

Planning and Zoning Commission Work Session Minutes
January 23, 2020
Conference Room 1- - 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Carroll, Loe, Rushing, Russell, Stanton, Strodman, MacMann

Commission Members Absent: Toohey, Burns

Staff: Bacon, Smith, Caldera, Teddy, Zenner, Keys, Sorrell

TOPICS DISCUSSED

New Business –

- Building Permit Report- December 2019

Mr. Zenner said there had been a glitch in the software and the December report would need to be rerun. He asked this item be reviewed along with the January Building report in February.

- Urban Services Area and Sewer Services - Presentation & Discussion

Mr. Zenner introduced the topic and the guests. He said that Erin Keys, Manager and Dave Sorrell, Assistant Director of Utilities were there to discuss potential revisions to the Urban Services Area (USA) for the Comprehensive Plan update using sewer service provision data and planned improvements. Mr. Zenner said there were also expected revisions due to municipal boundary revisions, which had previously been discussed by the Commission when reviewing the last five years of annexations compared to the USA and the Future Land Use Map (FLUM) in previous work sessions discussing the five year Comp Plan update. He said there was opportunity to use the data and the intent of the Comp Plan to inform future policy decisions on annexation and annexation agreements. He said Tom Ratermann, who managed the Boone County Regional Sewer District, was also in attendance for the work session's discussion on the topic.

Mr. Sorrell asked for clarification on his interpretation of what the USA was meant to be, and how it was used to guide Commission recommendations. He said his understanding is the USA includes land which may potentially be served by sewer within the next five years without any major unfunded or unplanned new investment. It was not a hard line for yes or no on development decisions, but that property outside the USA may cost more to develop either for the City or the developer. It was not intended to be a growth limit, but an informational tool on capacity for growth and related cost implications. There was general discussion that this was the common understanding of the intent of the USA. Mr. Sorrell said using that understanding, there were some changes that could be accounted for based upon planned improvements for the next five years, and with the last five years' worth of improvements and development build out.

Mr. Sorrell had prepared GIS maps for review. He said the red line included the data studied in the early 2000's during master planning. He discussed how various population projection scenarios had evolved. He said that due to more sustainable practices and technologies (such as home appliances and building practices and conservation education), the current wastewater plant is anticipated to be able to serve close to 190,000 users at current capacity with planned digester replacement project to better process solids. He said the digester replacement has not been funded, and the decision on how to fund the improvement had not been made.

Mr. Sorrell provided information on state law and agreements with the Boone County Regional Sewer District (BCRSD) on how various areas would be served within and just outside the corporate limits. He showed areas under various agreements and discussed the types of agreements. He said in looking at some of these areas and the specific agreements, that some areas should be included in the USA. He said if there are sewer lines crossing property to serve another property, this area may be included as sewer is physically available. The same principle applied to

property directly adjacent to property with a sewer line, that extension may be a relatively simple extension. He said the data could be reviewed continuously with annexations and at the five year intervals to truth the USA to revise it for accuracy.

There was general discussion on how the USA may be more dynamically updated and how it may inform the Councils growth management policies for both fringe area and infill types of development. There was general discussion on the Henderson Branch sewer extension, which was not funded and thus not included in the USA. Mr. Sorrell said there was an area in the west with a grant-funded trunk sewer line that potentially could be included. Mr. Ratermann described the four systems BCRSD had in the area.

There was general discussion on the role of the upcoming joint West Area Plan in evaluating development potential in light of the ability for sewer service in the western area. There would be opportunity to carefully address a shared growth management strategy in terms of greenlight, yellow and more challenging development areas and opportunity scenarios.

There was additional discussion of challenges on the capacity of the Little Boone Femme and Gans Creek basin areas. Pumping sewer from one basin to another has a corresponding impact on the availability of a basin to serve its own development. To continue to grow on the south side of the City, there may need to be improvements or a regional pump system large enough to pump back to the treatment plant, or a separate treatment facility. There was general discussion of how studies may determine the return on investment of improvements to support growth and development in areas which have proven desirable in recent years, both from the perspective of the City in terms of revenue or developers—how many customers would provide the return for the infrastructure investment? City policies on pumping over the ridge on split-basin properties need to consider the opportunity cost to others in each area.

There was discussion that the BCRSD's S. Route K Facility was generally at capacity and that the existing Mill Creek trunkline facility was capable of support the new middle school as well as the undeveloped MU property west of Sinclair Road. There was also discussion on the effects that possible pumping from outside the Mill Creek watershed from either the Little Boone Femme or Perche would have and that such actions were considered not sustainable for future development without future investment and that such actions would negatively impact property in the Mill Creek watershed.

There was discussion on policies to encourage development in areas which are well served, such as much of the eastern portions of the city that were included in the East Area Plan. Development in the south and west had a higher cost to all parties. Mr. Sorrell indicated that the Utilities Department were preparing to engage in collector system modeling to better grasp how much additional capacity each component of the system could handle. There was general discussion on stormwater capacity, which was generally calculated separately than the sewer utility.

Mr. Zenner said the next work session would be the joint meeting with the Boone County Planning Commission, where much of this conversation would be relevant for the West Area Plan development process. He said the Planning and Utility staff would jointly work to develop and provide an updated USA Boundary for the Commission to review for inclusion in the 5-Year Comprehensive Plan Update.

ACTION(S) TAKEN: Motion made by Commissioner Russell, seconded by Commissioner MacMann to approve the agenda as amended. Made motion by Commissioner Russell, seconded by Commissioner Rushing to approve the January 9 work session minutes as submitted. Meeting adjourned at approximately 6:55 p.m.