

COCHISE COUNTY

Community Development Fee Schedule

Board of Supervisors Work Session
July 9, 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

Group (2015 International Building Code)	Square Foot Construction Costs a, b, c, d								
	IA	ID	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	235.95	225.69	220.42	211.39	198.92	190.15	204.70	101.63	174.07
A-1 Assembly, theaters, without stage	214.40	206.95	200.00	191.04	179.53	179.70	185.10	102.23	155.56
A-2 Assembly, nightclub	182.06	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.69	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	100.23	154.56
B Business	186.09	179.79	173.86	165.19	150.70	145.02	150.70	132.31	126.40
E Educational	197.52	190.73	185.77	177.32	165.32	158.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.00
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.99
H-1 High Hazard, explosives	104.00	99.53	94.40	89.50	80.60	75.84	85.43	66.78	N.P.
H224 High Hazard	104.00	99.53	94.40	89.50	80.60	75.84	85.43	66.78	61.12
H-3 HPM	186.69	179.79	173.86	165.19	150.70	145.02	156.70	132.31	126.40
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.07	277.16	N.P.	286.18	258.79	N.P.
I-2 Institutional, nursing homes	217.07	210.77	204.64	196.17	182.68	N.P.	189.66	164.29	N.P.
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.93
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.60	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family^d	148.17	144.14	140.42	136.90	131.89	126.41	134.60	129.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.00	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.36	75.90	71.16	67.61	60.99	57.00	64.00	48.23	45.92

~~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

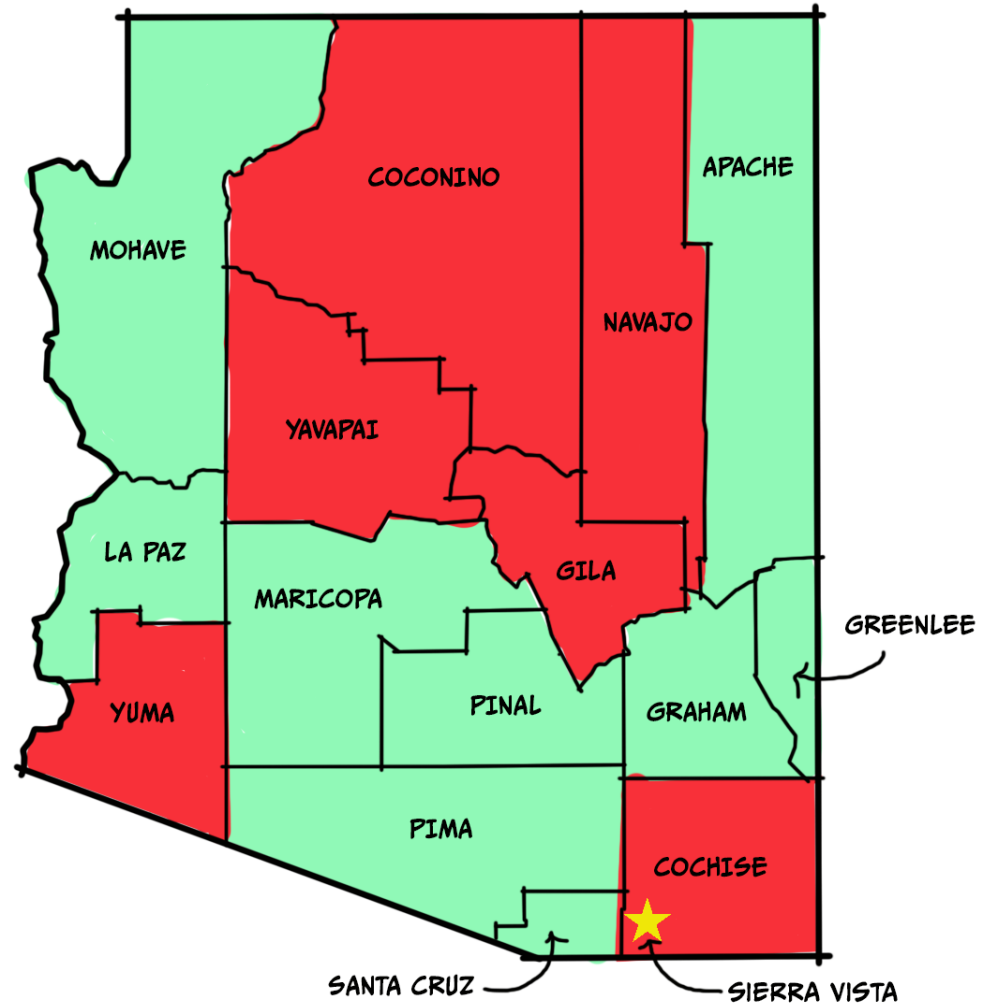
Land Area = 8,123 sq.mi. / Density = 26 people/mi.

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
- 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

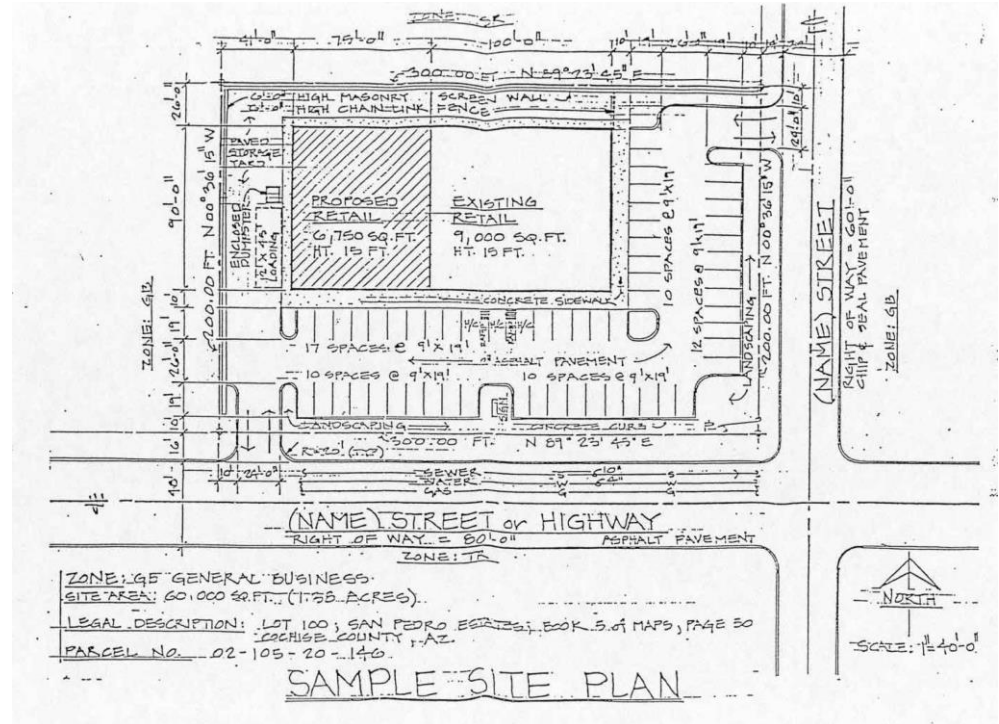


COCHISE COUNTY

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
Special Uses		
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
Comprehensive Plan Amendments		
Establishment of new growth area/ (major amendment)	\$500	\$750
Expansion of existing growth area and/or amendment of plan area 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
Zoning Amendments		
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
Board of Adjustment		
Variances	\$300	\$400
Other Fees		
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
Other Subdivision Fees		
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), \$500 (Second Year) \$1,000 (Third + each 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

Proposal:

- Amend the fee schedule
- Post proposed fee schedule amendments on the home page of the County website for at least 60-days prior to a public hearing
- Return to the Board for public hearing/adoption of the amended fee schedule in September 2019

