

ORDINANCE NO. 2024-14

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, AMENDING CHAPTER 20 OF THE PEORIA CITY CODE (1992) BY AMENDING SECTION 20-31 PERTAINING TO DEVELOPMENT FEES; DEFINITIONS; BY AMENDING SECTION 20-32 PERTAINING TO DEVELOPMENT FEES; APPLICABILITY; BY AMENDING SECTION 20-39 PERTAINING TO DEVELOPMENT FEES; COLLECTION; BY AMENDING SECTION 20-40 PERTAINING TO DEVELOPMENT FEES; CREDITS; BY AMENDING SECTION 20-43 PERTAINING TO DEVELOPMENT FEES; PROGRAM OVERSIGHT; AND AMENDING CHAPTER 27 OF THE PEORIA CITY CODE (1992) PERTAINING TO FEES BY DELETING FEE TABLE 27-19(A) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(A) TITLED FIRE AND POLICE DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(B) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(B) TITLED TRANSPORTATION DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(C) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(C) TITLED NEIGHBORHOOD PARK DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(D) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(D) TITLED COMMUNITY PARK DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(E) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(E) TITLED WATER DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(F) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(F) TITLED WASTEWATER DEVELOPMENT FEES; AND BY DELETING FEE TABLE 27-19(G) IN ITS ENTIRETY AND REPLACING IT WITH A NEW FEE TABLE 27-19(G) TITLED WATER RESOURCES DEVELOPMENT FEES; AND PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, Title 9, Chapter 4, Article 6.2 of the Arizona Revised Statutes allows cities and towns to assess development fees to offset costs resulting from development in the City of Peoria; and

WHEREAS, substantial capital investments for roads, parks, water and wastewater facilities, and public safety facilities are necessary to service new growth demands and the revenues generated from impact fees are a significant source to support these demands; and

WHEREAS, the standards and procedures for creating and assessing development impact fees, and administering the city's development impact fee program including mandatory offsets, credits and refunds are established by ordinance; and

WHEREAS, the development fees are updated every five years to adjust to growth patterns, infrastructure costs, and land use assumptions, and the last time development fees were updated was in 2019; and

WHEREAS, in an effort to address the increases in development, development fee studies were conducted, stakeholder meetings held, and public hearings held, new development fees are being proposed; and

WHEREAS, development fee studies resulted in changes to the definitions of eligible Capital Facilities and fee methodologies, which necessitates revisions to Chapter 20 of the Peoria City Code; and

WHEREAS, development fee studies resulted in changes to the designated service areas, and certain impact fee tables must be updated to account for said changes.

THEREFORE, it is ordained by the Mayor and Council of the City of Peoria as follows:

SECTION 1. Chapter 20 of the Peoria City Code (1992) is amended by amending Section 20-31 pertaining to Development Fees; definitions, as set forth in Exhibit A attached hereto.

SECTION 2. Chapter 20 of the Peoria City Code (1992) is amended by amending Section 20-32 pertaining to Development Fees; applicability, as set forth in Exhibit B attached hereto.

SECTION 3. Chapter 20 of the Peoria City Code (1992) is amended by amending Section 20-39 pertaining to Development Fees; collection, as set forth in Exhibit C attached hereto.

SECTION 4. Chapter 20 of the Peoria City Code (1992) is amended by amending Section 20-40 pertaining to Development Fees; Credits, as set forth in Exhibit D attached hereto.

SECTION 5. Chapter 20 of the Peoria City Code (1992) is amended by amending Section 20-43 pertaining to Development Fees; program oversight, as set forth in Exhibit E attached hereto.

SECTION 6. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(a) in its entirety and replacing it with a new Fee Table 7-19(a) titled Fire and Police Development Fees, as set forth in Exhibit F attached hereto.

SECTION 7. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(b) in its entirety and replacing it with a new Fee Table 7-19(b) titled Transportation Development Fees, as set forth in Exhibit G attached hereto.

SECTION 8. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(c) in its entirety and replacing it with a new Fee Table 7-19(c) titled Neighborhood Park Development Fees, as set forth in Exhibit H attached hereto.

SECTION 9. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(d) in its entirety and replacing it with a new Fee Table 7-19(a) titled Community Park Development Fees, as set forth in Exhibit I attached hereto.

SECTION 10. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(e) in its entirety and replacing it with a new Fee Table 7-19(e) titled Water Development Fees, as set forth in Exhibit J attached hereto.

SECTION 11. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(f) in its entirety and replacing it with a new Fee Table 7-19(f) titled Wastewater Development Fees, as set forth in Exhibit K attached hereto.

SECTION 12. Chapter 27 of the Peoria City Code (1992) is amended by deleting Fee Table 27-19(g) in its entirety and replacing it with a new Fee Table 7-19(g) titled Water Resources Development Fees, as set forth in Exhibit L attached hereto.

SECTION 13. If any section, subsection, sentence, clause or phrase of this Ordinance 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 of this Ordinance.

SECTION 14. This Ordinance shall become effective in the manner provided by law.

**EXHIBITS ON FILE AT PEORIA CITY CLERK'S OFFICE**

Ordinance No. 2024-14

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PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,  
Arizona, this 1st day of October, 2024.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Jason Beck, Mayor

ATTEST:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

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Effective Date: \_\_\_\_\_

## **EXHIBIT A**

Sec. 20-31. Development Fees; definitions.

When used in this Chapter, the terms listed below shall have the following meanings unless the context requires otherwise. Singular terms shall include their plural.

**Applicant:** A person who applies to the City for a Building Permit or a Credit.

**Appurtenance:** Any fixed machinery or equipment, structure or other fixture, including integrated hardware, software or other components, associated with a Capital Facility that is necessary or convenient to the operation, use, or maintenance of a Capital Facility.

**Aquatic Center:** A facility primarily designed to host non-recreational competitive functions generally occurring within water, including, but not limited to, water polo games, swimming meets and diving events. Such facility may be indoors, outdoors, or any combination thereof, and includes all necessary supporting amenities, including but not limited to, locker rooms, offices, snack bars, bleacher seating and shade structures.

**Building Permit:** The permit required for construction as determined pursuant to Chapter 5 of the Peoria City Code (1992). For purposes of this chapter only, the term "building permit" shall include but not be limited to the approval of the site plan for a multi-family use, the purchase of a new water meter, or the purchase of a larger water meter to replace an existing water meter.

**Capital Facility:** An asset having a Useful Life of three or more years that is a component of one or more Categories of Necessary Public Service provided by the City. A Capital Facility may include any associated purchase of real property, architectural and engineering services leading to the design and construction of buildings and facilities, improvements to existing facilities, improvements to or expansions of existing facilities and associated financing and professional services.

**Category of Necessary Public Service:** A specific type of Necessary Public Services for which the City is authorized to assess development fees pursuant to A.R.S. § 9-463.05.T.5.

**Category of Development:** A specific type of residential, commercial, or industrial development against which a development fee is calculated and assessed. The City assesses development fees against the following types of development within each of the three broader categories of development: (i) for residential development, Single-Family Detached, Multi-Family and Mobile Home Park; (ii) for commercial development, Retail/Commercial, Hotel/Motel, Office and Public/Institutional; and (iii) for industrial, Industrial and Warehouse.

**City:** The City of Peoria, Arizona.

Community Park: As defined in the City of Peoria General Plan.

**Cost per Service Unit:** The total future capital costs identified in the Infrastructure Improvements Plan for a Category of Necessary Public Services as attributable to new development over a specified time period divided by the total new Service Units projected in a particular Service Area for that Category of Necessary Public Services over the same time period, less the Offset per Service Unit.

**Credit:** A reduction in an assessed development fee resulting from Developer contributions to, payments for, construction of, or dedications for Capital Facilities included in an Infrastructure Improvements Plan pursuant to Section 20-40 of this Chapter (or as otherwise permitted by this Chapter).

**Credit Allocation Agreement:** A written agreement between the City and the Developer(s) of a Subject Development that allocates Credits to the Subject Development pursuant to Section 20-40 of this Chapter.

**Credit Allocation:** A term used to describe when Credits are distributed to a particular development or parcel of land after execution of a Credit Allocation Agreement, but are not yet issued.

**Credit Issuance:** A term used to describe when the amount of an assessed development fee attributable to a particular development or parcel of land is reduced by applying a Credit allocation.

**Developer:** An individual, group of individuals, partnership, corporation, limited liability company, association, municipal corporation, state agency, or other person or entity undertaking land development activity, and their respective successors and assigns.

**Direct Benefit:** A benefit to a development resulting from a Capital Facility that: (a) addresses the need for a Necessary Public Service created in whole or in part by the development; and that (b) meets either of the following criteria: (i) the Capital Facility is located in the immediate area of the development and is needed in the immediate area of the development to maintain the Level of Service; or (ii) the Capital Facility substitutes for, or eliminates the need for a Capital Facility that would have otherwise have been needed in the immediate area of the development to maintain the City's Level of Service.

**Dwelling Unit:** A building or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes.

**Equipment:** Machinery, tools, materials, and other supplies, not including vehicles, that are needed by a Capital Facility to provide the applicable service.

**Excluded Park Facility:** Park and recreational improvements for which development fees may not be charged pursuant to A.R.S. § 9-463.05.T.7.(g), including amusement parks, aquariums, Aquatic Centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses,

clubhouses, community centers greater than 3,000 square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, or zoo facilities.

**Financing or Debt:** Any debt, bond, note, loan, interfund loan, fund transfer, or other debt service obligation used to finance the development or expansion of a Capital Facility or associated Appurtenances, Vehicles or Equipment.

**Fire Facilities:** A Category of Necessary Public Services that includes fire stations, fire Equipment, fire Vehicles and all Appurtenances for fire stations. Fire Facilities do not include Vehicles or Equipment used to provide administrative services, or helicopters or airplanes. Fire Facilities do not include any facility that is used for training firefighters from more than one station or substation.

**General Plan:** Refers to the overall land-use plan for the City establishing areas of the City for different purposes, zones and activities adopted by the City as may be amended from time to time.

**Gross Floor Area:** The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet. Any ground-level area or part thereof, attached to the principal outside faces of the exterior walls that is not enclosed, but is used to determine occupancy loads, is considered part of the overall square footage of the building (i.e. patio dining areas).

**Gross Development Fee:** The total development fee to be assessed on a per unit basis, prior to subtraction of any Credits.

**Hotel/Motel:** A building or group of buildings used primarily for accommodation of transient guests in rooms or suites.

**Industrial:** Establishments primarily engaged in the fabrication, assembly or processing of goods.

**Infrastructure Improvements Plan:** A document or series of documents that meet the requirements set forth in A.R.S. § 9-463.05, including those adopted pursuant to Section 20-37 of this Chapter to cover any Category or combination of Categories of Necessary Public Services.

**Interim Fee Schedule:** Any development fee schedule established prior to January 1, 2012 in accordance with then-applicable law, and which shall expire not later than August 1, 2014 pursuant to Section 20-39 of this Chapter.

**Land Use Assumptions:** Projections of changes in land uses, densities, intensities and population for a Service Area over a period of at least ten years as specified in Section 20-35 of this Chapter.

**Level of Service:** A quantitative and/or qualitative measure of a Necessary Public Service that is to be provided by the City to development in a particular Service Area, defined in terms of the relationship between service capacity and service demand, accessibility, response times, comfort or convenience of use, or other similar measures or combinations of measures. Level of Service may be measured differently for different Categories of Necessary Public Services, as identified in the applicable Infrastructure Improvements Plan.

**Lot:** A place or parcel of land separated from every other piece or parcel by description, as in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

**Mini Park:** As defined in the City of Peoria General Plan.

**Mixed-Use Impact Fee:** A type of Development Fee that applies to qualifying projects that have an Approved Site Plan that includes no less than two (2) land use types, excluding religious facilities and schools, whereby each exceeds 2,500 square feet, and are one of the following classifications: retail/commercial, office, hospital/clinic, hotel/motel, or residential.

**Mobile Home Park:** A lot, parcel or tract of land having as its principal use the rental of space for occupancy by two or more mobile homes, including any accessory buildings, structures or uses customarily incidental thereto.

**Multi-Family:** A building or buildings containing multiple dwelling units.

**Necessary Public Services:** Shall have the meaning prescribed in A.R.S. § 9-463.05, Subsection T, Paragraph 7.

**Neighborhood Park:** As defined in the City of Peoria General Plan.

**Non-Residential:** All land uses, except Single-Family Detached, Multi-Family and Mobile Home Park.

**Office:** A building not located in a shopping center and exclusively containing establishments providing executive, management, administrative or professional services. An office use may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, or child care facilities. Ground floor retail uses may also be included, but that space shall be assessed at the retail/commercial rate. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; banks excluding drive-through only facilities; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

Offset: An amount that is subtracted from the overall costs of providing Necessary Public Services to account for those Capital Facilities or associated debt that will be paid for by a development through taxes, fees (except for development fees), and other revenue sources, as determined by the City pursuant to Section 20-40 of this Chapter.

Park Facilities: A Category of Necessary Public Services including but not limited to Mini parks Parks, Neighborhood Parks, Community Parks, Regional Parks, Special Use Parks, Swimming Pools and related facilities and Equipment located on real property not larger than 30 acres in area, as well as park facilities larger than 30 acres where such facilities provide a Direct Benefit. Park Facilities do not include Excluded Park Facilities, although Park Facilities may contain, provide access to, or otherwise support an Excluded Park Facility.

Police Facilities: A Category of Necessary Public Services, including Vehicles and Equipment, that are used by law enforcement agencies to preserve the public peace, prevent crime, detect and arrest criminal offenders, protect the rights of persons and property, regulate and control motorized and pedestrian traffic, train sworn personnel, and/or provide and maintain police records, vehicles, equipment and communications systems. Police Facilities do not include Vehicles and Equipment used to provide administrative services, or helicopters or airplanes. Police Facilities do not include any facility that is used for training officers from more than one station or substation.

Public/Institutional: A governmental or institutional use, or a non-profit recreational use, not located in a shopping center. Typical uses include elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living facilities, group homes, adult care homes, fire stations, city halls, county court houses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, parks and playgrounds.

Public School: An educational institution organized under A.R.S. Title 15, including some or all of the grades from kindergarten through 12th grade. The site may contain athletic, dining, assembly and recreation facilities.

Qualified Professional: Any one of the following: (a) a professional engineer, surveyor, financial analyst or planner, or other licensed professional providing services within the scope of that person's education or experience related to city planning, zoning, or development fees and holding a license issued by an agency or political subdivision of the State of Arizona; (b) a financial analyst, planner, or other non-licensed professional who is providing services within the scope of the person's education or experience related to city planning, zoning, or development fees; or (c) any other person operating under the supervision of one or more of the above.

Regional Park: As defined in the City of Peoria General Plan.

Residential Land Use: A Single-Family Detached, Multi-Family or Mobile Home Park development.

Retail/Commercial: An establishment engaged in the selling or rental of goods, services or entertainment to the general public. Such uses include, but are not limited to, shopping centers, discount stores, supermarkets, home improvement stores, pharmacies, restaurants, bars, nightclubs, automobile sales and service, drive-through banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, private vocational or technical schools, dance studios, health clubs and banquet halls.

Service Area: Any specified area within the boundaries of the City within which: (a) the City will provide a Category of Necessary Public Services to development at a planned Level of Service; and (b) within which (i) a Substantial Nexus exists between the Capital Facilities to be provided and the development to be served, or (ii) in the case of a Park Facility larger than 30 acres, a Direct Benefit exists between the Park Facilities and the development to be served, each as prescribed in the Infrastructure Improvements Plan. Some or all of the Capital Facilities providing service to a Service Area may be physically located outside of that Service Area provided that the required Substantial Nexus or Direct Benefit is demonstrated to exist.

Service Unit: A unit of demand within a particular Category of Necessary Public Services, defined in terms of a standardized measure of the demand that a unit of development in a Category of Development generates for Necessary Public Services.

Single-Family Detached: A building containing one dwelling unit on one lot, without attachment to any other dwelling and surrounded by open space or yards.

Special Use Park: As defined in the City of Peoria General Plan.

Subject Development: A contiguous land area linked by a unified plan of development, in furtherance of which the developer has made a capital improvement or other contribution for which credit is requested.

Substantial Nexus: A substantial nexus exists where the demand for Necessary Public Services that will be generated by a development can be reasonably quantified in terms of the burden it will impose on the available capacity of existing Capital Facilities, the need it will create for new or expanded Capital Facilities, and/or the benefit to the development from those Capital Facilities.

Swimming Pool: A public facility primarily designed and/or utilized for recreational non- competitive functions generally occurring within water, including, but not limited to, swimming classes, open public swimming sessions and recreational league swimming/diving events. The facility may be indoors, outdoors, or any combination thereof, and includes all necessary supporting amenities.

**Transportation Facilities:** A Category of Necessary Public Services consisting of City-owned arterial streets; and also includes traffic signals and improvements thereon; culverts, irrigation tiling, and storm drains serving such streets.

**Useful Life:** The period of time in which an asset can reasonably be expected to be used under normal conditions, whether or not the asset will continue to be owned and operated by the City over the entirety of such period.

**Vehicle:** Any device, structure, or conveyance utilized for transportation in the course of providing a particular Category of Necessary Public Services, excluding helicopters and other aircraft.

**Warehouse:** Establishments primarily engaged in the display, storage and sale of goods to other firms for resale; activities involving movement and storage of products or equipment; or an enclosed storage facility containing independent, fully enclosed bays that are leased to persons for storage of their household goods or personal property.

**Wastewater Facilities:** A Category of Necessary Public Services including but not limited to sanitary sewer lines, lift stations, reclamation plants, wastewater treatment plants, and all other facilities for the collection, interception, transportation, treatment and disposal of wastewater, as well as for the distribution of reclaimed water, and any appurtenances for those facilities.

**Water Facilities:** A Category of Necessary Public Services including but not limited to those facilities necessary to provide for water services to development, including the acquisition, supply, transportation, treatment, purification and distribution of water, and any appurtenances to those facilities.

**Water Resources:** A Category of Necessary Public Services including but not limited to those agreements and contracts the city executes to acquire and control current and future surface water rights and allocations.

**EXHIBIT B**

Sec. 20-32. Development Fees; applicability.

(a) The provisions of Sections 20-30—20-43 shall apply to the territory within the corporate limits of the City, as those may be amended from time to time, as follows:

(1) Development fees for Fire and Police Facilities shall be assessed on all new development within the City's corporate limits.

(2) Development fees for Transportation shall be assessed within the following two Service Areas:

a. The Central Service Area, defined as the area of the city north of Deer Valley Road, south of SR 74, and east of the Agua Fria River; and

b. The North Service Area, defined as the area of the city west of the Agua Fria River and south of SR 74.

(3) Development fees for Parks Facilities shall be assessed in the following six (6) Service Areas:

a. The Zone 0 Service Area, defined as the area of the city south of a line parallel to and one-half mile south of the centerline of Bell Road.

ab. The Zone 1 Service Area, defined as the area of the city north of a line parallel to and one-half mile north of the centerline of Bell Road and south of Happy Valley Road.

bc. The Zone 2 Service area, defined as the area of the city north of Happy Valley Road, south of SR 74, and east of the Agua Fria River.

ed. The Zone 3 Service Area, defined as the area of the city west of the Agua Fria River and south of SR 74, exclusive of the Zone 4 Service Area.

e. The Zone 4 Service Area, defined as the whole Saddleback Heights Master Planned Community generally located in the area of the city west of the Agua Fria River and south of SR 74.

f. Development fees for Community Parks shall be assessed on all new development within the City's corporate limits.

(4) Development fees for Water shall be assessed in the following three Service Areas:

a. The South of Bell Road Service Area, defined as the area of the city south of Bell Road to the southern city municipal boundary.

b. The North of Bell Road Service area, defined as the area of the city north of Bell Road, south of SR 74, and east of the Agua Fria River.

c. The West of the Agua Fria River Service Area, defined as the area of the city west of the Agua Fria River, south of SR 74 and North of Bell Road.

(5) Development fees for Wastewater shall be assessed in the following two Service Areas:

a. The East of the Agua Fria Service Area, defined as the area of the city east of the Agua Fria River and south of SR 74 that consists of the following:

1. East Service Area North of Beardsley Road inclusive of Ventana Lakes; and
2. East Service Area South of Beardsley Road inclusive of Ventana Lakes.

b. The West of the Agua Fria Service area, defined as the area of the city west of the Agua Fria River, and south of SR 74.

(6) Development fees for Water Resources shall be assessed in the following Service Area:

a. The Off-Project Service Area, defined as the area of the city not served by the Salt River Valley Water Users' Association. Generally this area is north and east of the boundary created by the New River up to the terminus of the Salt River Project Arizona Canal and south of SR 74.

b. The On-Project Service Area, defined as the areas of the city served by the Salt River Valley Water Users' Association.

~~(b) The Finance and Budget Department is authorized to make determinations regarding the application, administration and enforcement of the provisions of this Chapter.~~

**EXHIBIT C**

Sec. 20-39. Development Fees; collection.

(a) Collection. Development fees, together with any administrative charges assessed to defray the costs of administering Sections 20-30—20-43, shall be calculated and collected at issuance of permission to commence development; specifically:

(1) Development fees shall be paid at the time of issuance of a Building Permit according to the current development fee schedule for the applicable Service Area(s) as adopted pursuant to this code, or according to any other applicable development fee schedule as authorized in this Chapter.

a. The City shall determine the amount of each required development fee through the use of the applicable fee schedule.

b. The City shall determine the Category of Development for each development based on overall, long-term impact of the development. In general, impact fees shall be assessed based on the principal use of a building or lot. For example, a warehouse that contains an administrative office would be assessed at the warehouse rate for all of the square footage. Shopping centers shall be assessed at the retail/commercial rate, regardless of the type of tenants. For a true mixed- use development, as defined in Chapter 21 of the Peoria City Code, such as one that includes both residential and nonresidential development, the Development Fee shall be determined by adding up the fees that would be payable for each use as if it was a free-standing land use type pursuant to the fee schedule. For uses that cannot readily be designated under a particular Category of Development, the City Manager or his designee shall determine the category the particular use will be assigned based on which category has a daily trip generation rate most similar to the proposed use.

c. The City shall determine the water meter size for each lot based on the actual meter size installed on each lot. If the exact meter size is not listed in a table, then the City shall use the next largest meter size in such table. If a lot consists of two (2) or more separate areas with separate meters in each separate area, then the development fee shall be determined by adding up all the fees that would be applicable for each meter size in each separate area.

d. In assessing the development fees for Non-Residential land use types, square footage shall be measured in terms of Gross Floor Area, and any determination of square footage shall be in whole units, with any fractions thereof being rounded up to the next square foot.

e. Development fees for development projects involving an addition to or remodeling of an existing facility, change of use, change of housing type, change of meter size or other modification or redevelopment of a previously developed lot or building with a valid certificate of occupancy shall be calculated as follows: the applicable development fees for the proposed development as set forth in the current development fee schedules minus the applicable development fees for the previous development as set forth in the current development fee schedules. In the event that the difference is negative, no refund of previously paid development fees shall be made.

(2) If a Building Permit is not required for the development, but water connections are required, any and all development fees due shall be paid at the time the water service connection is purchased. If no Building Permit or water connection is required, all development fees shall be paid prior to development approval.

(3) In determining the amount of fees required for land included in a community facilities district established under A.R.S. Title 48, Chapter 4, Article 6, the City shall take into account any Capital Facilities provided by the district that are included in the Infrastructure Improvements Plan ("Included Capital Facilities") and the capital costs paid by the district for such Included Capital Facilities, and shall reduce development fees assessed within the community facilities district proportionally.

(4) No Building Permit, water or sewer connection, or certificate of occupancy shall be issued if a development fee is not paid as directed in the previous paragraphs.

(5) If the Building Permit is for a change in the type of building use, an increase in square footage, a change to land use, or an additional or upgraded point of demand to the water system, the development fee shall be assessed on the additional service units resulting from the expansion or change, and following the development fee schedule applicable to any new use type.

(6) For issued permits that expire or are voided, development fees and administrative charges shall be as follows:

a. If the original permittee is seeking to renew an expired or voided permit, and the development fees paid for such development have not been refunded, then the permittee shall pay the difference between any development fees paid at the time the permit was issued and those in the fee schedule at the time the permit is reissued or renewed.

b. If a new or renewed permit for the same development is being

sought by someone other than the original permittee, the new permit Applicant shall pay the full development fees specified in the fee schedule in effect at the time that the permits are reissued or renewed. If the original permittee has assigned its rights under the permits to the new permit Applicant in writing, the new permit Applicant shall pay development fees as if it were the original permittee upon presentation of such written assignment to the City.

(b) Exceptions. Development fees shall not be owed under any of the following conditions.

(1) Development fees have been paid for the development and the permit(s) which triggered the collection of the development fees have not expired or been voided.

(2) The approval(s) that trigger the collection of development fees involve modifications to existing development that do not: (a) add new Service Units, (b) increase the impact of existing Service Units on existing or future Capital Facilities, or (c) change the land-use type of the existing development to a different Category of Development for which a higher development fee would have been due. To the extent that any modification does not meet the requirements of this paragraph, the development fee due shall be the difference between the development fee that was or would have been due on the existing development and the development fee that is due on the development as modified.

(3) Public schools and charter schools shall be exempt from payment of Parks, Fire and Police development fees to the extent provided by law.

(4) Temporary structures for which an administrative use permit is secured for use as a sales office and not for residential or other purposes and intended to be removed within the two-year period granted under the use permit shall be exempt from development fees. This exemption shall not apply where the temporary building is erected on a parcel of land upon which a permanent building with permanent facilities is to be constructed.

(c) Temporary Exemptions from Development Fee Schedules. New developments in the City shall be temporarily exempt from increases in development fees that result from the adoption of new or modified development fee schedules as follows:

(1) Single-Family Uses. On or after the day that the first building permit is issued for a Single-Family Detached subdivision development, the City shall, at the permittee's request, provide the permittee with an applicable development fee schedule that shall be in force for a period of 24 months beginning on the day that the first building permit is issued for the subdivision, and which shall expire at the end of the first business day of the 25th month thereafter. During the effective period of the applicable development fee schedule, any building permit issued for the same Single-

Family subdivision development shall not be subject to any new or modified development fee schedule, provided that if the City reduces the amount of an applicable development fee during the period that a grandfathered development fee schedule is in force, the City shall assess the lower development fee.

(2) Non-Residential and Multi-Family Uses. On or after the day that the final approval is issued for a Non-Residential or Multi-Family development, the City shall provide an applicable development fee schedule that shall be in force for a period of 24 months beginning on the day that final development approval of a site plan and/or final commercial subdivision plat is given, whichever is earlier, and which shall expire at the end of the first business day of the 25th month thereafter. For the purpose of this paragraph, final approval shall mean the approval of a site plan or, if no site plan is required to be submitted for the development, the approval of a final subdivision plat. If no site plan or final subdivision plat is required, final approval shall mean the issuance of the first building permit on the property. During the effective period of the applicable development fee schedule, any building permit issued for the same development shall not be subject to any new or modified development fee schedule, provided that if the City reduces the amount of an applicable development fee during the period that a grandfathered development fee schedule is in force, the City shall assess the lower development fee.

(3) Other Development. Any development not covered under paragraphs (1) and (2) of this Subsection shall pay development fees according to the fee schedule that is current at the time of collection as specified in Subsection A of this Section.

(4) Changes to Site Plans and Subdivision Plats. Notwithstanding the other requirements of this Subsection, if changes are made to a development's final site plan or subdivision plat that will increase the number of service units after the issuance of a grandfathered development fee schedule, the City may assess any new or modified development fees against the additional service units.

**EXHIBIT D**

Sec. 20-40. Development Fees; credits.

(a) Eligibility of Capital Facility. All development fee Credits must meet the following requirements:

1. One of the following is true:

a. The Capital Facility or the financial contribution toward a Capital Facility that will be provided by the Developer and for which a Credit will be issued must be identified in an adopted Infrastructure Improvements Plan as a Capital Facility for which a development fee was assessed; or

b. The Applicant must demonstrate to the satisfaction of the City that, given the class and type of improvement, the subject Capital Facility should have been included in the Infrastructure Improvements Plan in lieu of a different Capital Facility that was included in the Infrastructure Improvements Plan and for which a development fee was assessed. If the subject Capital Facility is determined to be eligible for a Credit in this manner, the City shall amend the Infrastructure Improvements Plan to (i) include the subject replacement facility and (ii) delete the facility that will be replaced. The decision of the City on such determinations is final and not subject to any appeal under this code.

2. Credits shall not be available for any Capital Facility provided by a Developer if the cost of such Capital Facility will be repaid to the Developer by the City through another agreement or mechanism. To the extent that the Developer will be paid or reimbursed by the City for any contribution, payment, construction, or dedication from any City funding source, any Credits claimed by the Developer shall be: (a) deducted from any amounts to be paid or reimbursed by the City; or (b) reduced by the amount of such payment or reimbursement.

(b) Eligibility of Subject Development. To be eligible for a Credit, the Subject Development must be located within the Service Area of the eligible Capital Facility.

(c) Calculation of Credits. With the exception of Park Facilities Credits, Credits will be based on that portion of the costs for an eligible Capital Facility identified in the adopted Infrastructure Improvements Plan for which a development fee was assessed. If the Gross Development Fee for a particular Category of Necessary Public Service is adopted at an amount lower than the Cost per Service Unit, the amount of any Credit shall be reduced in proportion to the difference between the Cost per Service Unit and the Gross Development Fee adopted. A Credit shall not exceed the lesser of (1) the costs for an eligible Capital Facility as identified in the adopted Infrastructure Improvements Plan; or (2) the actual costs the Applicant

incurred in providing the eligible Capital Facility; ~~nor shall it exceed or~~ (3) the amount of the applicable development fee for the Subject Development.

(d) Calculation of Park Facilities Credits. Park Facilities Credits will be based on that portion of the costs for an eligible Capital Facility identified in the adopted Infrastructure Improvements Plan for which a development fee was assessed. If the Gross Development Fee for a particular Category of Necessary Public Service is adopted at an amount lower than the Cost per Service Unit, the amount of any Credit shall be reduced in proportion to the difference between the Cost per Service Unit and the Gross Development Fee adopted. The Park Facilities Credit shall be the lesser of (1) the costs for an eligible Capital Facility identified in the adopted Infrastructure Improvements Plan; or (2) the actual costs the Applicant incurred in providing the eligible Capital Facility.

~~(de)~~ Allocation of Credits. Before any Credit can be issued to a Subject Development (or portion thereof), the Credit must be allocated to that development as follows:

(1) The Developer and the City must execute a Credit Allocation Agreement including all of the following:

- a. The total amount of the Credits resulting from provision of an eligible Capital Facility.
- b. The estimated number of Service Units to be served within the Subject Development.
- c. The method by which the Credit values will be allocated within the Subject Development.

(2) It is the sole obligation of the Developer to request allocation of development fee Credits by the City through an application for a Credit Allocation Agreement.

(3) If a building permit is issued or a water connection is purchased, and a development fee is paid prior to execution of a Credit Allocation Agreement for the Subject Development, no Credits may be allocated retroactively to that permit or connection. Credits may be allocated to any remaining permits for the Subject Development in accordance with this Chapter.

(4) If the entity that provides an eligible Capital Facility sells or relinquishes a development (or portion thereof) that it owns or controls prior to execution of a Credit Allocation Agreement, Credits will only be allocated to the development if the entity legally assigns such rights and responsibilities to its successor(s) in interest for the Subject Development, together with an agreement for the assignment of and assumption of all duties between entity and the City pursuant to any agreements between the entity and City.

(5) If multiple entities jointly provide an eligible Capital Facility, all entities must enter into a single Credit ~~Allocation~~ Agreement with the City, and any request for the allocation of Credit within the Subject Development(s) must be made jointly by the entities that provided the eligible Capital Facility. Failure by any entity to enter into a Credit ~~Allocation~~ Agreement with the City shall be deemed a waiver of any rights to receive credits under this Chapter.

(6) No assignment or assumption of any Credit ~~Allocation~~ Agreement shall be recognized by the City unless such written assignment or assumption of the Credit ~~Allocation~~ Agreement is filed with the City Clerk of the City.

(e) Credit Agreement. Credits shall only be issued pursuant to a Credit ~~Allocation~~ Agreement executed in accordance with Subsection (d) of this Section. The City Council may authorize the City Manager to enter into a Credit ~~Allocation~~ Agreement as part of the approval of zoning and/or development agreements with the controlling entity of a Subject Development, subject to the following:

(1) The Developer requesting the Credit Agreement shall provide all information requested by the City to allow it to determine the value of the Credit to be applied.

(2) An application for a Credit ~~Allocation~~ Agreement shall be submitted to the City by the Developer not later than the one year anniversary of the date that the City accepted completion of and assumed ownership and/or control of the Capital Facility. Failure to submit an application for a Credit ~~Allocation~~ Agreement to the City shall be deemed a waiver of any rights to receive credits under this Chapter.

(3) The City shall promulgate a form Credit ~~Allocation~~ Agreement that has been approved by the City Attorney pursuant to Article VIII, Section 1 of the Peoria City Charter. The Developer shall review and submit all of the information set forth in this paragraph (3) for review by the City. The Credit ~~Allocation~~ Agreement shall include, at a minimum, all of the following information and supporting documentation:

a. A legal description and map depicting the location of the Subject Development for which Credit is being applied. The map shall depict the location of the Capital Facilities that have been or will be provided.

b. An estimate of the total Service Units that will be developed within the Subject Development depicted on the map and described in the legal description.

c. A list of the Capital Facilities, associated physical attributes and the related costs as stated in the Infrastructure Improvements Plan.

d. Documentation showing the date(s) and letters of acceptance by the City, if the Capital Facilities have already been provided.

e. The total amount of Credit to be applied within the Subject Development and the calculations leading to the total amount of Credit.

f. The Credit amount to be applied to each Service Unit within the Subject Development for each Category of Necessary Public Services.

(4) The applicant shall pay the cost incurred by the City in making the determination as set forth in Chapter 2 of this Code. The City as a condition of proceeding with the application will require a deposit of the reasonably estimated cost. The City's determination of the Credit to be allocated is final and not subject to any further review.

(5) Upon execution of the Credit Allocation Agreement by the City and the Applicant, Credits shall be deemed allocated to the Subject Development and applied to development fee charges as incurred. No Credit Allocation Agreement shall give rise to any other financial obligation by the City other than the provision of credits against Development Fees in accordance with the terms of the Credit Allocation Agreement.

(6) Any amendment to a previously approved Credit Allocation Agreement must be initiated within two (2) years of the City's final acceptance of the eligible Capital Facility for which the amendment is requested or such right to request an amendment is deemed irrevocably waived.

(7) Development credits must be used within ten (10) years from the date of the Credit Allocation Agreement or are deemed irrevocably forfeited.

(fg) Issuance of Credits. Credits allocated pursuant to Subsection (de) of this Section may be issued and applied toward the Gross Development Fees due from a development, subject to the following conditions:

(1) Credits issued for an eligible Capital Facility may only be applied to the development fee due for the applicable Category of Necessary Public Services, and may not be applied to any fee due for another Category of Necessary Public Services.

(2) Credits shall only be issued when the eligible Capital Facility from which the Credits were derived has been accepted by the City or acceptable forms of assurance are approved in writing by the City.

(3) Where Credits have been issued pursuant to paragraph (2) of this Subsection, a development fee due at the time a building permit is issued shall be reduced by the Credit amount stated in or calculated from the executed Credit Agreement. Where Credits have not yet been issued, the Gross Development Fee shall be paid in full.

(4) Credits, once issued, may not be rescinded or reallocated to another permit or parcel, except that Credits may be released for reuse on the same Subject Development if a building permit for which the Credits were issued has expired or been voided and is otherwise eligible for a refund under Section 20-32.(a)(2)(a) of this Chapter.

(h) Allocation and issuance of Park Facilities Credits. Park Facilities Credits shall be allocated and issued as set forth in Subsections (e) through (g) of this Section, but the following shall also apply to Park Facilities Credits:

(1) Park Facilities Credits shall be allocated and issued based on the Development Fees collected and available from all Developments within the Service Area of the eligible Park Facility.

(2) Park Facilities Credits shall be allocated and issued on a first come, first served basis. First come, first served means the priority for the allocation and issuance of Park Facilities Credits is given to Applicants according to the chronological order of the Credit Agreements received by the City and executed.

(3) Park Facilities Credits shall continue to be issued to the Developer, as prioritized pursuant to Subsection 20-40 (h)(2), until such time that either of the following occurs:

a. the Subject Development has not generated development fees within six (6) months of entering into a Credit Agreement with the City; or

b. the Subject Development has not generated an adequate amount of development fees, as required by the Credit Agreement or as determined by the City in its sole discretion, within six (6) months of being issued a permit by the City; or

c. the Developer has received all Park Facilities Credits it is entitled to pursuant to this Chapter 20 of the Peoria City Code and the terms of the Credit Agreement.

(4) If a Developer's priority right to collect Park Facilities Credits is terminated pursuant to Subsection 20-40 (h)(3) above, the priority of the allocation and issuance of Park Facilities Credits will then be reprioritized chronologically to the next Developer, and respective Credit Agreement, in the priority sequence established pursuant to Subsection 20-40 (h)(2).

**EXHIBIT E**

Sec. 20-43. Development Fees; program oversight.

(a) The Finance and Budget Department is authorized to make determinations regarding the application, administration and enforcement of the provisions of this Chapter

(a) Annual Report. Within 90 days of the end of each fiscal year, the City shall file with the City Clerk an unaudited annual report accounting for the collection and use of the fees for each service area and shall post the report on its website in accordance with A.R.S. § 9-463.05, Subsections N and O, as amended.

(b) Biennial Audit. In addition to the Annual Report described in Subsection (a) of this Section, the City shall provide for a biennial, certified audit of the City's Land Use Assumptions, Infrastructure Improvements Plan and development fees.

(1) An audit pursuant to this Subsection shall be conducted by one or more Qualified Professionals who are not employees or officials of the City and who did not prepare the Infrastructure Improvements Plan. The Audit may be done in conjunction with the preparation of the City's Audit and Consolidated Annual Financial Report.

(2) The audit shall review the collection and expenditures of development fees for each project in the plan and provide written comments describing the amount of development fees assessed, collected and spent on capital facilities.

(3) The audit shall describe the Level of Service in each Service Area and evaluate any inequities in implementing the Infrastructure Improvements Plan or imposing the development fee.

(4) The City shall post the findings of the audit on the City's website and shall conduct a public hearing on the audit within 60 days of the release of the audit to the public.

(5) For purposes of this Section a certified audit shall mean any audit authenticated by one or more of the Qualified Professionals conducting the audit pursuant to paragraph 1 of this Subsection.

**EXHIBIT F**

**FEE TABLE 27-19(a)**

Reference: Section 20-37(b)(5)

<b>Transportation, Parks, Fire and Police Development Fees</b>								
		<b>Transportation</b>		<b>Parks</b>				
<b>Land Use Type</b>	<b>Unit</b>	<b>Central</b>	<b>North</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Fire</b>	<b>Police</b>
Single-Family Det.	Dwelling	\$6,306	\$7,559	\$1,296	\$1,515	\$1,412	\$1,047	\$677
Multi-Family	Dwelling	\$3,775	\$4,525	\$881	\$1,030	\$960	\$715	\$462
Mobile Home Park	Space	\$2,957	\$3,545	\$1,089	\$1,273	\$1,186	\$881	\$569
Hotel/Motel	Room	\$4,524	\$5,420	\$91	\$106	\$99	\$582	\$376
Retail/Commercial	1,000 sq. ft.	\$7,997	\$9,587	\$117	\$136	\$127	\$1,147	\$741
Office	1,000 sq. ft.	\$3,416	\$4,095	\$194	\$227	\$212	\$704	\$455
Industrial	1,000 sq. ft.	\$3,020	\$3,624	\$13	\$15	\$14	\$111	\$72
Warehouse	1,000 sq. ft.	\$1,164	\$1,392	\$13	\$15	\$14	\$72	\$47
Public/Institutional	1,000 sq. ft.	\$2,950	\$3,536	\$13	\$15	\$14	\$199	\$129

**FEE TABLE 27-19(a)**  
**Fire and Police Development Fees**

Reference: Section 20-37(b)(5)

<b>Fire and Police Development Fees</b>			
<b>Land Use Type</b>	<b>Unit</b>	<b>Fire</b>	<b>Police</b>
Single-Family Det.	Dwelling	\$1,415	\$1,034
Multi-Family	Dwelling	\$849	\$620
Mobile Home Park	Space	\$1,005	\$734
Hotel/Motel	Room	\$425	\$310
Retail/Commercial	1,000 sq. ft.	\$1,528	\$1,117
Office	1,000 sq. ft.	\$1,104	\$806
Industrial	1,000 sq. ft.	\$382	\$279

<u>Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$127</u>	<u>\$93</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$750</u>	<u>\$548</u>

**EXHIBIT G**

FEE TABLE 27-19(b)

Reference: Section 20-37(b)(5)

<b>Water Development Fees</b>			
<b>South of Bell Road</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$3,240	\$118	\$3,358
1 in.	\$5,400	\$118	\$5,518
1½ in.	\$10,800	\$118	\$10,918
2 in.	\$17,280	\$118	\$17,398
3 in. Compound	\$32,400	\$118	\$32,518
3 in. Turbo	\$37,811	\$118	\$37,929
4 in. Compound	\$54,000	\$118	\$54,118
4 in. Turbo	\$64,800	\$118	\$64,918
6 in. Compound	\$108,000	\$118	\$108,118
6 in. Turbo	\$135,011	\$118	\$135,129
8 in. Compound	\$216,000	\$118	\$216,118
8 in. Turbo	\$243,000	\$118	\$243,118

FEE TABLE 27-19(b)  
Transportation Development Fees

Reference: Section 20-37(b)(5)

<b>Transportation Development Fees</b>					
<b><u>Land Use Type</u></b>	<b><u>Unit</u></b>	<b><u>Central</u></b>	<b><u>Central "Mixed-Use"</u></b>	<b><u>North</u></b>	<b><u>North "Mixed-Use"</u></b>
Single-Family Det.	Dwelling	\$7,417	\$5,267	\$10,349	\$7,349
Multi-Family	Dwelling	\$3,003	\$2,134	\$4,190	\$2,977
Mobile Home Park	Space	\$4,741	\$3,366	\$6,615	\$4,696
Hotel/Motel	Room	\$4,157	\$2,950	\$5,801	\$4,116
Retail/Commercial	1,000 sq. ft.	\$11,933	\$8,474	\$16,651	\$11,824
Office	1,000 sq. ft.	\$4,178	\$2,966	\$5,829	\$4,139
Industrial	1,000 sq. ft.	\$2,297	\$1,632	\$3,205	\$2,277
Warehouse	1,000 sq. ft.	\$1,167	\$828	\$1,628	\$1,156
Public/Institutional	1,000 sq. ft.	\$2,644	\$1,877	\$3,689	\$2,619

**EXHIBIT H**

**FEE TABLE 27-19(c)**

Reference: Section 20-37(b)(5)

<b>Water Development Fees</b>			
<b>North of Bell Road</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$3,627	\$118	\$3,745
1 in.	\$6,045	\$118	\$6,163
1½ in.	\$12,090	\$118	\$12,208
2 in.	\$19,344	\$118	\$19,462
3 in. Compound	\$36,270	\$118	\$36,388
3 in. Turbo	\$42,327	\$118	\$42,445
4 in. Compound	\$60,450	\$118	\$60,568
4 in. Turbo	\$72,540	\$118	\$72,658
6 in. Compound	\$120,900	\$118	\$121,018
6 in. Turbo	\$151,137	\$118	\$151,255
8 in. Compound	\$241,800	\$118	\$241,918
8 in. Turbo	\$272,025	\$118	\$272,143

**FEE TABLE 27-19(c)**  
**Neighborhood Park Development Fees**

Reference: Section 20-37(b)(5)

<b>Neighborhood Park Development Fees</b>						
<b>Land Use Type</b>	<b>Unit</b>	<b>Zone 0</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Zone 4</b>
Single-Family Det.	Dwelling	<u>No Fee</u>	<u>No Fee</u>	\$2,085	\$1,459	\$2,034
Multi-Family	Dwelling			\$1,251	\$876	\$1,221
Mobile Home Park	Space			\$1,501	\$1,051	\$1,465
Hotel/Motel	Room			\$19	\$13	\$19
Retail/Commercial	1,000 sq. ft.			\$63	\$44	\$61
Office	1,000 sq. ft.			\$104	\$73	\$102
Industrial	1,000 sq. ft.			\$38	\$27	\$37
Warehouse	1,000 sq. ft.			\$10	\$7	\$10
Public/Institutional	1,000 sq. ft.			\$65	\$45	\$63

**EXHIBIT I**

**FEE TABLE 27-19(d)**

Reference: Section 20-37(b)(5)

<b>Water Development Fees</b>			
<b>West of Agua Fria River</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$4,607	\$118	\$4,725
1 in.	\$7,678	\$118	\$7,796
1½ in.	\$15,537	\$118	\$15,475
2 in.	\$24,571	\$118	\$24,689
3 in. Compound	\$46,070	\$118	\$46,188
3 in. Turbo	\$53,764	\$118	\$53,882
4 in. Compound	\$76,783	\$118	\$76,901
4 in. Turbo	\$92,140	\$118	\$92,258
6 in. Compound	\$153,567	\$118	\$153,685
6 in. Turbo	\$191,974	\$118	\$192,092
8 in. Compound	\$307,133	\$118	\$307,251
8 in. Turbo	\$345,525	\$118	\$345,643

**FEE TABLE 27-19(d)**  
**Community Park Development Fees**

Reference: Section 20-37(b)(5)

<b>Community Park Development Fees</b>		
<b>Land Use Type</b>	<b>Unit</b>	<b>Citywide</b>
Single-Family Det.	Dwelling	\$582
Multi-Family	Dwelling	\$349
Mobile Home Park	Space	\$419
Hotel/Motel	Room	\$5
Retail/Commercial	1,000 sq. ft.	\$17
Office	1,000 sq. ft.	\$29
Industrial	1,000 sq. ft.	\$10
Warehouse	1,000 sq. ft.	\$3
Public/Institutional	1,000 sq. ft.	\$18

**EXHIBIT J**

**FEE TABLE 27-19(e)**

Reference: Section 20-37(b)(5)

<b>Wastewater Development Fee</b>			
<b>East of Agua Fria River</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$1,816	\$97	\$1,913
1 in.	\$3,027	\$97	\$3,124
1½ in.	\$6,503	\$97	\$6,150
2 in.	\$9,685	\$97	\$9,782
3 in. Compound	\$18,160	\$97	\$18,257
3 in. Turbo	\$21,193	\$97	\$21,290
4 in. Compound	\$30,267	\$97	\$30,364
4 in. Turbo	\$36,320	\$97	\$36,417
6 in. Compound	\$60,533	\$97	\$60,630
6 in. Turbo	\$75,673	\$97	\$75,770
8 in. Compound	\$121,067	\$97	\$121,164
8 in. Turbo	\$136,200	\$97	\$136,297

**FEE TABLE 27-19(e)**  
**Water Development Fees**

Reference: Section 20-37(b)(5)

<b>Water Development Fees</b>			
<b>Meter Size</b>	<b>South</b>	<b>North</b>	<b>West</b>
<b><u>Single-Family</u></b>			
¾" Disc	\$1,516	\$3,038	\$6,318
1" Disc	\$2,532	\$5,073	\$10,551
1.5" Disc*	\$2,532	\$5,073	\$10,551
<b><u>Multi-Family &amp; Non-Residential</u></b>			
¾" Disc	\$1,516	\$3,038	\$6,318
1" Disc	\$2,532	\$5,073	\$10,551
1.5" Disc	\$5,048	\$10,117	\$21,039
1.5" Ultrasonic	\$6,064	\$12,152	\$25,272
2" Disc	\$8,080	\$16,193	\$33,675
2" Ultrasonic	\$9,596	\$19,231	\$39,993

<u>3" Compound</u>	<u>\$15,160</u>	<u>\$30,380</u>	<u>\$63,180</u>
<u>3" Ultrasonic</u>	<u>\$21,982</u>	<u>\$44,051</u>	<u>\$91,611</u>
<u>4" Compound</u>	<u>\$25,272</u>	<u>\$50,643</u>	<u>\$105,321</u>
<u>4" Ultrasonic</u>	<u>\$37,900</u>	<u>\$75,950</u>	<u>\$157,950</u>
<u>6" Compound</u>	<u>\$50,528</u>	<u>\$101,257</u>	<u>\$210,579</u>
<u>6" Ultrasonic</u>	<u>\$80,848</u>	<u>\$162,017</u>	<u>\$336,939</u>
<u>8" Compound</u>	<u>\$101,072</u>	<u>\$202,543</u>	<u>\$421,221</u>
<u>8" Ultrasonic</u>	<u>\$141,488</u>	<u>\$283,537</u>	<u>\$589,659</u>

\*Single-family homes that are required to install sprinklers for fire suppression and a 1.5" meter under the Peoria Development Standards will be charged the 1" Single-family meter impact fee.

**EXHIBIT K**

**FEE TABLE 27-19(f)**

Reference: Section 20-37(b)(5)

<b>Wastewater Development Fee</b>			
<b>West of Agua Fria River</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$3,060	\$97	\$3,157
1 in.	\$5,100	\$97	\$5,197
1½ in.	\$10,200	\$97	\$10,297
2 in.	\$16,320	\$97	\$16,417
3 in. Compound	\$30,600	\$97	\$30,697
3 in. Turbo	\$35,710	\$97	\$35,807
4 in. Compound	\$51,000	\$97	\$51,097
4 in. Turbo	\$61,200	\$97	\$61,297
6 in. Compound	\$102,000	\$97	\$102,097
6 in. Turbo	\$127,510	\$97	\$127,607
8 in. Compound	\$204,000	\$97	\$204,097
8 in. Turbo	\$299,500	\$97	\$229,597

**FEE TABLE 27-19(f)**  
**Wastewater Development Fees**

Reference: Section 20-37(b)(5)

<b>Wastewater Development Fees</b>			
<b><u>Meter Size</u></b>	<b><u>East South of Beardsley Rd</u></b>	<b><u>East North of Beardsley Rd</u></b>	<b><u>West</u></b>
<b><u>Single-Family</u></b>			
¾" Disc	\$3,446	\$7,346	\$8,968
1" Disc	\$3,446	\$7,346	\$8,968
1.5" Disc*	\$3,446	\$7,346	\$8,968
<b><u>Multi-Family &amp; Non-Residential</u></b>			
¾" Disc	\$3,446	\$7,346	\$8,968
1" Disc	\$5,755	\$12,268	\$14,977
1.5" Disc	\$11,475	\$24,462	\$29,863
1.5" Ultrasonic	\$13,784	\$29,384	\$35,872

<u>2" Disc</u>	<u>\$18,367</u>	<u>\$39,154</u>	<u>\$47,799</u>
<u>2" Ultrasonic</u>	<u>\$21,813</u>	<u>\$46,500</u>	<u>\$56,767</u>
<u>3" Compound</u>	<u>\$34,460</u>	<u>\$73,460</u>	<u>\$89,680</u>
<u>3" Ultrasonic</u>	<u>\$49,967</u>	<u>\$106,517</u>	<u>\$130,036</u>
<u>4" Compound</u>	<u>\$57,445</u>	<u>\$122,458</u>	<u>\$149,497</u>
<u>4" Ultrasonic</u>	<u>\$86,150</u>	<u>\$183,650</u>	<u>\$224,200</u>
<u>6" Compound</u>	<u>\$114,855</u>	<u>\$244,842</u>	<u>\$298,903</u>
<u>6" Ultrasonic</u>	<u>\$183,775</u>	<u>\$391,762</u>	<u>\$478,263</u>
<u>8" Compound</u>	<u>\$229,745</u>	<u>\$489,758</u>	<u>\$597,897</u>
<u>8" Ultrasonic</u>	<u>\$321,615</u>	<u>\$685,602</u>	<u>\$836,983</u>

\*Single-family homes that are required to install sprinklers for fire suppression and a 1.5" meter under the Peoria Development Standards will be charged the 1" Single-family meter impact fee.

**EXHIBIT L**

**FEE TABLE 27-19(g)**

Reference: Section 20-37(b)(5)

<b>Water Resource Development Fees</b>			
<b>Off SRP Project Service Area and south of SR 74</b>			
<b>Meter Size</b>	<b>Capacity Charge</b>	<b>Customer Charge</b>	<b>Total Fee</b>
¾ in.	\$730	\$0	\$730
1 in.	\$1,217	\$0	\$1,217
1½ in.	\$2,433	\$0	\$2,433
2 in.	\$3,893	\$0	\$3,893
3 in. Compound	\$7,300	\$0	\$7,300
3 in. Turbo	\$8,519	\$0	\$8,519
4 in. Compound	\$12,167	\$0	\$12,167
4 in. Turbo	\$14,600	\$0	\$14,600
6 in. Compound	\$24,333	\$0	\$24,333
6 in. Turbo	\$30,419	\$0	\$30,419
8 in. Compound	\$48,667	\$0	\$48,667
8 in. Turbo	\$54,750	\$0	\$54,750

**FEE TABLE 27-19(g)**

**Water Resources Development Fees**

Reference: Section 20-37(b)(5)

**Water Resources Development Fees**

<b><u>Meter Size</u></b>	<b><u>Off Project Service Area (CAP)</u></b>
<b>Single-Family</b>	
¾" Disc	\$936
1" Disc	\$1,563
1.5" Disc*	\$1,563
<b>Multi-Family &amp; Non-Residential</b>	
¾" Disc	\$936
1" Disc	\$1,563
1.5" Disc	\$3,117
1.5" Ultrasonic	\$3,744
2" Disc	\$4,989
2" Ultrasonic	\$5,925

<u>3" Compound</u>	<u>\$9,360</u>
<u>3" Ultrasonic</u>	<u>\$13,572</u>
<u>4" Compound</u>	<u>\$15,603</u>
<u>4" Ultrasonic</u>	<u>\$23,400</u>
<u>6" Compound</u>	<u>\$31,197</u>
<u>6" Ultrasonic</u>	<u>\$49,917</u>
<u>8" Compound</u>	<u>\$62,403</u>
<u>8" Ultrasonic</u>	<u>\$87,357</u>

\*Single-family homes that are required to install sprinklers for fire suppression and a 1.5" meter under the Peoria Development Standards will be charged the 1" Single-family meter impact fee.