

RESOLUTION NO. 75-23

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AMENDING THE DEVELOPMENT USER FEE SCHEDULE TO CLARIFY THE EXPIRATION DATE OF INCENTIVE AREA B; CREATING AND DEFINING THE MONROE INCENTIVE CORRIDOR; AMENDING THE DEVELOPMENT USER FEE SCHEDULE TO INCLUDE THE MONROE INCENTIVE CORRIDOR; AND REPEALING CONFLICTING RESOLUTIONS.

WHEREAS, on May 15, 2018, the City Council of the City of Buckeye, Arizona (“City”) adopted Resolution No. 32-18 which established certain reduced development user fees to incentivize redevelopment and growth within the Historic Downtown Buckeye Activity Center, as documented in the City’s Development User Fee Schedule; and

WHEREAS, on December 21, 2021, the City Council adopted Resolution No. 94-21 which expanded the geographic area eligible for the reduced development user fees, and outlined additional terms and conditions for the incentive; and

WHEREAS, the expiration date of prior Incentive Area B was not specified in a month, day and year format, and should be clarified to avoid ambiguity to the users of the Development User Fee Schedule; and

WHEREAS, creating an enhanced incentive in the City’s core downtown areas along Monroe Avenue and 4th Street, such as that proposed for the Monroe Incentive Corridor, will provide long-term economic benefits to the community and specifically Downtown Buckeye.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The amendments to the Development User Fee Schedule, Section 7: “Incentive District” clarifying the expiration date of Incentive Area B and creating and defining the Monroe Incentive Corridor, set forth in legislative format in the attached Exhibit “A” and incorporated herein by reference, are hereby approved.

Section 3. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 4. That the Mayor, the City Manager, the City Clerk, the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

///

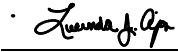
///

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona,
this 18th day of July, 2023.



Eric W. Orsborn, Mayor

ATTEST:



Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:



K. Scott McCoy, City Attorney

**EXHIBIT A
TO
RESOLUTION NO. 75-23**

[Amendments to Section 7 of Development User Fee Schedule]

See following pages.



SECTION 7: Incentive District

Fee Structure: All fees charged as detailed below.

1. Downtown Incentive District
 - a. This district is to incentivize the downtown Buckeye area for redevelopment and growth.
 - b. The incentive for this area is a 75% reduction on all User Fees as identified in this document with the exception of items (c) and (d) below.
 - c. The incentive does not apply to the following;
 - i. The Office of Manufactured Housing Set Fee
 - ii. Business License Fees
 - iii. All Class Permits, (Section 3)
 - iv. MIDS and SLIDS, (Section 3)
 - v. Annual Fees as listed under the Class Permits, (Section 3)
 - vi. All fees adopted under other council action or other fees schedules such as;
 1. Development Impact Fees
 2. Water Fees
 - vii. Unincorporated land developed through Maricopa County
 - d. Within Incentive Area B (as shown on the following map) the incentive does not apply to the following land uses. Note, there are no restricted land uses for Incentive Area A;
 - i. Single-Family Residential
 - ii. Multi-Family Residential with less than fifteen (15) dwelling units per acre net density
 - iii. Mobile Home Park
 - iv. Manufactured Home Subdivision
 - v. Group Living Use Category uses
 - vi. Marijuana related uses
 - vii. Telecommunication Facility Use Category uses
 - viii. Vehicle Storage
 - ix. Resource Extraction
 - x. Storage Yard
 - xi. Waste and Salvage Use Category uses
 - xii. Temporary Uses.
 - e. Incentive Area B will be offered for three (3) years from the effective date of ~~this the creation of Incentive Area B User Fee Schedule, expiring January 21, 2024,~~ and may be extended by approval of the City Council.
 - f. Monroe Incentive Corridor (MIC). A 100% full reduction of fees, as excepted in this Section, will apply to properties that direct frontage on either Monroe Avenue between

Miller Road (1st Street) and Baseline Road and/or 4th Street between Narramore Avenue and Irwin Avenue. The Monroe Incentive Corridor does not apply to properties with obsolete zoning and only applies to land uses allowed within the Downtown Commercial (DC) zoning district.

24

Revised: 08-01-2023

fg. The pictorial area for the Downtown Incentive Districts A and B, and the Monroe Incentive Corridor are identified on the following map. Incentive Districts A and B are not inclusive of each other – the boundaries are unique and distinct without overlapping. The MIC, however, intersects Incentive District A in such a way that project failing to meet the MIC requirements may still qualify for the Incentive District A benefits.

gh. The Legal Description for the Downtown Incentive Districts are on the following pages. The MIC is defined in subsection f. above.

24-1

Revised: 08-01-2023

