



# City of Maricopa

## Legislation Details (With Text)

<b>File #:</b>	RES 19-42	<b>Version:</b>	1	<b>Name:</b>	RESO - Land Use Assumptions, IIP & Dev Fees
<b>Type:</b>	Resolution	<b>Status:</b>	Passed		
<b>File created:</b>	8/13/2019	<b>In control:</b>	City Council Regular Meeting		
<b>On agenda:</b>	9/3/2019	<b>Final action:</b>	9/3/2019		
<b>Title:</b>	A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving the Land Use Assumptions, Infrastructure Improvements Plan, and Preliminary Development Fee report and declaring those certain documents filed with the City Clerk of the City of Maricopa to be a public record. Discussion and Action.				
<b>Sponsors:</b>	Rick Horst				
<b>Indexes:</b>	Community Resources and Quality of Life Amenities, Economic Development, Fiscal Policies and Management, Safe and Livable Community, Well Planned Quality Growth and Development				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Resolution, 2. Maricopa IIP and Development Fee Report				

Date	Ver.	Action By	Action	Result
9/3/2019	1	City Council Regular Meeting	Approved	Pass

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving the Land Use Assumptions, Infrastructure Improvements Plan, and Preliminary Development Fee report and declaring those certain documents filed with the City Clerk of the City of Maricopa to be a public record. Discussion and Action.

In order to continue collecting Development Impact Fees, the City must comply with Arizona Revised Statute (ARS) §9-463.05, by updating the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) prepared in 2014 by TischlerBise. TischlerBise was selected to prepare this update. The LUA section of the report incorporates information provided by City staff to establish current land use and projected land use in 10 years. Single-family, multi-family, commercial/retail, office, industrial and institutional uses of land have been projected to establish the need for growth-related infrastructure. The IIP section of the report is incorporated into the discussion of each fee category (Parks & Recreation, Libraries, Police, Fire and Streets).

The following three components must be included as part of adopting and collecting development impact fees. These components must be updated at least every five years.

- 1. Land Use Assumptions* - Projections of changes in land uses, densities, intensities, and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.
- 2. Infrastructure Improvement Plan* - A written plan that identifies each necessary public service or facility expansion that is proposed to be the subject of a development fee that complies with the requirements of ARS §9-463.05. This is based on the City's Capital Improvements Plan.
- 3. Development Fees* - The fees to fund the infrastructure made necessary due to development.

Although the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report contains all three elements, the *Land Use Assumptions* and *Infrastructure Improvement Plan* (1 and 2, above) must be approved prior to the adoption of the *Development Fees*.

The *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report was

posted on the City's website on May 1, 2019, to provide interested parties with a minimum of 60 days notice of the planned Public Hearing. An email was sent to stakeholders with a link to where the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report could be obtained as well as City staff contact information for additional questions.

A Public Hearing was held on July 16, 2019, for Mayor and Council to hear public comments regarding the *DRAFT* - Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee report.

Brenda Hasler, Senior Financial Analyst will present this item.

Staff recommends the Mayor and City Council formally adopt, pursuant to Arizona Revised Statutes §9-463.05, the Land Use Assumptions, Infrastructure Improvements Plan, and Preliminary Development Fees report which serves as the basis for development impact fees proposed to be effective February 2020. If adopted, staff recommends posting the notice of intent to modify Development Impact Fees effective February 2, 2020 and to establish October 15, 2019 as the date of the public hearing.