

FISCAL IMPACT REPORT

General Information:

(Check) Bill: X Resolution: _____

Short Title(s): Phase 1 of the Land Development Code update

Sponsor(s): Mayor Webber and Councilor Cassutt,

Reviewing Department(s): Planning and Land Use, City Attorney

Staff Completing FIR: Margaret Moore Date: 10/3/2025

Phone: 505-490-5930

Reviewed by City Attorney: Erin McSherry Date: 10/03/2025
Erin McSherry (Oct 3, 2025 21:49:25 MDT)

Reviewed by Finance Director: _____ Date: _____

Summary:

This bill repeals Chapter 14 of SFCC 1987 (“Land Development Code”) and replaces it, as Phase 1 of the Land Development Code update. After a competitive RFP process (22/22/P), the City entered into a professional services agreement with Clarion Associates to draft Phase 1A and 1B of the Land Development Code Update. Clarion conducted public engagement and constituent outreach and laid the groundwork for comprehensive overhaul of the Chapter 14 for an updated version of the Code that addresses conflicts with other existing laws and will result in a more user-friendly and accessible land development code for the City. In enacting this legislation, the Governing Body will accomplish the goals of the contract and prepare the City to embark on Phases 2 and 3 of the Land Development Code Update.

Departments Affected:

Community Development (Planning and Land Use, Office of Affordable Housing), Public Works, Utilities Department

Consequences of Not Enacting Legislation:

Not adopting the legislation would leave in place a version of the Chapter 14 that is nearly forty (40) years old, which contains internal inconsistencies and conflicts with other laws, and is hard to understand for many users.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

Not applicable.

Performance and Administrative Implications:

The legislation would update Chapter 14 to conform with state and federal law, remove conflicting provisions, and improve the organization and usability of Chapter 14. The update adds certain definitions,

uses, and images, clarifies terms and approval processes, and improves the Chapter's overall organization and structure. These improvements will enhance the Planning and Land Use Department's administration and enforcement of the code and is intended to improve the public's understanding of the requirements of Chapter 14.

Fiscal Implications:

The legislation does not require new positions, increases in fees, or other increased costs. If anything, the updated code should improve the City's efficiency in administration and enforcement, allowing staff to assist constituents more efficiently.

Fiscal Impact

(see above, fiscal implications) Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2025	FYE 2026	FYE 2027	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
<u>Personnel and Benefits*</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Capital Outlay</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Contractual/</u>	\$ _____	\$ _____	\$ _____		_____	_____	
<u>Professional Services</u>							
<u>Operating</u>	\$ _____	\$ _____	\$ _____		_____	_____	\$ _____
<u>Total:</u>	\$ _____	\$ _____	\$ _____				\$ _____

Expenditure Narrative:

Revenue

Revenue Type	FYE 2025	FYE 2026	FYE 2027	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$ _____	\$ _____	\$ _____	_____	_____
Special Revenue	\$ _____	\$ _____	\$ _____	_____	_____
CIP	\$ _____	\$ _____	\$ _____	_____	_____
Enterprise	\$ _____	\$ _____	\$ _____	_____	_____
Internal Service	\$ _____	\$ _____	\$ _____	_____	_____
Trust and Agency	\$ _____	\$ _____	\$ _____	_____	_____
Federal	\$ _____	\$ _____	\$ _____	_____	_____
Other	\$ _____	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	\$ _____		

Revenue Narrative
