

ORDINANCE NO. O23-54

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING
THE LAND USE ASSUMPTIONS AND INFRASTRUCTURE
IMPROVEMENT PLAN RELATED TO THE FUTURE
ADOPTION OF DEVELOPMENT IMPACT FEES.

WHEREAS, the City of Glendale retained TischlerBise to conduct a study to analyze and assess growth and development projections for the City of Glendale to determine the additional demand on certain City facilities, equipment and vehicles as permitted and required by A.R.S. § 9-463.05; and

WHEREAS, on May 5, 2023, City approved an agreement with TischlerBise, Inc. for consulting services to update the Water and Wastewater Infrastructure Improvement Plan and Development Impact Fee schedule; and

WHEREAS, TischlerBise prepared certain Land Use Assumptions and an Infrastructure Improvement Plan, which analyzed among other things the existing levels of service provided by the City, the future anticipated need for additional expenditures related to new development in order to maintain those levels of service for the various categories of development and other potential revenue sources related to new development that could be used to offset the impacts of new development, all in accordance with A.R.S. § 9-463.05; and

WHEREAS, the City, after public notice and hearing on May 14, 2019, adopted a resolution to advance the Land Use Assumptions and the Infrastructure Improvements Plan on May 14, 2019 by Resolution R19-52; and

WHEREAS, the Report has been presented to, and reviewed by, the City Council of the City of Glendale, who have determined: (1) that the proposed update of the existing fee schedule to the impact fees set forth in the Report are necessary to offset some of the costs associated with meeting future City facilities, equipment and vehicle needs pursuant to the development projections of the City; (2) that the proposed development impact fees bear a reasonable relationship to the burden imposed on the City to provide additional capital items for new residents and development to maintain appropriate levels of service, and provides a benefit to these new residents reasonably related to the revised and new fees; and (3) that the amount of the fees are roughly proportional to the pro rata share of the additional capital items needed to provide adequate municipal services to the new development, while maintaining the existing levels of service currently provided to City residents and businesses; and

WHEREAS, the City, after public notice and hearing on June 25, 2019, adopted the Land Use Assumptions and Infrastructure Improvement Plan related to the future adoption of the development impact fees by Ordinance O19-93; and

WHEREAS, the City, after public notice and hearing on September 24, 2019, adopted Ordinance O19-82 updating the Development Impact Fee identified in the Infrastructure Improvement Plan and development fee report; and

WHEREAS, on June 27, 2023, staff presented at Workshop an update on the progress of the Water and Wastewater Land Use Assumptions and Infrastructure Improvement Plan Land; and

WHEREAS, on September 12, 2023, Council approved bringing the Water and Wastewater Land Use Assumptions and Infrastructure Improvement Plan and Land Use Assumptions Plan forward for adoption at the October 24, 2023 voting meeting.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Council adopts the Land Use Assumptions and the Infrastructure Improvements Plan as set for in the Infrastructure Improvements Plan and the Draft Development Fee Report prepared by TischlerBise and Dated October 24, 2023.

SECTION 2. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

SECTION 3. That the City Clerk is accordingly instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 24th day of October, 2023.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager