

# CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and City Council

From: Jim Cronk, Planning Director (779-7631, ext. 7238)

Planning & Development Services

**Date:** August 27, 2008

Meeting Date: September 8, 2008

TITLE: CONSIDERATION OF PUBLIC HEARING regarding the addition of Chapter

10-18 (Development Fees) as code changes in the Land Development Code.

#### RECOMMENDED ACTION:

It is recommended that the City Council open the public hearing, receive citizen input, and close the public hearing.

#### **ACTION SUMMARY:**

The City Council is required to hold a public hearing for a text amendment to the Land Development Code in accordance with Section 10-10-004-0007 of the Land Development Code.

The purpose of the August 18, 2008 meeting is to hold a public hearing on the proposed amendments to the Land Development Code as described in a companion Staff Summary.

#### **DISCUSSION:**

Background/History: The City hired TischlerBise in 2005 to complete a study for a Development Fee Program. Development fees are also known as impact fees. The TischlerBise study, the Infrastructure Improvement Plan and Development Fee Study ("IIP and Fee Study"), examined the City's needs for infrastructure improvements to support the development policies contained in the Regional Land Use & Transportation Plan. This report was modified in 2007 to reflect change in state statutes. On April 21, 2008, TischlerBise presented their findings to the Council. The Council directed staff to prepare the required 60-day Notice of Intent Resolution. Resolution 2008-26 was subsequently adopted by Council at their May 6, 2008 meeting.

**Key Considerations:** The consultant's IIP and Fee Study examined the City's future needs related to Library, Parks & Recreation, Open Space and Trails, Police, Fire, Public Works, General Government, and Transportation. The study identified the needs of those facilities for various residential and commercial uses. The study concluded that for a single-family home the cost of providing all needed facilities would be \$15,199.

This study identified costs allowable under state law and was reviewed by many stakeholder groups. The result of those discussions and Council direction is a staff recommendation to reduce the Parks & Recreations fee and eliminate the Transportation



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fee. This results in a fee for a single-family home of \$7,113. A summary of the Staff recommended fees for all uses is attached.

The consultant's study identifies the cost of facilities needed to support new growth. One method of paying for these needs is development fees. The current method used is exactions. Under this method, the City and the developer negotiate the developer's contribution to facilities critical to support that development. These obligations are often required as a condition of the development approval or in a development agreement. Items such as vehicles and equipment are often not included in this method.

## **Community Benefits and Considerations:**

Holding a public hearing on a text amendment to the Land Development Code provides an opportunity for the public to express their opinions on the proposed amendments and be heard.

# Financial Implications:

Not applicable.

### **Options and Alternatives:**

The City Council is required to hold a public hearing for a text amendment to the Land Development Code in accordance with Section 10-10-004-0007 of the Land Development Code.

Department Head (Acknowledgment that all reviews have been completed and required approvals initialed below.)

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