Legislation Details (With Text)

File #:	18-0029	**Version:** 2	**Name:** Development Services Advisory Commission
Type:	Ordinance	**Status:**	Consent Agenda
File created:	12/28/2017	**In control:**	Board of Mayor & Aldermen
On agenda:	2/27/2018	**Final action:**	2/27/2018

Title: Consideration of Ordinance 2017-54, An Ordinance to Create Title 2, Chapter 2 of the City of Franklin Municipal Code Relating to the Creation of a Development Services Advisory Commission; (01/09/18 and 01/23/18 WS; 02/13/18 First BOMA 8-0) SECOND AND FINAL READING

Sponsors: Eric Stuckey, Vernon Gerth

Indexes:

Code sections:

Attachments: 1. Ordinance 2017-54 - Development Services Commission.Law Approved 4.pdf

Date	Ver.	Action By	Action	Result
2/27/2018	2	Board of Mayor & Aldermen	approved	Pass
2/13/2018	2	Board of Mayor & Aldermen	referred as a Consent Item	Pass
1/23/2018	2	Work Session	referred	
1/9/2018	2	Work Session	referred	

DATE: January 3, 2018

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Lynn Osland, Development Services Analyst

SUBJECT:
Consideration of Ordinance 2017-54, An Ordinance to Create Title 2, Chapter 2 of the City of Franklin Municipal Code Relating to the Creation of a Development Services Advisory Commission; (01/09/18 and 01/23/18 WS; 02/13/18 First BOMA 8-0) SECOND AND FINAL READING

Purpose
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the creation of a Development Services Advisory Commission and its purpose for including the perspective of development professionals when evaluating and formulating recommendations to the City of Franklin Municipal Planning Commission and Board of Mayor and Alderman that ensure the City's various development services are meeting the needs of the community.

Background
The technology implemented by various departments assists team members with managing the City's growing development activity. INFOR is a City-wide enterprise wide system that also serves as the City's development services software. For example, INFOR allows us to monitor the effectiveness of our development services by capturing information as it relates to the time it takes to review building permit applications, accounting for the collection of

development related fees, recording and communicating inspection results, capturing the common types of deficiencies observed by staff when reviewing plans and performing on-sire inspections, and all information related to the number and value of construction permits issued by the City. This data allows us to ensure the City team is making effective use of our resources and that the development services we provide are timely, predicable, and meeting the needs of the people we serve. Equally important, this data helps us maintain a consistent and fair application of development regulations and construction codes.

During a recent work session, staff briefly shared one example of the information we collect related to a growing trend in failed building inspections that result in numerous re-inspections. The information captured in INFOR allows staff to evaluate the quality of work completed by design professionals and contractors, be it in preparing development and construction documents or, in the physical construction of buildings. The additional time required for City staff to re-review plans and perform re-inspections is beginning to have a negative impact on the responsiveness (i.e. level of service) presently provided by the City. In discussing possible strategies to address this concerning trend with other communities, staff has decided to request consideration of formally establishing a City of Franklin Development Services Advisory Commission. With the BOMA approval, the Commissions membership would be a cross-section of representatives of the development community who are actively engaged in real estate, planning, design, and development. This Commission would serve as an advisory body to the BOMA with recommendations that help ensure all the City's development services are timely, predictable, affordable, and are meeting the needs of the community.

Financial Impact
Minimal. Publication of meeting announcements would be a new expense. Over the past ten years staff has facilitated monthly meetings with design professionals and developers. It is anticipated meetings with the Development Services Advisory Commission would be bi-monthly with general meetings with design professionals, developers, and contractors on alternative months as subject matter dictates.

Recommendation
Staff recommends approval of Ordinance 2017-59.