

**ACTION ITEM
BOARD OF SUPERVISORS**

DATE July 1, 2008

TO: Board of Supervisors

FROM Jeffrey A Harvey
Director of Planning and Zoning

ISSUE Award Contract to Prepare an Economic Impact Analysis for the Proposed Expanded Potomac River Resource Protection Overlay District

RECOMMENDATION: Approval

BUDGET IMPACT: \$25,000 from FY2009 Contingency

ATTACHMENTS (3)

[1] Background Report [3] Reso/Ord/Proc # R08-366

[2] Map of Proposed District Boundary [] Reso/Ord/Proc #
and Potomac River Watershed
Boundary [] Reso/Ord/Proc #

REVIEW [X] County Administrator's Office [Signature]
[X] Finance Division [Signature]
[X] Budget Division [Signature]
[X] Economic Development [Signature]

[] **Consent Agenda** [] **Other Business** [] **Public Hearing**
[] **Discussion Item** [] **Presentation** [X] **Unfinished Business**
[] **New Business**

PRESENTATION BY: Jeff Harvey
Director of Planning and Zoning

ELECTION DISTRICT N/A

BACKGROUND REPORT

At its meeting on June 3, 2008, the Board discussed the proposed Potomac River Resource Protection (PRRP) Overlay District (Ordinance O08-27). The Board requested an economic impact analysis be conducted to determine the effects of the overlay district on properties within the entire Potomac River watershed. The purpose of the analysis would be to determine the following:

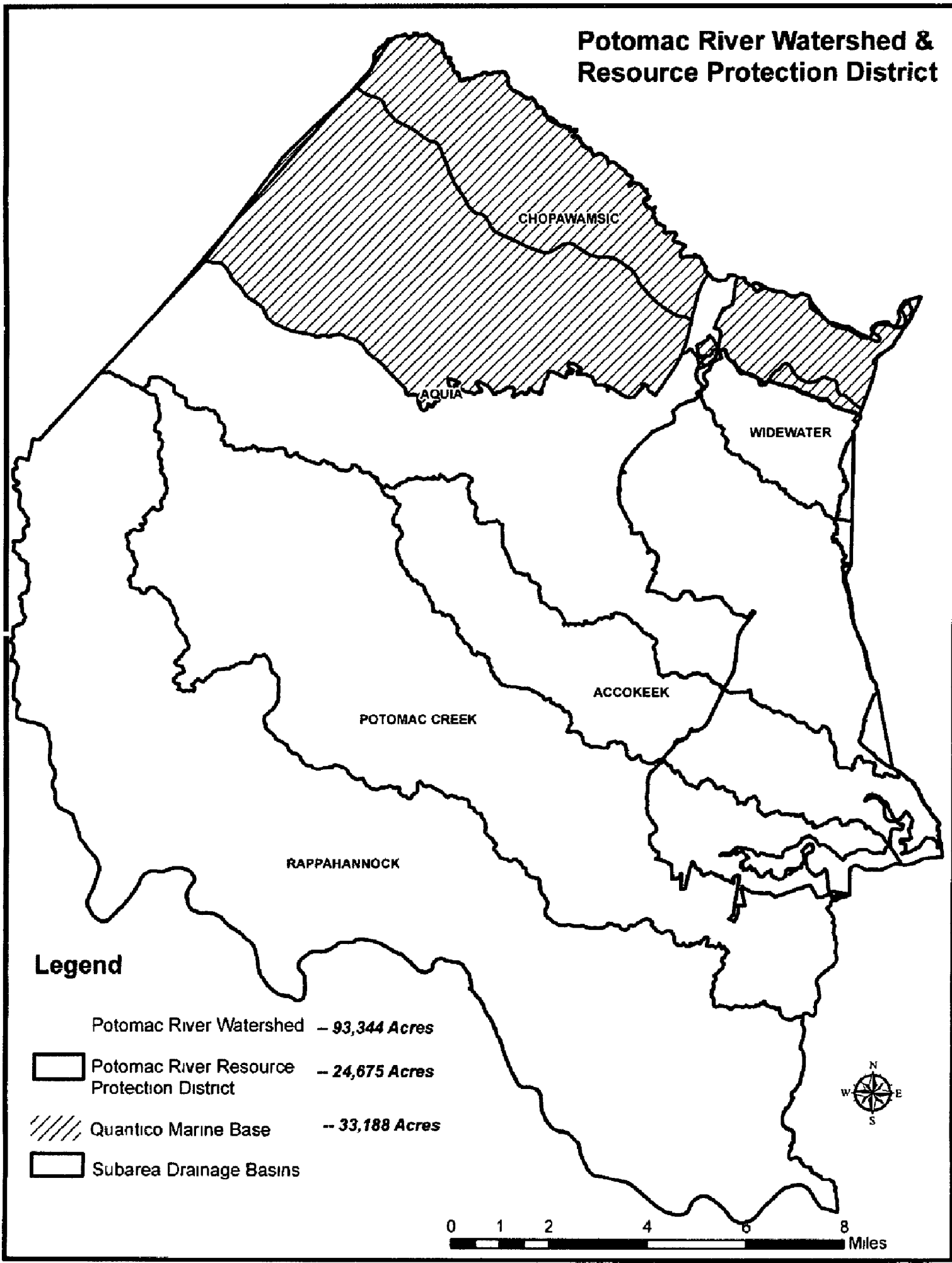
- The potential impact of the overlay district on current and anticipated property values and sales, and real property taxes for the affected properties,
- The impact to future value and development potential of areas with additional buffer restrictions,
- How the process to determine additional buffer areas may impact the public and private cost of development,
- How other jurisdictions that may have enacted similar ordinances or restrictions, and any results of actions in these jurisdictions,
- Estimation of potential indirect impact on values of properties not subject to the restrictions

The County solicited a proposal from Economic Resources Associates (ERA) to conduct an economic impact analysis. ERA is a member of the team currently under contract to prepare the master redevelopment plan. The estimate to conduct a study is \$21,500. The study would take approximately two months to complete. A draft scope of work has been submitted (see attachment 2). Staff notes that the scope will be revised to exclude reference to slopes greater than 15 percent, as the Board requested that the study only look at the impacts of slopes greater than 25 percent.

The final cost of the study would be dependent upon whether the County requires additional meetings beyond the original scope of the proposal. The County would be billed on a time and materials cost basis for any meetings or services provided beyond the initial scope of work. Therefore, staff proposes that the contract amount not to exceed Twenty-five Thousand Dollars (\$25,000) in anticipation of any changes.

Proposed Resolution R08-366 specifies that the \$25,000 will be transferred from FY2009 contingency funds. This will leave a balance of \$75,000 in the FY09 contingency fund. Staff recommends approval.

Potomac River Watershed & Resource Protection District



PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 1st day of July, 2008

MEMBERS

VOTE

George H Schwartz, Chairman
M S "Joe Brito, Vice Chairman
Harry E Crisp II
Mark Dudenhefer
Paul V Milde III
Cord A Sterling
Robert "Bob" Woodson

On motion of, seconded by, which carried by a vote of to, the following was adopted

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT AND APPROPRIATE FUNDS TO PREPARE AN ECONOMIC IMPACT ANALYSIS FOR THE PROPOSED POTOMAC RIVER RESOURCE PROTECTION OVERLAY DISTRICT

WHEREAS, at a meeting on June 3, 2008, the Board considered Ordinance O08-27 which would apply the Potomac River Resource Protection (PRRP) Overlay District to certain properties within the Aquia and Griffis-Widewater Election Districts, and

WHEREAS, the Board has requested an economic impact study to determine impacts of an ordinance on properties within the entire Potomac River watershed, and

WHEREAS, staff has received a quote to conduct such a study, and

WHEREAS, the Board requests the County Administrator to fund up to Twenty-five Thousand Dollars (\$25,000) using Fiscal Year 2009 contingency money,

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1st day of July 2008, that the County Administrator be and he hereby is authorized to execute a contract in the amount not to exceed Twenty-five Thousand Dollars (\$25,000)

AJR JAH kb