

Targeted Comprehensive Plan Update and Projects Steering Committee Meeting Summary

July 3, 2014

10:00 a.m. - Land Use Review Library

Attendance:

Jill Gaebler
Andy Pico
Chuck Donley
Robert Shonkwiler
Peter Wysocki
Larry Larson
Carl Schueler

Introduction and Staffing

Peter introduced Carl as PM for this process. The plan is to reassign Larry to assist with these efforts using a portion of the \$150K to pay his salary and benefits, thereby allowing the Land Use Review Division to backfill his review planner slot. In particular, Larry will continue to be the expert on BLR and the lead for Code Scrubs (not all which are expected to be pertinent only to infill). For the master plan and land use capacity analysis the City may also want to engage some temporary GIS capacity in coordination with City IT.

Banning Lewis Ranch

- Larry described the City's updated BLR land use map.
- There was concurrence to hold off on most major activities pending Nor'wood outcome. Peter may have additional information following his meeting with Nor'wood.
- Mr. Pico related his sense of what might be proposed for the property.
- Concurrence to update City development capacity analysis with and without BLR. This will be useful regardless of specific direction/outcomes concerning BLR.
- Concurrence for Larry to begin creating 'primer' on BLR annexation agreement with focus on unique elements, and advantages/disadvantages from perspective of the City.

Infill and Redevelopment Comprehensive Plan Chapter

Staff suggests a primary outcome/ deliverable from this process would be a new Chapter of the Comprehensive Plan to highlight the following:

- Overall City development capacity analysis , particularly as it pertains to infill
- -Infill and Redevelopment Policy with priorities
- -Urban Renewal recommendations
- -Other infill strategies
- -Recommended Code Changes

Mr. Shonkwiler would like to see an emphasis on form based zoning

- Process/ Approach
 - Use White Paper as reference and focusing tool
 - *Community Viz* GIS analysis
 - This is software and consultant capability available to interactively test and model the impact of infill and development
 - Would require the City to provide updated GIS data prior to potentially engaging a consultant
 - Mr. Donley disclosed his prior and current affiliations with *Community Viz*

Economic Opportunity Zones (EOZs)

- Downtown
 - support as needed
- North Nevada
 - coordinate with UCCS planner
 - Assist with zone anticipated zone changes or design standards
- Academy
 - Continue with pilot projects
 - Coordinate with Senior Economic Vitality Specialist

Annexation Plan

- Possible changes could be recommended following the capacity analysis and infill chapter process.
- Mr. Shonkwiler would like to see an emphasis on a plan for annexing enclaves including Cimarron Hills. Carl agreed to beef this topic up in the White Paper. Mr. Shonkwiler would also like to see some attention given toward urban growth limit. Carl noted this topic is covered to some degree in the draft White Paper and that the tradition and trajectory in this region has not been to support these IGAs and limits.

Code Scrubs

- Staff recommends we restart this process immediately
 - Focus can be on what we know we want to look at regardless of full outcome of infill process
 - Past process had relatively equal weighting among CONO, Development community and Planning staff. In the “easy code scrub process” it took 100% concurrence among the groups to keep a topic ‘on the table’. Larry suggests a shift to “2 out of 3” thereby allowing some of the more difficult and contentious options to be discussed.
 - He also recommends expanding the group a bit
 - We may want to particularly reconsider processes, notice, standards and compatibility
 - Additional follow-up to occur once infill and redevelopment recommendations are adopted and finalized

Steering Committee and White Paper Next Steps

- Intent to add limited additional SC members was discussed, but with no specific direction on that process yet.
 - Concurrence that the steering committee should be kept relatively small
- Carl would like to promote and hold one large meeting to summarize and discuss White Paper.

- Approach would be that nothing contained in White Paper has yet been vetted/endorsed by Steering Committee and/or City staff.
- Copies of draft large meeting PowerPoint were handed out but not discussed
- This idea was supported
 - Other City Council members might also be invited, as might the balance of the PC.
 - Date and time to be arranged via Doodle Poll with Steering Committee and key project staff schedules being the starting point.
- Copies
 - Mr. Pico would like hard copy of Infill White Paper and related documents; others okay with electronic versions at this time.

DRAFT