

Planning and Zoning Commission Work Session Minutes
June 21, 2018
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Burns, Harder, Loe, MacMann, Russell, Rushing, Strodman, Stanton, Toohey
Commission Members Absent: None
Staff: Bacon, Caldera, Smith, Teddy, Zenner
Guest(s): None

ADJUSTMENTS TO AGENDA: None

TOPICS DISCUSSED

New Business:

- **May 2018 Building Permit Report**

Mr. Zenner provided the May building permit reports to the Commissioners for information purposes. Chairman Strodman indicated that it appeared as though permitting revenues were down specifically as it related to single-family residential construction. Mr. Toohey indicated that was not unexpected given other contributing factors such as construction costs and recently implemented fee increases. Mr. Zenner noted that there have been a number of concept reviews for new development and it appeared there may be potential for new subdivision platting requests forthcoming. There were no additional Commissioner questions or comments regarding the report.

- **Discussion on HB 1446 (re: Fire Protection Following Annexation)**

Mr. Caldera provided a report on the impacts of the recently adopted legislation that contained an “emergency” clause making it effective immediately upon the former Governor’s signing prior to his departure. The new legislation was added in a section of the State Statutes that deal with elections for Fire Protection Districts and states that upon annexation of new lands into the City of Columbia future residents would be taxed not only for local fire protection services, but also for fire district protection services. The legislation is confusing on who would be responsible for fire protection within these areas; however, correspondence prepared by the City’s Fire Chief and provided to the Fire Protection District has indicated that annexed land would be primarily served by the City’s fire fighters.

Mr. Caldera further indicated that the construction requirements for properties or subdivisions inside newly annexed areas would need to be built to the higher of the subdivision or construction standards. He also pointed out there is a mechanism in which affected property owners can petition the Fire District Board to have their property removed from the District’s taxing structure; however, such decision was at the discretion of the District’s Board with potential for court intervention.

There was general discussion by the Commissioners relating to the impacts of this Bill on how they would arrive at recommendations on zoning actions for annexation petitions. Additionally, Commissioners questioned how staff was informing the public of the new Bill and its possible impacts upon them. Mr. Zenner noted that the issue of fire protection was more a policy matter that accompanied the decision if a property should or should not be annexed. The Commission’s focus in an annexation and permanent zoning request should be focused upon the appropriateness of the requested zoning. He further stated that the UDC, in Article 6, now included specific provisions that dealt with the issue of delaying the issuance of building permits until confirmation of adequate utilities are verified.

Several Commissioners disagreed that the issue of adequate fire protection should not be a consideration prior to making a recommendation on the permanent zoning of a property seeking annexation. Mr. Zenner explained that the

issue of adequate fire service response time was already on the Council's radar and it was likely that this particular topic would now be identified within future staff reports dealing with annexation and permanent zoning requests. He also explained that staff is providing notice to applicants of the new Bill's requirements and how that may impact future taxation.

Mr. Caldera indicated that there are still several moving parts with the legislation and it is unclear on how the issue of fire protection will be fully addressed. The former "territorial" agreement that dealt with the issue of mutual response was no longer in play; however, it was possible that both City and District fire services could appear on a site that is within the district's taxing territory. To avoid confusion should multiple agencies show up is one reason the City's Fire Chief has corresponded with Fire Protection District.

Having no further questions, the Chairman asked that the Commission be kept abreast of any new developments with the legislation and was satisfied that the staff was providing information to applicants. The Commission thanked Mr. Caldera for his presentation.

Old Business -

- **Climate Action Plan Follow-up**

Mr. Zenner provided a recap of Mrs. Buffalo's presentation and indicated that the purpose for tonight's discussion was to identify possible topics that could be shared with her and the Climate Action Task Force (CATF) as possible strategies for incorporation into the Climate Action Plan. Mr. Zenner indicated that depending on the outcome of tonight's discussion Mrs. Buffalo was available to come and talk with the Commission at its July 5 work session. Such meeting would "tie-off" this topic and meet the request for contributions from the PZC as requested by the CATF Chairman back in May.

The Commission identified the following topics that it desired to further discuss with Mrs. Buffalo as possible strategies to include into the Climate Action Plan:

1. Creation of options that can afford carrots and sticks as well as enforcement. Questions were raised about the enforcement side of reducing climate change;
2. Incentive's to use native plants within required buffers or screening;
3. Early education options to get the word out about potential programs or alternatives in construction that could address climate change;
4. The possibility of enhancing "post-sale" efforts in reaching out to buyers about the benefits related to reducing climate impacts and programs available to make their new purchase more sustainable;
5. Reduction of the regulatory barriers to creating more energy-efficient and affordable housing. This topic area was focused on connection charges and fees/regulatory requirements for housing; and
6. An understanding of what current technologies exist or are available for use within Columbia. This discussion focused on the concern that technologies are rapidly changing and that integration into the market may be prolonged which in turn makes certain technologies obsolete. Commissioners desired to have more information provided about any "proven" options for reducing climate change that have work elsewhere that could be integrated into the City's codes quickly?

Mr. Zenner noted that these strategies, if considered and incorporated into the Climate Action Plan, could result in corresponding goals or objectives that would likely require future text or code amendments not only to the UDC but other portions of the City Code. Commissioners indicated that this was understood and felt that the additional meeting with Mrs. Buffalo would provide an opportunity to hone the list of possible suggestions as well as answer several lingering questions that were unable to be answered during her first presentation.

Mr. Zenner noted he would provide strategies discussed to Mrs. Buffalo and schedule her as an item on the July 5 work session agenda. Commissioners agreed that such actions were appropriate.

ACTION(S) TAKEN: June 7, 2018, minutes were approved. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.