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**City Council Work Session Minutes
Westside Planning – Part I: Land Use**

**Monday, November 14, 2016
6:15 p.m., Conference Room**

***Minutes are unofficial until approved by Council.
Council approved minutes as presented December 12, 2016.***

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 6:19 p.m.

CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Richard Kidd; Ronald Thompson; Malynda Wenzl; and Mayor Peter Truax. **COUNCIL ABSENT:** Victoria Lowe and Elena Uhing, excused.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Rob Foster, Public Works Director; Rich Blackmun, Project Manager; and Anna Ruggles, City Recorder.

Tim Rippe and Anne Niven, Public Safety Advisory Commission (present in the audience).

2. WORK SESSION: WESTSIDE PLANNING (PART I: LAND USE)

Holan and VanderZanden facilitated the work session, noting the purpose of the work session was to provide an update to Council regarding the Westside Planning Area and Planning Commission’s land use approach for the Westside Planning Area. Holan presented a PowerPoint presentation overview of process on the proposed land use and infrastructure program for Westside Planning Area, noting the Westside Planning Project is a high priority for staff because according to Metro’s long-term household growth projections released in 2012, 90% of the David Hill planning area could be developed by 2025. Holan advised that while urban land use designations currently exists, the need for infrastructure planning is urgent and Purdin Road planning area is located east of David Hill and directly north of the City and was added to the Urban Growth Boundary through legislative action in 2014, but there is no comprehensive planning to guide the designation of urban land uses or infrastructure development, which the Westside Planning Area is intended to meet these needs. Holan reported the City obtained a \$133,000 Metro Community Planning and Development Grant in 2014, noting the grant paid for consultant technical assistance (SCJ Alliance Consulting Services) to provide the City’s land use framework and financing plan to promote a well-planned, mixed use community for the Westside Planning Area, which includes an elementary school site, community park and fire station. Holan added the expected outcomes of the project includes:

- Adoption of a conceptual street network and land use plan for the northwest area

- of the community for inclusion in the Transportation Plan and Comprehensive Plan;
- Adoption of development standards for property located in steeply sloped areas; and
 - Adoption of Comprehensive Plan land use designations and transportation plan for the Purdin Road urban growth area.

In conclusion of the above-noted staff report, Holan referenced a map showing the Westside Planning Project Area and a chart showing Planning Commission recommendation of 1,950 dwelling units, noting the Planning Commission provided land use direction and will hold additional work sessions on the infrastructure and funding approach before conducting its public hearing and submitting final recommendation to Council in April-June 2017.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued pertaining to the Planning Commission's land use direction and gaining a better understanding of planning and infrastructure that needs to be in place to develop the Westside Planning Area. Holan and VanderZanden responded to various concerns, inquiries and scenarios Council presented pertaining to types of infrastructure, such as major street collectors, development issues, such as slope and circulation, dwelling units and infrastructure needs and costs. In conclusion of the above-noted Council discussion, VanderZanden advised staff would schedule a follow-up work session with Council to discuss the infrastructure and funding approach at a later date.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT

Mayor Truax adjourned the work session at 6:55 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder