



### **UDC Economic Impact Statement Taskforce**

In response to the CCR from CM Pelaez, DSD created a task force group made up of 19 members consisting of citizens, industry leaders, and development community representatives. The task force was charged with discussing potential UDC Amendments and changes relating to requiring an economic impact statement for future UDC amendments.

The task force met three times over the summer and made the recommendations below.

#### **UDC Amendments**

- Add language in Section 35-111 requiring requests for UDC amendments made during and outside of the 5-year UDC update process to include a statement regarding cost impacts of the proposed amendments. The cost impact statement would be required to indicate whether the UDC amendment would:
  - Increase the cost of construction/development;
  - Decrease the cost of construction/development; or
  - Not impact the cost of construction/development
- The changes would also require the applicant to substantiate their statement with appropriate documentation
- Any UDC Amendment which did not contain the Cost Impact Statement with backup data would be considered incomplete
- The task force also recommended removing the July 1 date for revisions from Section 35-311(b) in order to reduce confusion over deadline dates.

#### **Changes to the UDC Update Request Application**

- The task force recommended changes to the UDC Update Request Form to include a Cost Impact Statement in line with the proposed UDC changes
- The Cost Impact Statement narrative directs applicants to
  - Consider and indicate initial and long-term maintenance costs
  - Consider city costs such as personnel and enforcement costs
  - To quantify and rationalize current cost baselines and any cost projections associated with the request

#### **Staff Recommendation**

Staff recommends moving forward with the proposed UDC amendments and changes to the UDC Update Request Application in order to have the Cost Impact Statement in place for the 2020 UDC Update Cycle. This would require Council to pass the ordinance in mid-December, 2019.

**Board and Commission Recommendations**

- The Planning Commission Technical Advisory Committee recommended approved on October 21, 2019.
- The Planning Commission recommended approval on October 23, 2019.

**Timeline**

June to August, 2019	Taskforce Meetings
October 2019	Present recommendation to the Comprehensive Plan Committee
October 2019	SA Speakup Public Meetings and Surveys
October 2019	PCTAC Consideration
November 2019	Planning Commission Briefings and Consideration
December 2019	City Council Consideration

**Taskforce Members**

<b>Group</b>	<b>Individual</b>	<b>Organization</b>
Policy	Colin Sherman	Economic Development Foundation
Industry	Brett Finley	SABOR
Industry	Nita Martin	SABOR
Industry	David Clear	Bigelow Homes
Industry	Charlie Turner	Terramark Homes
Fair Housing	Michael Taylor	Habitat for Humanity
Industry	Susan Wright	RECSA
Industry	George Peck	RECSA
Industry	Caleb Chance	RECSA
Industry	Greg Mann	RECSA
Industry	Greg Gibson	RECSA
Neighborhoods	Anne Englert	D1
Neighborhoods	Dr. Christine Drennon	D1
Neighborhoods	John Kelly	D8
Neighborhoods	Colleen Waguespack	D9
Neighborhoods	Fred Ghavidel	D9
Neighborhoods	Lori Tips	D10
Neighborhoods	Barbara Mason Scheib	D10
Neighborhoods	Andrew Ozuna	Mayor