

2014 Council Study Issue

CDD 14-18 Understanding the Relevance of the Balanced Growth Profile as it Relates to the General Plan

Lead Department Community Development

Sponsor(s) Griffith, Hendricks

History 1 year ago: 2 years ago:

1. **Scope of the Study**

a. What are the key elements of the study?

The original Balanced Growth Profile (BGP) was a result of the Community Vision prepared in 2007. The study issue will explore the purpose of the BGP, develop guidelines for how it is to be used and applied, and evaluate what are the appropriate indicators. The study issue will require the involvement of DPW and ESD to explore infrastructure and parks indicators. Also, discussion with school districts will occur with regards to school indicators.

In January 2014 the Planning Commission approved a motion for the Chair to send a letter to the Mayor requesting a Joint Study Session with the Council regarding the General Plan and Balanced Growth Profile. Staff has suggested that this Study Issue summary can serve as the official letter requesting the study session. Planning Commissioners expressed concern that the rate of office/industrial/commercial land use approvals and the rate of residential land use approvals do not seem in balance. There are questions about how the BGP should be used and whether it is appropriate to use as a growth management tool or an infrastructure planning tool. A joint study session could serve as an initial step to refine the scope of the study on the BGP.

While this study would define the purpose, framework and guidelines for applying the BGP, the quantitative goals or targets defined in the BGP would be correlated with the land use capacity in the updated Land Use and Transportation Element that is in progress.

b. What precipitated this study?

Recent new office/industrial building approvals have raised concerns that the rate for these developments may not be in balance with other development or not consistent with General Plan policies. There are differing viewpoints and confusion on how the Balanced Growth Profile should be understood and used. This study would clarify the original purpose of the BGP and revisit and refine (as needed), the intended purpose and use of the BGP.

c. Is this a multiple year project? No Planned Completion Year 2014

2. **Fiscal Impact**

a. Cost to Conduct Study

i. Level of staff effort required (opportunity cost)

Major Moderate Minor

ii. Amount of funding above current budget required

Will seek budget supplement Will seek grant funding

iii. Explanation of Cost:

b. Costs to Implement Study Results

- No cost to implement.
 Unknown. Study would include assessment of potential costs.
 Some cost to implement. Explanation:

3. **Expected participation in the process**

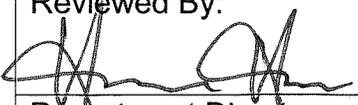
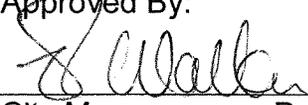
- Council-approved work plan
 Council Study Session
 Board/Commission Review by Planning Commission

4. **Staff Recommendation**

a. Position: Support

b. Explanation:

The Balanced Growth profile can provide useful information about the City and whether priorities about growth and infrastructure need to be changed to keep the community in "balance." However, the City has limited control on some of the indicators (e.g. the economy may affect how quickly or slowly development occurs; population could increase or decrease even if no new housing is built; jobs are a function of the types of industries and the economy). An update to the Balanced Growth Profile provides an opportunity to have more clarity on the role and purpose of the BGP, to reduce existing confusion, and to select indicators best suited to the desired purpose. The result of the study would be a framework identifying appropriate indicators and measures with an understanding of how they can be used to monitor growth and change in the community.

Reviewed By:	Approved By:
	
Department Director	City Manager
Date 1/28/14	Date 1-28-14