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House Engrossed

State of Arizona  
House of Representatives  
Forty-fifth Legislature  
Second Regular Session  
2002

# HOUSE BILL 2105

AN ACT

AMENDING TITLE 11, CHAPTER 2, ARTICLE 4, ARIZONA REVISED STATUTES, BY ADDING SECTION 11-254.05; RELATING TO COUNTY DEVELOPMENT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Title 11, chapter 2, article 4, Arizona Revised Statutes,  
3 is amended by adding section 11-254.05, to read:  
4 11-254.05. County infill incentive districts  
5 A. THE BOARD OF SUPERVISORS MAY DESIGNATE AN INFILL INCENTIVE DISTRICT  
6 IN ANY UNINCORPORATED AREA OF THE COUNTY THAT MEETS AT LEAST THREE OF THE  
7 FOLLOWING REQUIREMENTS:  
8 1. THERE IS A LARGE NUMBER OF VACANT, OLDER OR DILAPIDATED STRUCTURES.  
9 2. THERE IS A LARGE NUMBER OF VACANT OR UNDERUSED PARCELS OF PROPERTY  
10 THAT ARE OF SMALL OR INAPPROPRIATE SIZES OR THAT ARE ENVIRONMENTALLY  
11 CONTAMINATED, THAT ARE OWNED BY DIFFERENT OWNERS AND THAT ARE LOCATED IN AN  
12 AREA THAT LACKS THE PRESENCE OF DEVELOPMENT AND INVESTMENT ACTIVITY COMPARED  
13 TO OTHER AREAS IN THE COUNTY.  
14 3. THERE IS A LARGE NUMBER OF PARCELS OF PROPERTY OR BUILDINGS WHERE  
15 NUISANCES EXIST OR OCCUR.  
16 4. THERE IS A HIGH OCCURRENCE OF CRIME.  
17 5. THERE IS A CONTINUING DECLINE IN POPULATION.  
18 B. BEFORE ESTABLISHING AN INFILL INCENTIVE DISTRICT, THE BOARD OF  
19 SUPERVISORS SHALL:  
20 1. IDENTIFY THE BOUNDARIES OF THE PROPOSED DISTRICT.  
21 2. NOTIFY THE OWNERS OF PRIVATE PROPERTY IN THE PROPOSED DISTRICT AND  
22 PROPERTY MANAGERS OF FEDERAL AND STATE LAND IN THE PROPOSED DISTRICT BY FIRST  
23 CLASS MAIL SENT TO THE ADDRESSES ON THE MOST RECENT TAX ROLL. THE NOTICE  
24 SHALL BE MAILED AT LEAST FIFTEEN DAYS BEFORE THE HEARING HELD PURSUANT TO  
25 PARAGRAPH 4 OF THIS SUBSECTION.  
26 3. PUBLISH NOTICE OF THE PROPOSED DISTRICT IN A NEWSPAPER OF GENERAL  
27 CIRCULATION IN THE COUNTY ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS BEFORE THE  
28 HEARING HELD PURSUANT TO PARAGRAPH 4 OF THIS SUBSECTION.  
29 4. HOLD AT LEAST ONE PUBLIC HEARING IN THE COUNTY SUPERVISORIAL  
30 DISTRICT IN WHICH THE PROPOSED DISTRICT IS LOCATED TO PROVIDE INFORMATION AND  
31 RECEIVE PUBLIC COMMENTS.  
32 C. IF, AFTER THE HEARING, IT APPEARS TO THE BOARD THAT THE PUBLIC  
33 INTEREST, CONVENIENCE AND WELFARE WILL BE SERVED BY ESTABLISHING A COUNTY  
34 INFILL DISTRICT, THE BOARD MAY ESTABLISH THE DISTRICT BY ADOPTING A  
35 RESOLUTION STATING THE REASONS FOR ESTABLISHING THE DISTRICT AND THE SPECIFIC  
36 CONDITIONS DESCRIBED IN SUBSECTION A THAT QUALIFY THE AREA FOR A DISTRICT.  
37 D. IF THE BOARD OF SUPERVISORS ESTABLISHES AN INFILL INCENTIVE  
38 DISTRICT, IT SHALL ADOPT AN INFILL INCENTIVE PLAN TO ENCOURAGE REDEVELOPMENT  
39 IN THE DISTRICT. THE PLAN SHALL EMPHASIZE VOLUNTARY INCENTIVES, INCLUDING,  
40 IF APPROPRIATE, CONTINUING TRADITIONAL RURAL AND AGRICULTURAL  
41 ENTERPRISES. THE PLAN MAY INCLUDE:  
42 1. EXPEDITED ZONING OR REZONING PROCEDURES.  
43 2. EXPEDITED PROCESSING OF PLANS AND PROPOSALS.  
44 3. WAIVERS OF COUNTY AND COUNTY IMPROVEMENT DISTRICT FEES AND  
45 ASSESSMENTS FOR DEVELOPMENT ACTIVITIES.  
46 4. WAIVERS OF DEVELOPMENT STANDARDS AND PROCEDURAL REQUIREMENTS.