
| <del>S-1 Storage, moderate hazard</del>                               | <del>103.68</del> | <del>98.53</del>  | <del>92.40</del>  | <del>88.50</del>  | <del>78.80</del>  | <del>74.84</del>  | <del>84.43</del>  | <del>64.78</del>  | <del>60.12</del>  |
| <del>S-2 Storage, low hazard</del>                                    | <del>102.00</del> | <del>97.53</del>  | <del>92.40</del>  | <del>87.50</del>  | <del>78.00</del>  | <del>73.04</del>  | <del>83.43</del>  | <del>64.78</del>  | <del>59.12</del>  |
| <del>U Utility, miscellaneous</del>                                   | <del>80.36</del>  | <del>75.90</del>  | <del>71.16</del>  | <del>67.01</del>  | <del>60.99</del>  | <del>57.00</del>  | <del>64.00</del>  | <del>40.23</del>  | <del>45.92</del>  |

- ~~a. Private Garages use Utility, miscellaneous~~
- ~~b. For shell only buildings deduct 20 percent~~
- ~~c. N.P. = not permitted~~
- ~~d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.~~



# COCHISE COUNTY

## 3. Change and Add Fees: Comparables

### Cochise County

Land Area = 6,165 sq.mi./ Density = 23 people/sq.mi.

Median HH Income: \$47,847

### Coconino County

Land Area = 18,618 sq.mi. / Density = 7 people/sq.mi.

Median HH Income: \$53,523

### Gila County

Land Area = 4,757 sq.mi. / Density = 11 people/sq.mi.

Median HH Income: \$41,179

### Navajo County

Land Area = 9,950 sq.mi. / Density = 11 people/mi

Median HH Income: \$38,798

### Yavapai County

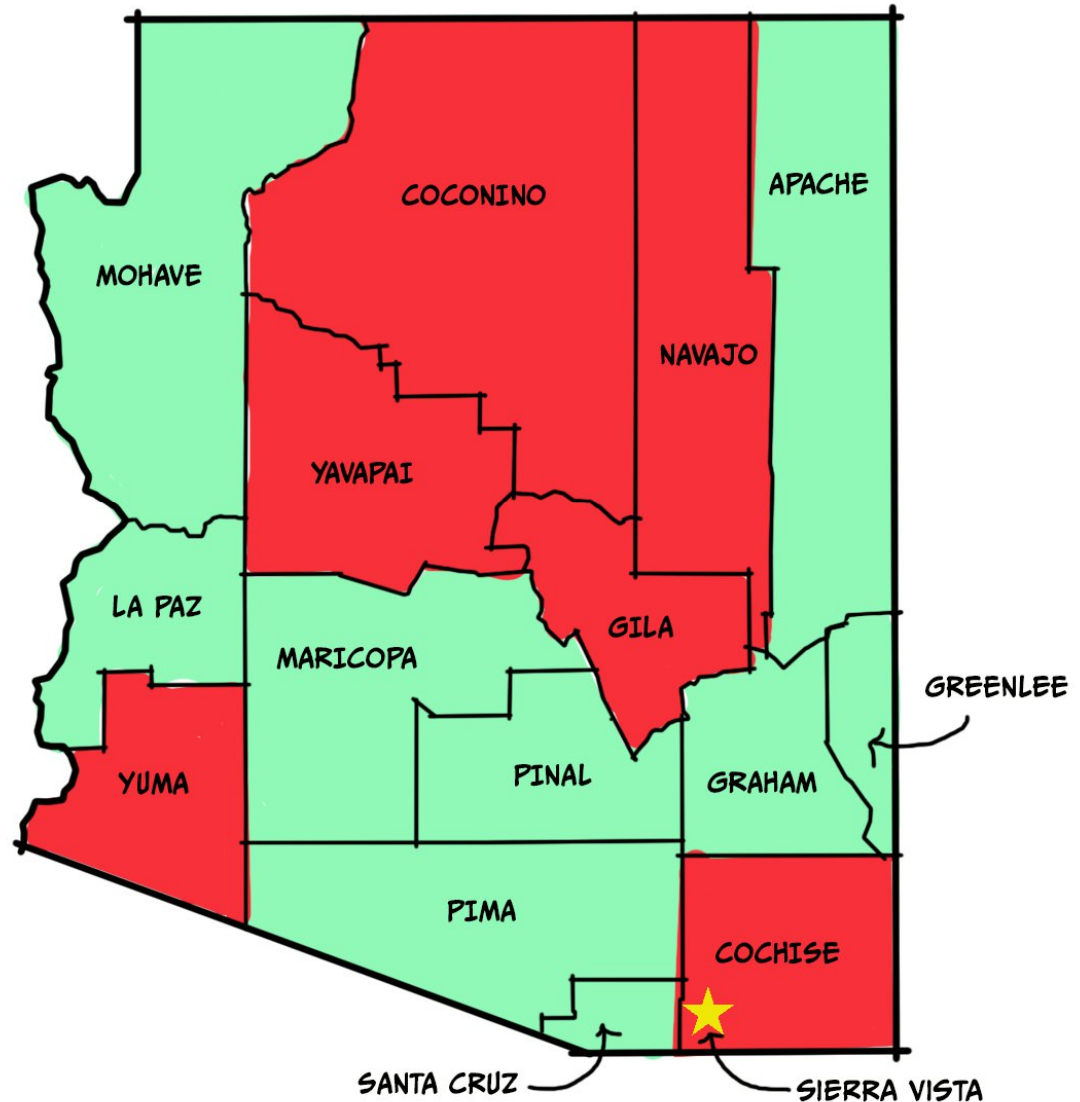
Land Area = 8,123 sq.mi. / Density = 26 people/mi.

Median HH Income: \$48,259

### Yuma County

Land Area = 5,513 sq.mi./ Density = 36 people/mi.

Median HH Income: \$43,253



# COCHISE COUNTY

## 3. Change Fees: Section 7 – Residential Permits

### Sheds, Outbuildings, and Accessory Structures (Step 1: Valuation Rate)

- Current Fee: \$39.28/SF
- Proposed Fee: no change if over 200 SF, \$15/SF if under 200 SF (with utilities)
- Example: 200 SF Shed Permit

|          | Step 1  | Step 2 | Step 3  | Total Fee |
|----------|---------|--------|---------|-----------|
| Existing | \$7,856 | \$133  | \$86.72 | \$220.14  |
| Proposed | \$3,000 | \$55   | \$35.75 | \$90.75   |



## COCHISE COUNTY

### 3. Change Fees: Section 7 – Trade Permits and Flat Rate Fees

#### Swimming Pool and/or Spa (Includes Barrier)

- Current Fee: Per Construction Value
- Proposed Fee: Per Construction Value (\$750 max.)
- Example: \$105,000 New Pool

|                      | Step 1    | Step 2  | Step 3   | Total Fee  |
|----------------------|-----------|---------|----------|------------|
| Existing             | \$105,000 | \$1,062 | \$690.30 | \$1,752.30 |
| Proposed             | \$105,000 | \$750   | \$487.50 | \$1,237.50 |
| Average Pool (\$30k) | 30,000    | \$537   | \$349.05 | \$886.05   |

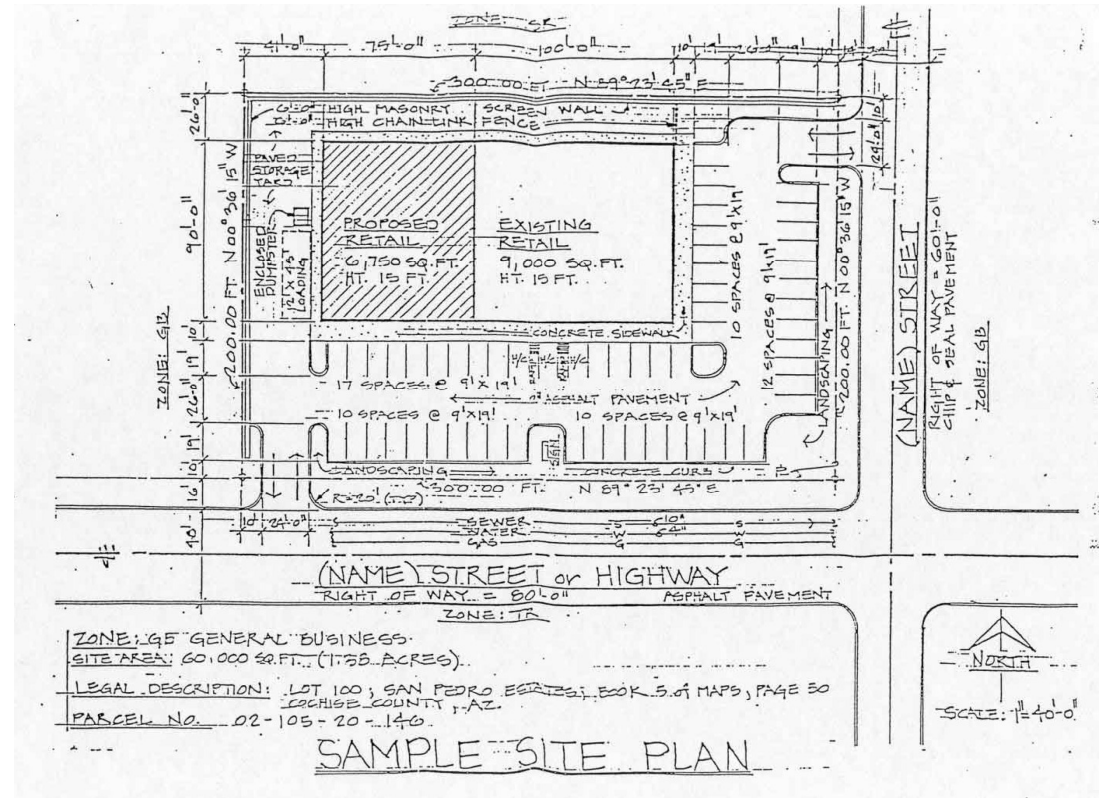


# COCHISE COUNTY

## 3. Change Fees: Section 8 – Non-Residential Permits

### Temporary Permits

- Temporary Uses:  
Temporary Dwelling  
During Construction,  
Construction Equipment  
Storage, Subdivision  
Sales Office, Carnival,  
Christmas Tree Sales,  
Public Interest Events,  
Outdoor Retail Sales of  
Products
- Existing Fee: \$30
- Proposed Fee: \$75



# COCHISE COUNTY

## 3. Change Fees: Section 10– Planning

### Special Uses

- Definition
- Review Required
- Existing and Proposed Fees

| SECTION 10- PLANNING   |                                  |                                  |
|--|----------------------------------|----------------------------------|
| Fee Type (existing fees)                                       | Current Fee                      | Proposed Fee                     |
| <b>Special Uses</b>  |                                  |                                  |
| Special Use Authorization                                      | \$300 (hearing fee) + permit fee | \$500 + \$20/acre (\$2,000 max.) |
| Special Use Authorization with Concurrent Rezoning Application | \$75 (hearing fee) + permit fees | \$100                            |
| Subsequent Appeal to the Board of Supervisors                  | \$300                            | \$600                            |



# COCHISE COUNTY

## 3. Change Fees: Section 10– Planning

### Comprehensive Plan Amendments

- Definition
- Review Required
- Existing and Proposed Fees

| SECTION 10- PLANNING  |             |              |
|---|-------------|--------------|
| Fee Type (existing fees)  | Current Fee | Proposed Fee |
| <b>Comprehensive Plan Amendments</b>  |             |              |
| Establishment of new growth area/<br>(major amendment)                                    | \$500       | \$750        |
| Expansion of existing growth area<br>and/or amendment of plan area<br>designation/(minor) | \$200       | \$350        |



# COCHISE COUNTY

## 3. Change Fees: Section 10– Planning

### Zoning Amendments

- Definition
- Review Required
- Existing and Proposed Fees

| SECTION 10- PLANNING   |                                  |                                  |
|--|----------------------------------|----------------------------------|
| Fee Type (existing fees)                                     | Current Fee                      | Proposed Fee                     |
| <b>Zoning Amendments</b>                                     |                                  |                                  |
| Amendment of Zoning Regulations (per amendment)              | \$250                            | \$400                            |
| Rezoning to Less Intensive District                          | \$250                            | remove                           |
| Rezoning in Conformance with Adopted Master Development Plan | \$250                            | \$400                            |
| to SM-174, SM-87   | \$250                            | \$400                            |
| to RU-2  | \$350 + \$2/acre (\$1,000 max.)  | \$450 + \$2/acre (\$1,500 max.)  |
| to SR, R, SM-36, SM-18, SM-9                                 | \$400 + \$10/acre (\$2,500 max.) | \$500 + \$10/acre (\$3,000 max.) |
| to All Other Districts                                       | \$400 + \$15/acre (\$3,500 max.) | \$500 + \$15/acre (\$4,000 max.) |



# COCHISE COUNTY

## 3. Change Fees: Section 10– Planning

### Board of Adjustment/Other Fees

- Definition
- Review Required
- Existing and Proposed Fees

| SECTION 10- PLANNING             |             |              |
|----------------------------------|-------------|--------------|
| Fee Type (existing fees)         | Current Fee | Proposed Fee |
| <b>Board of Adjustment</b>       |             |              |
| Variances                        | \$300       | \$400        |
| <b>Other Fees</b>                |             |              |
| Lot Development Modification Fee | \$75        | \$100        |



# COCHISE COUNTY

## 3. Change Fees: Section 11– Planning (Subdivisions)

### Other Subdivision Fees

- Definition
- Review Required
- Existing and Proposed Fees

| SECTION 11- PLANNING - SUBDIVISIONS  |                  |                  |
|--------------------------------------|------------------|------------------|
| Fee Type (existing fees)             | Current Fee      | Proposed Fee     |
| <b>Other Subdivision Fees</b>        |                  |                  |
| Waivers from Subdivision Regulations | \$100 per waiver | \$250 per waiver |
| Appeals                              | \$300            | \$600            |



# COCHISE COUNTY

## 4. Add fees corresponding to additional services offered: Minor Land Division

### Minor Land Division

- Applicability
- Rate structure
- Comparable Fees
- Proposed

| County   | Fee           |
|----------|---------------|
| Coconino | 2-lots \$864  |
|          | 3-lots \$1296 |
|          | 4-lots \$1728 |
|          | 5-lots \$2160 |
|          |               |
| Navajo   | 2-lots \$300  |
|          | 3-lots \$325  |
|          | 4-lots \$350  |
|          | 5-lots \$375  |
|          |               |
| Gila     | 2-lots \$500  |
|          | 3-lots \$550  |
|          | 4-lots \$600  |
|          | 5-lots \$650  |
|          |               |
| Yavapai  | 2-lots \$200  |
|          | 3-lots \$300  |
|          | 4-lots \$400  |
|          | 5-lots \$500  |
|          |               |
| Yuma     | \$420         |

| County                    | Fee          |
|---------------------------|--------------|
| All County Average        | 2-lots \$306 |
|                           | 3-lots \$399 |
|                           | 4-lots \$492 |
|                           | 5-lots \$585 |
|                           |              |
| Comparable County Average | 2-lots \$456 |
|                           | 3-lots \$578 |
|                           | 4-lots \$700 |
|                           | 5-lots \$821 |
|                           |              |
| Proposed                  | 2-lots \$300 |
|                           | 3-lots \$350 |
|                           | 4-lots \$400 |
|                           | 5-lots \$450 |
|                           |              |



# COCHISE COUNTY

## 4. Add fees corresponding to additional services offered: Foreclosure Registry

### Foreclosure Registry

- Applicability
- Comparable Fees
- Proposed

| Municipality      | Fee   |
|-------------------|---|
| Sierra Vista, AZ  | \$150 (Annual)  |
| Eloy, AZ          | \$25  |
| Tombstone, AZ     | \$200 (First Year),<br>\$500 (Second Year)<br>\$1,000 (Third + each<br>Subsequent Year) |
| Bullhead City, AZ | \$150 (Annual)  |
| Proposed          | \$150 (Annual)  |



# COCHISE COUNTY

## 4. Add fees corresponding to additional services offered: Re-advertising

### Re-Advertising

- Applicability
  - Comparable Fees
  - Current Fees: \$0
  - Proposed: \$250
1. Hold at least one public hearing thereon after at least 15-days' notice by one publication in a newspaper of general circulation in the County seat and by posting the area included in the proposed special use(s).
  2. Send notice by first class mail to each owner of real property, as shown on the most recent available records of the last property tax assessment, located within 300-feet of the proposed area of the proposed special use(s), if within Growth Categories A, B, or C, or within 1500-feet, if within a Category D area, and to each county and municipality which is contiguous to the area of the proposed special use(s). If the special use application proposes an airport, airstrip, firearms range, manufacturing, or storage of hazardous materials as a principal use, feedlot, or electric generation plant, then notification by the Planning Commission of property owners shall extend to 1-mile from the subject parcel(s). The notice sent by mail shall include, at a minimum, the date, time and place of the hearing on the proposed special use(s) including a general explanation of the matter to be considered, a general description of the area of the proposed special use(s), and how the real property owners within the area may file approvals or protests of the proposed special use(s).



## COCHISE COUNTY

### Summary and Recommendations

- The Planning & Zoning Commission does not make recommendations regarding fee schedule amendments
- Sample Motion: I move to approve docket R-19-05 adopting all proposed amendments and rescinding all prior versions of the Development Services Fee Schedule.

