



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:	April 5, 2017	<input type="checkbox"/> Motion
DEPARTMENT:	Engineering	<input type="checkbox"/> Resolution
DIVISION:	Development Engineering	<input type="checkbox"/> Ordinance - Introduction
		<input type="checkbox"/> Ordinance - Adoption
		<input checked="" type="checkbox"/> Public Hearing

TITLE:

Public Hearing: Land Use Assumptions and Infrastructure Improvements Plan

SUMMARY RECOMMENDATION:

Conduct a public hearing on proposed Land Use Assumptions and the Infrastructure Improvements Plan. (Engineering/Development Engineering) (Andrew McGarvie)

REPORT:

Arizona Revised Statutes (A.R.S.) §9-463.05 requires the City to update the Land Use Assumptions (LUA) and the Infrastructure Improvements Plan (IIP) every five years prior to considering the updating of development fees. The statute defines LUA as 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. The IIP is a written plan that identifies each necessary public service or facility expansion that is proposed to be the subject of a development fee. The service area under consideration is the North Service Area, which includes that portion of the City north of 56th Street (County 14th Street). No development fees are collected in the South Service Area (south of 56th Street).

At least 60 days prior to the scheduled public hearing, the municipality shall schedule and provide notice of a public hearing to discuss and review the update. The municipality shall also release the LUA and IIP to the public, and post the plan on its website. Notice was published in the Yuma Sun newspaper and on the City website on February 2nd, 2017, and the document has been available for public review through the website and the City Clerk's Office.

The public hearing is for the public to make comments and the City Council to determine whether to amend the assumptions and plan. The statute requires City Council to either approve or disapprove the LUA and IIP within a window of not less than 30 days from the public hearing and not more than 60 days of the public hearing. Adoption of the LUA and IIP is scheduled for the regular City Council meeting of May 17, 2017.

After adoption of the land use assumptions and infrastructure improvements plan, the public hearing on updated development fees will be scheduled for February 21, 2018.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. Draft Land Use Assumptions, Infrastructure Improvements Plan, and 2. Development Fee update (all one document) 3. www.yumaaz.gov/city-engineering/development-engineering-services.html 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		3/28/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		3/28/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Joshua Scott		3/21/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Andrew McGarvie		3/20/2017		