

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 1/20/98

**Reference No.:** CB-17-1998

**Proposer:** Maloney

**Draft No.:** 1

**Sponsors:** Maloney

**Item Title:** An Ordinance for the purpose of requiring that an approved Master Plan contain an estimate of the cost of all public facilities proposed to be acquired or constructed

**Drafter:** Joyce B. Nichols  
Principal Counsel to the  
District Council

**Resource Personnel:** Andy Eppelmann  
Legislative Aide

**LEGISLATIVE HISTORY:**

**Date Presented:** 1/20/98

**Executive Action:** \_\_/\_\_/\_\_ \_\_

**Committee Referral:** 1/20/98 PZED

**Effective Date:** 6/15/98

**Committee Action:** 3/16/98 FAV

**Date Introduced:** 3/24/98

**Pub. Hearing Date:** 4/28/98 1:30 P.M.

**Council Action:** 4/28/98 ENACTED

**Council Votes:** RVR:A, DB:A, SD:A, JE:A, IG:A, TH:A, WM:A, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**PLANNING, ZONING & ECON. DEV. COM. REPORT**

DATE: 3/16/98

Committee Vote: Favorable, 3-0 (In favor: Council Members Bailey, Estepp and Maloney)

Staff summarized the purpose of the bill and informed the Committee of agency comments which were received. The Office of Law finds the bill to be in proper legislative form and the Office of Audits and Investigations has determined that there should not be any negative fiscal impact on the County if the bill is enacted. The Executive Branch takes no position on the bill. The Chamber of Commerce submitted written comments in opposition to the legislation. The City of Bowie requested a favorable recommendation for this bill.

Council Member Estepp questioned how an estimate of the cost of public facilities could be placed

on a master plan if this amount is subject to change over time. Council Member Maloney, the bill's sponsor, indicated that he proposed the legislation in an effort to include a fiscal note as part of a master plan as an affordability test for the Plan. The estimate(s) will be based on contemporary dollars and will be "ballpark" amounts. Mr. Maloney believes this legislation to be a logical extension associated with the Council's ongoing concerns with Adequate Public Facilities and long range planning.

Bill Henaghan, M-NCPPC, indicated to the Committee that the Planning Board is in support of CB-17-1998 as it provides a benchmark of information for the cost of recommended public facilities. The Board expressed the following concerns about some limitations associated with the bill. Even though the cost estimates will serve as a benchmark for certain costs, as the approved master plan gets older, the cost figures will become outdated and not as relevant or useful. Also, cost estimates of public facilities do not provide a complete picture of the impact of the recommended land use policies in a master plan. While the cost of facilities is important information, a more complete measure of the costs associated with the land use proposals in a plan would be a fiscal impact analysis. A fiscal impact analysis involves estimates of public costs and the revenues associated with the proposed land uses.

The Planning Board recommended that the Council consider two alternative approaches as follows. Master plans could contain a fiscal impact analysis; this analysis of the near-term development potential (six-years) could be done to determine if the County's Capital Improvement Program addresses the land use changes suggested in the plan. Also, a long-term analysis based on a 20-year forecast and the build-out of the plan could be produced. Another alternative would provide that the Planning Department prepare and update a public facilities needs assessment. This needs assessment would determine the County's facility needs for five-, ten-, fifteen- and twenty-year periods. The study, which could be updated annually, would identify the needed facilities and the related costs based on the anticipated growth from the County's master plans. The Committee indicated that these alternatives may be considered at a later time, but should not be included in this legislation.

## **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

The Regional District Act permits Master Plans to contain an estimate of the cost of all public facilities proposed to be acquired or constructed, and this legislation will implement this authorization.

## **CODE INDEX TOPICS:**