



TOWN OF PRESCOTT VALLEY STAFF REPORT

DATE: December 8, 2022

TO: Mayor & Town Council

THROUGH: Gilbert Davidson, Town Manager

FROM: Ryan Judy, Deputy Town Manager

DEPARTMENT: Town Manager's Office

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

SUBJECT: Land Use Assumptions/Infrastructure Improvement Plan - Consideration & Possible Action (Approve) [Ryan Judy, Deputy Town Manager]

STRATEGIC PLAN FOCUS AREA: Quality of Life means enhancing public safety, infrastructure, connectivity, and recreational space and programs the Town maintains for its residents.

SUMMARY/BACKGROUND:

Like most Arizona municipalities, the Town imposes Development Impact Fees (DIFs) to offset the cost of certain new infrastructure and services (streets, parks, public safety, & library) attributable to growth. The Town adopted its current DIF schedule in 2014 and has made two minor amendments since then to adjust for changes in project priority. Examples of projects funded by impact fees since 2014 include the Police station expansion, Sunset Lane improvements, Glassford Hill/Long Look Road Intersection widening, and Bob Edwards Park. Impact fees are also used to pay a portion of the debt service for the Joint Facility that includes the Library.

Application of DIFs is highly regulated by state statute, requiring multiple public hearings and a lengthy adoption schedule for related Land Use Assumptions (LUAs) and the Infrastructure Improvement Plan (IIP). Once a new DIF Report is adopted that includes the LUAs and the IIP, there is a minimum 75-day waiting period before the DIFs become effective.

As part of its overall review of fees and charges, the Town has begun the new DIF adoption process. The Town previously held a public hearing on the combined LUA/IIP document on October 13, 2022.

Staff is presenting the combined LUA/IIP document for Council consideration and adoption. Changes were made to the draft LUA/IIP based on public (including growth/non-growth percentages for some parks projects).

[Note: the Development Impact Fee Report that details how each category fee is proposed to change will be included for the next public hearing scheduled on January 12, 2023.]

Schedule:

Dec 8, 2022 – Adopt IIP/LUAs
Jan 12, 2023 – Public Hearing for DIF Report
Feb 23, 2023 – Adopt DIF Report & Fees
May 15, 2023 – New DIFs become effective

RECOMMENDED MOTION:

Motion to approve the 2022 combined Land Use Assumptions/Infrastructure Improvement Plan document, **OR** Motion not to approve the proposed LUA/IIP document. **VOTE.**

STAFF RECOMMENDATION:

Staff recommends approval of of the 2022 combined Land Use Assumptions/Infrastructure Improvement Plan document.

FISCAL ANALYSIS:

DIFs are an essential component of the Town's revenue program for providing needed public infrastructure to the community.

Council Action at the Meeting:

ATTACHMENTS: Yes