

**LAFAYETTE CITY-PARISH PLANNING COMMISSION**

**RESOLUTION NO. 2006-003**

**ESTABLISHING THE GROWTH OPPORTUNITY TECHNICAL TEAM (GOTT)**

**WHEREAS**, the Lafayette City-Parish Planning Commission has considered recommendations received from the General Advisory Panel on the importance and necessity of evaluating growth areas and the infrastructure needed to service these areas both in the short term and long term and applying Smart Growth incentives throughout the parish; **AND**

**WHEREAS**, the LINC Steering Committee proposed a comprehensive series of recommendations for a performance based Comprehensive Land Use Plan encouraging concentrations of new development in critical “nodes” intersections throughout the parish using “Urban Development Intensity Levels” (UDIL) as a guide for both new development and redevelopment in Lafayette Parish; **AND**

**WHEREAS**, the Planning Commission has recognized that Parish growth in new development and in redevelopment has increased significantly as a result of recent hurricanes Katrina and Rita and that has prompted concern for the infrastructure required to sustain the expanding population, housing, sewer, water, drainage, schools, roads, recreation and utilities; **AND**

**WHEREAS**, the Planning Commission has discussed and reviewed the conflicting positions of the various local professional stakeholders servicing developments through both public and private interests specifically in the cost of new infrastructure; **AND**

**WHEREAS**, the Planning Commission has determined that a special task force or team must be established comprised of the varying interest groups involved in the growth and development of the parish who can work through the infrastructure cost issues to build consensus, coordinate and collaborate in a comprehensive manner on how to resolve competing interests on who should pay for what, when and where.

**NOW THEREFORE BE IT RESOLVED, THE LAFAYETTE CITY-PARISH PLANNING COMMISSION DOES HEREBY FORMALLY ESTABLISH A SPECIAL SUBCOMMITTEE TO BE KNOWN AND IDENTIFIED AS THE GROWTH OPPORTUNITY TECHNICAL TEAM (GOTT) FOR THE PURPOSE OF DETERMINING HOW NEW DEVELOPMENT AND REDEVELOPMENT OF PUBLIC AND PRIVATE INFRASTRUCTURE SHALL BE COORDINATED, PAID AND MAINTAINED IN LAFAYETTE PARISH BOTH IN THE SHORT TERM AND LONG TERM.**

**BE IT FURTHER RESOLVED, THAT THE GROWTH OPPORTUNITY TECHNICAL TEAM SHALL BE COMPRISED OF THE FOLLOWING REPRESENTATIVES:**

- 2 local developer representatives**
- 2 Chamber of Commerce representatives**
- 2 elected representatives of local government**
- 2 mortgage banking industry representatives**
- 2 local builder representatives**
- 2 tax accountant representatives**
- 2 local subcontractor representatives**
- 2 realtor representatives**
- 2 legal representatives**
- 2 engineer representatives**
- 2 architect representatives**
- 1 LUS representative**
- 1 School Board representative**
- 1 UL representative**

**The Planning Commission’s General Advisory Panel and Housing Advisory Committee shall appoint each one ex-officio representative to the GOTT for coordination and consultation.**

**BE IT FURTHER RESOLVED:**

**1) Formation of the Team:**

- A. Member appointments shall be made formally by the representative groups of the GOTT and the unanimous approval of the Planning Commission. Said members shall serve for the life of the Team and at the discretion of the representative group and the Planning Commission.
- B. The Planning Commission's Growth Opportunity Technical Team (GOTT) shall call its initial meeting not later than June 15, 2006 irrespective of the number of approved members appointed by that date.
- C. The GOTT will organize and establish rules of policy and procedure within sixty days of formation.

**2) Meetings :**

- A. GOTT shall meet a minimum of once a month as a rule and allowing for special exceptions.
- B. GOTT shall report quarterly to the Planning Commission in formal reports on the consensus and recommendations made to date.
- C. GOTT meetings shall be focused on new development and redevelopment infrastructure issues, priorities and cost.
- D. GOTT meetings shall be limited in duration to one hour, generally, and a maximum of one and a half hours.
- E. GOTT meetings must start on time and end as noted above.
- F. GOTT meetings must include some action on the tasks identified.

**2) TASKS:**

- A. The main task of this Committee is to ensure that the capital cost of meeting development related demands on local government services does not place an undue financial burden on local government, other agencies or existing taxpayers (at the same time, ensuring that new development contributes no more than the net capital cost attributable to a standard level of services for that development).
- B. Identify who should pay for the hard infrastructure costs to facilitate development within municipal service areas and beyond those areas. Hard infrastructure costs include water, sewer, drainage/stormwater, electrical, communication, streets and roads, recreation, and schools. Answer the questions: Who should pay for the costs of identifiable projected infrastructure needs within the parish? How should infrastructure costs be paid? Who should pay for infrastructure cost? When should infrastructure cost be paid? Where should infrastructure cost be paid?
- C. Develop a Team consensus on development infrastructure costs for recommendation to the Planning Commission.
- D. Define and recommend a Parish "Standard Level of Infrastructure Services" for local government reference and support.
- E. Identify who should pay for soft infrastructure costs to maintain needed hard improvements. What, if any, of these services should be partially funded by development?
- F. Define and recommend a cost/benefit analysis formula to be used by the Planning Commission and local governments on new development or redevelopment projects.
- G. Review, define and recommend a Smart Growth Strategy Plan for Lafayette Parish.
- H. Recommend incentives and disincentives that can and should be used to encourage the implementation of each element of the Comprehensive Plan: Lafayette IN a Century (LINC).

**BE IT FURTHER RESOLVED**, that the actions of the Growth Opportunity Technical Team shall be advisory and are to be directed solely to the Planning Commission.

**BE IT FURTHER RESOLVED**, that the Growth Opportunity Technical Team shall study, research, survey, analyze, debate, interview, discuss and otherwise deliberate and recommend on development infrastructure cost items affecting Lafayette Parish and its municipalities.

**BE IT FURTHER RESOLVED**, that the Growth Opportunity Technical Team shall not transmit formal communication on opinions or recommendations as a group other than to the Planning Commission.

**BE IT FURTHER RESOLVED**, that the Planning Commission requests the Growth Opportunity Technical Team submit written reports and documents on all recommendations.

**BE IT FURTHER RESOLVED**, that the Comprehensive Planning Division shall coordinate the administrative services for the Growth Opportunity Technical Team and shall utilize the resources of the Comprehensive Planning/MPO Division of the LCG Traffic and Transportation Department, specific LINC funding as identified or other private and public resources approved by the Planning Commission.

**THIS RESOLUTION HAVING BEEN VOTED ON AND ADOPTED ON THE THIRD DAY OF MAY IN THE YEAR TWO THOUSAND AND SIX.**

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John A. Barras, Chair  
Lafayette City-Parish Planning Commission

ATTEST: \_\_\_\_\_  
Michael Hollier, AICP  
Planning Manager