

**Planning and Zoning Commission Work Session Minutes
September 6, 2018
Conference Room 1-B - 1st Floor City Hall**

ATTENDANCE:

Commission Members Present: Burns, Harder, MacMann, Rushing Stanton, Strodtman, Toohey

Commission Members Absent: Russell

Staff: Bacon, Caldera, Smith, Teddy, Zenner

Guest(s): Doken

ADJUSTMENTS TO AGENDA: None

TOPICS DISCUSSED

Old Business -

- **Comprehensive Plan 5-year Update – Future Land Use Map (FLUM) Update**

Ms. Bacon provided an overview and an update on what was previously discussed regarding the FLUM and the land use district definitions. She noted that her evaluation of the definition's content did not reveal any significant need to refine them; however, if the Commissioner's felt differently she would gladly review requested changes and present them at a future work session. She noted that the presentation for this evening's work session wanted to focus on the FLUM boundary changes that have occurred over the past five years due to annexation and how the Commission may want to handle the update of the FLUM itself as well as the Urban Service Boundary.

She stated that the City's area grew by approximately 2 square miles over the prior 5 years and now contains a total of 65.9 square miles. Most of this area was annexed as residential property to accommodate new subdivisions; however, several of the parcels included a combination zoning and land uses. Ms. Bacon sought Commission clarity regarding the need to amend the FLUM so the district designations matched the zoning that was approved. After general discussion it was concluded that since the district designations were sufficiently broad recoding the specific portions of the annexed areas that were different from the existing FLUM designations was really not necessary.

Ms. Bacon also addressed the issue of adjustments to the Urban Service Area (USA) boundary. She noted that two potential methods for amendment existed – formal requests or automatic amendment as property was annexed into the City. There was discussion relating to the purpose behind the USA and that it did not preclude property from being annexed if it was located outside the USA. Mr. Zenner noted that in certain areas of the City which were located within the USA boundary there are capacity limitations that impact the ability of property to be developed without further public or private investment.

Mr. Zenner noted that once the "Development Scorecard" process was completed a method of evaluating the priority of making public investments to support development in these underserved areas may be possible. As envisioned, the Scorecard could be used by the Commission and Council as another tool in determining if proposed rezoning to accommodate new development was prudent.

There was also a discussion about the roles the Commission and the Council play in relationship to the annexation and permanent zoning process. Mr. Zenner noted that the Commission's role was to evaluate the land use compatibility of a parcel proposed for annexation given its access to available resources to serve the property or those that would be the responsibility of the developer to bring to the site. Whereas, the annexation process was a "policy" decision afforded to Council to determine if expansion of the city limits was appropriate. He further noted that in future reports where an annexation is sought with permanent zoning staff would be limiting its reference to the annexation portion of the request. He also noted that certain procedural changes would be implemented to ensure that the validity of an annexation petition was assured. There was general Commission discussion regarding this information.

Staff indicated that it would continue to compile information on additional revisions to the Plan and present them as they became available. It was noted that Ms. Bacon would not be present at the next work session so there would be a break in Plan-related discussion. Mr. Zenner noted there would be a work session and that he would identify a topic.

ACTION(S) TAKEN: August 23, 2018, minutes were approved. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.