

## VILLAGE OF TAOS SKI VALLEY / P & Z AGENDA ITEM

DATE: 11-5-12

PRESENTED BY: STAFF

STATUS OF AGENDA ITEM: OLD BUSINESS

CAN THIS ITEM BE RESCHEDULED: NOT RECOMMENDED

**BACKGROUND INFORMATION:** Staff has recently updated the *Needs Assessment Report* which fulfills the requirement of the New Mexico Development Fees Act for a Capital Improvements Plan. The impact fees that are calculated in this report include Roads, Parks and Recreation, Government/General Facilities, Law Enforcement, EMS, and Fire Department. Impact Fees can only be spent for capital improvements that expand capacity to accommodate new development. According to the Development Fees Act, impact fees can only be spent on improvements identified in the Capital Improvements Plan/*Needs Assessment Report*.

The original *Needs Assessment report* identified the Central Business District and the Kachina area as distinct service areas with corresponding impact fees relative to each district. Evaluation of costs to upgrade, improve, expand, or replace the capital improvements in each district are not necessarily that different and, as proposed, the *Needs Assessment Report* has combined all of the Village service areas and the resulting impact fee will apply to all future development within the Village. It has also been determined that development within the CVZ (core) will benefit all areas including Amizette, Kachina and all of the residential zones within the Village. For comparison purposes, we have looked at the development potential for both the Central Business District and the Kachina District but have combined the resulting impact fee for the entire Village. Staff has also included a comparative analysis of regional impact fee rates as they compare to the newly proposed Village rates. We have included a more detailed impact fee analysis of Santa Fe's Capital Improvements Plan and, as shown, the proposed Village impact fees compare favorably with those from Santa Fe.

**RECOMMENDATION:** Staff recommends approval of the *2012 Needs Assessment Report* pursuant to Statutory requirements of the New Mexico Development Fee Act. It is important to have in place a revised *Needs Assessment Report* that adequately incorporates projected needs based on development and redevelopment within the Village. The Village anticipates development proposals within the near future and ninety days after adoption by the Village Council, the new rates will be applicable for all new development within the Village.