

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: October 16, 2014**

SUBJECT: Town Code Chapter 14 Subdivision Code Revision

SUBMITTING DEPARTMENT: Community Development Department

PREPARED BY: Carmen Ogden and Joe Scott, Planners, for Richard T. Parker, Community Development Director

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: None

SUMMARY/BACKGROUND: In order to proactively protect the character and add value to the community from the effects of an expanding built environment, the Community Development Director and Planning Staff are in the process of developing a revised subdivision code. The intent of the revision is to provide guidance to staff, the community, and builders which encourage development while ensuring that such development incorporate a higher level of integrated design. This revision seeks to reflect the manner in which land division and residential developments are processed by the Community Development Department (CDD) and to ensure that business-friendly, responsive and efficient processes are provided for by the Town.

Producing a quality document is the result of a collaborative process which involves the input of a team of stakeholders rather than the work of an individual. Initiation of this process began with the internal review of the document by various Town Departments including Community Development, Public Works, the Legal Department and the Town Engineer. Staff is presenting design elements for review by the Arts and Culture Commission this month for their input. Staff will continue to incorporate input gathered from the collaborators through finalization of the product.

The progression which Staff proposes to follow is to present the timeline this month to the Commission and Council to initiate the process. As soon as the document is finalized, it will be presented to the Planning Commission for discussion and review followed by presentation of the document to the Town Council as a Work Study item. Subsequently the document will be submitted for recommendation of approval by the Planning Commission and consideration and adoption of the regulations by the Town Council thereafter.

OPTIONS ANALYSIS: Discussion Only – No Options Analysis Provided.

ACTION OPTION: Discussion Only – No Action Options Provided.

RECOMMENDATION: Staff ultimately recommends that the revised Subdivision code be adopted by the Town Council.

FISCAL ANALYSIS: It is believed that the revised Subdivision Code will add value and benefit to the Town by providing heightened standards to guide subdivision development. Adoption of the revised code is not expected to increase Town personnel or program costs.

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____