



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: December 8, 2022

TO: Mayor & Town Council

THROUGH: Gilbert Davidson, Town Manager

FROM: Fernando Gonzalez, Development Services Director

DEPARTMENT: Development Services

AGENDA TYPE: New Business (for Review, Comment, And/or Possible Action)

SUBJECT: Annexation (ANX22-001) Approx 19.9 acres - Consideration & Possible Action (1st Reading) [Ernest Rubi, Development Services Deputy Director]

STRATEGIC PLAN FOCUS AREA: Prosperous Community means creating an environment where our residents can thrive for a lifetime via job opportunities, a variety of housing options, and a safe and healthy lifestyle with a diversified and growing economy.

SUMMARY/BACKGROUND:

This proposed annexation (ANX22-001) comprises approximately 19.9 acres located at the intersection of Glassford Hill Rd, Long Look Dr. and Lone Cactus Dr. The current County zoning is RCU-2A (Residential; Single Family; Rural) and would be annexed with the related Town zoning of RCU-70. The majority of the property is owned by Fain Land & Cattle Company, Fain Signature Group (and includes a Town of Prescott Valley well site). Needed water, sewer and other public utilities are available to the site. It is identified as low-density residential in the General Plan 2035. It is anticipated that approximately 8-acres of the site will be used to develop a church in the future.

A blank annexation petition was filed with the Yavapai County Recorder's Office on October 14, 2022 to start the necessary 30-day waiting period. The Town Council held a public hearing on November 10, 2022, after statutory notice. Said notice included advertisement in the Daily Courier, physical postings in at least three (3) locations within the Town, a site posting, and mailings to listed property owners and the Yavapai County Board of Supervisors. Once the 30-day waiting period elapsed, signed annexation petitions were obtained from the owners of the property who would be

subject to taxation by the Town (and representing more than one-half (1/2) of the owners of the real and personal property in the annexation territory). Those signed petitions were then filed with the Yavapai County Recorder's Office on November 18, 2022. This Ordinance No. 915 is now ready for Council action in accordance with ARS §9-471.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

[Note also: like most annexations during the history of the Town, this action is being proposed as an emergency measure solely for the purpose of allowing the Ordinance to be adopted by a single reading under Town Code §2-05-030 (rather than two). As set forth in Arizona case law, the opportunity for interested parties to file a verified petition in opposition in the Superior Court per ARS §9-471(C) during the next 30 days remains available.]

RECOMMENDED MOTION:

Motion to read Ordinance No. 915 annexing into the Town approximately 19.9 acres (ANX22-001) once by title only as an emergency measure, then place the same on final passage, **OR** Motion to read Ordinance No. 915 annexing into the Town approximately 19.9 acres (ANX22-001) by title only on two separate occasions, then place the same on final passage, **OR** Motion not to read Ordinance No. 915 annexing into the Town approximately 19.9 acres (ANX22-001). **VOTE.**

[if the motion is in favor of reading the Ordinance as an emergency measure, the Mayor instructs the Town Clerk to read Ordinance No.915 by total only for the Final Reading, then asks "Shall the Ordinance Pass?"] **VOTE.**

STAFF RECOMMENDATION:

Staff recommends approving Ordinance No. 915 as an emergency measure adopting ANX22-001.

FISCAL ANALYSIS:

Possible development of the property will provide revenue from issuance of development permits.

Council Action at the Meeting:

ATTACHMENTS: Yes