2017-18943 RESOLUTION
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Requested By:YUMA COUNTY BOARD OF SUPERVISORS
Recorded By: aavila
Robyn Stallworth Pouquette County Recorder, YUMA County AZ

Please return original document
to the **Yuma County Board of Supervisors Office,**
ATTENTION: Dunia Federico/ 373-1102
(Name & phone number)

TYPE OF DOCUMENT:
Resolution No. 2017-17

DOCUMENT APPROVAL:
(Check appropriate box, fill in blanks.)
Approved by Yuma County Board of Supervisors:
July 17, 2017, Item No. D6

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YUMA COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 2017-17

ADOPTING THE
YUMA COUNTY VIRTUAL BUILDING PROGRAM

WHEREAS: Yuma County is authorized to participate in Economic Development activities pursuant to Arizona Revised Statutes ("A.R.S.") §§ 11-201, 11-251.21, 11-254, and 11-254.04, and

WHEREAS: The Yuma County Board of Supervisors is desirous of promoting economic development that increases business and employment opportunities for Yuma County residents,

WHEREAS: A Virtual Building Program will aid Yuma County, the Greater Yuma Economic Development Corporation, and 4FrontED in business recruitment and expansion efforts by adding additional sites to the official Arizona Commerce Authority list, reducing effective permitting timelines and deferring permit fees, and

WHEREAS: The Department of Development Services can conduct an expedited permit review to assist qualifying developers as needed to meet financial and time constraints.

NOW, THEREFORE, BE IT RESOLVED, that the Yuma County Board of Supervisors hereby adopts Resolution No. 2017-17 establishing a Virtual Building Program for Yuma County as attached hereto.

Adopted this 17th day of July, 2017.

Marco A. "Tony" Reyes, Chairman

ATTEST:

SUSAN K. THORPE
County Administrator/Clerk of Board

APPROVED AS TO FORM AND DETERMINED TO BE WITHIN THE SCOPE OF PERFORMANCE OF DUTY OF THE YUMA COUNTY BOARD OF SUPERVISORS:

JON R. SMITH, County Attorney

Yuma County Virtual Building Program

(per Resolution No. 2017-17 adopted July 17, 2017)

Section One: Purpose

Virtual building development is a process similar to the model home concept used in residential construction, except in this instance, it is used to create, review and approve basic plans for a model **industrial or manufacturing** building for specific sites. Virtual manufacturing and industrial buildings would be used to meet current economic development demands of industry and the community. The virtual state means that the full preliminary building plans have been developed and engineered to meet the standard specifications and submitted to the appropriate local governing agency for review and approval. Once the local agency approves the building construction plans with tenant specific improvements, a developer can obtain permits for construction. Additionally, the virtual building model can be used for marketing purposes by groups affiliated with Yuma County such as GYEDC and 4FrontED.

Section Two: Yuma County Participation

All developers desiring to develop a virtual building project must have participated in a Project Assessment meeting with Development Services staff. For properties that are eligible for developing a virtual building site, Yuma County will defer collecting permit review fees for actual building construction until after the building has been constructed but prior to the County issuing the Certificate of Occupancy for the building. Since the intent is to promote industrial and manufacturing uses, only those sites in Light Industrial, Heavy Industrial, Intensive Industrial, Planned Development, and Rural Area Zoning Districts are eligible for the Virtual Building Program.

Section Three: Third Party Agreements

A property owner wanting to participate in the Yuma County Virtual Building Program shall understand that the engineering and design considerations are separate from the Yuma County property eligibility review and permit deferral application. Yuma County is not a party to any agreements a property owner or developer makes with engineering and architectural firms related to the Virtual Building Program.

Section Four: Requirements

Eligible Properties: Those properties eligible to participate in Yuma County Virtual Building Program shall possess the following characteristics:

1. The site must be utility-ready, meaning that the site is served by, has demonstrated access to, or has constructed, a water source, fire protection capability, wastewater treatment (by septic or connection central collection and treatment), communications (including cable or broadband), and electricity. For

those sites featuring natural gas, the connection must be stubbed out to the property line to be considered as having access to or being served.

2. The property must be a minimum of two (2) acres in size.
3. The primary lot can be less than two (2) acres in size if adjacent lots can be reconfigured and combined with the primary lot to create a 5-acre minimum lot as long as the lot combination does not create a subdivision or impact perimeter road systems.
4. All entitlements necessary for virtual building development must be secured prior to program participation, or in the event entitlements are necessary, developers can submit entitlement applications to be processed concurrently with the virtual building review. The Department of Development Services will not issue construction permits until a developer has secured all necessary entitlements.
5. The building layout shall be a minimum of twenty-thousand square feet (20,000 ft^2) in size. A smaller building footprint may be considered if the building size is restricted by parcel configuration or physical limitations and the economic benefits can be demonstrated. The amount of reduction allowed shall be the minimum required to address the configuration or physical limitation and shall not exceed ten percent (10%).
6. The property developer is responsible for any offsite improvements required as part of the property's intended use. All offsite improvements shall be constructed and approved by Yuma County prior to the issuance of a Certificate of Occupancy.
7. The owner has the ability to request minor modifications to the building footprint while construction is proceeding in order to meet the specific tenant needs. The Yuma County Department of Development Services must review all construction modification requests.
8. The property is deemed eligible to participate in the Yuma County Virtual Building Program upon a fully-executed Permit Fee Deferral Agreement with Yuma County.

Section Five: Incentives

Any incentives will be awarded pursuant to the Yuma County Incentive Policy, Resolution No. 2016-18. Properties that are eligible for the Virtual Building Program may also qualify for incentives under the Yuma County Incentive Policy. The specific incentives will be related to reimbursement for the infrastructure a business constructs that becomes a County asset. Types of infrastructure eligible for reimbursement include, but are not limited to, improvements to the County roadway system, solid waste facilities, storm water management system, or other similar improvements. Yuma County will consider partnerships with other municipalities and government agencies as appropriate.

Section Six: Authorities of the Director of Development Services

The Director of Development Services is authorized to defer permit review fees when the all requirements of Section Four are met, application is made by the property owner or authorized representative requesting deferred fees, and approved application is recorded with the Yuma County Recorder.

Section Seven: Form of Application and Approval

Permit Fee Deferral Application

This Permit Fee Deferral Application is made in accordance with A.R.S. §§ 11-201, 11-251, 11-254, and 11-254.04, and Resolution No. 2017-17. Permit Fee Deferral is approved when indicated and signed by the Director of Development Services and recorded with the Yuma County Recorder by the applicant.

Project Name, Location & Description

Project Name: _____

Tax Parcel Identification Number: _____

Project Location: _____

Project Description: _____

Applicant's Information

Applicant's Name: _____

Address: _____

City, State, ZIP _____

Phone: _____ Fax: _____

Owner's Information

Owner's Name: _____

Owner's Address: _____

City, State, ZIP: _____

Phone: _____ Fax: _____

Eligibility Certification

By signing below, I certify that:

1. The site is utility-ready.

2. The property or combination of properties is a minimum of two (2) acres in size without creating a subdivision or unresolved impact to perimeter road systems.

3. All entitlements necessary for virtual building development are secured or application(s) have been made.

4. The building layout shall be a minimum of twenty-thousand square feet (20,000 ft^2) in size unless otherwise approved in writing by the Development Services Director.

By signing below, I acknowledge that:

5. This application, if approved, will defer fees but not waive fees. Certificates of Occupancy will not be issued on the parcel for any project until deferred fees associated with this project are paid.

6. Incomplete or inaccurate submittals by the owner, applicant or any other representative may result in delays, return of submittals, or denial of this application.

7. Department of Development Services will not issue construction permits until a developer has secured all necessary entitlements.

8. The property developer is responsible for any offsite improvements required as part of the property's intended use.

9. All offsite improvements shall be constructed and approved by Yuma County prior to the issuance of a Certificate of Occupancy.

10. All modifications to the planned improvements, whether before or during construction, shall be submitted and approved by Department of Development Services prior to implementation.

_____

Signature Date

_____

Printed Name

Approved _____ Denied_____

By: _____ Date: _____

Director of Development Services

Section Seven: Sample Application