General Plan Maintenance Fee Proposal
CPC August 23, 2005

Issue: Community Plans are outdated.
- 77 percent are more than 10 years old
- Average age of a Community Plan is 16 years
- Community Plan amendment initiations have increased from two per year to five per year; currently there are 20 in process
- Some Community Planning areas now contain multiple amendment initiations (e.g., Southeastern, Uptown and University)
- Planning Department has experienced a 26 percent reduction of its budget over the last four years; elimination of 25 staff members.
- No General Fund dollars will be available to start new Community Plan updates in the foreseeable future

Goal: To increase the number and frequency of Community Plan Updates.

Proposal: To revise an existing citywide fee (General Plan Application Fee) which will generate sufficient new revenue to update geographic groups of approximately four Community Plans each year and complete those updates in 24 months.
- Result is an eleven year cycle of updates

The General Plan Application Fee was established in 1991 at a flat rate of $80 per application. It has increased by $8 over the years; has not kept pace with rising costs or inflation.

Fee restructure will allow:
- Retention of collected funds to be dedicated to Community Plan updates, not re-directed to backfill the General Fund
- A work program that is pre-determined and approved by City Council
- Performance measures tied to work program which will hold the Planning Department accountable for completion
- Community Planning areas to be clustered for economies of scale (i.e., one traffic study for a group of updates and one single comprehensive environmental document)
- Increased efficiency and service
- A review of the fee each year for the possibility of an increase or decrease depending upon development trends

Impact to Community Planning Groups
- Six month lead time for CPGs to prepare for their update prior to the 24-month work program
- Commitment to participate within established schedule during the public input period