

PC Minutes 3/25/09

**ITEM NO. 10 CPA-2008-6; AMENDMENT TO HORIZON 2020, CHAPTER 14 (DDW)**

**CPA-2008-6:** Consider amending Horizon 2020, Chapter 14 Specific Plans, to add a reference to and incorporate the West of K-10 Plan. (This item was returned to the Planning Commission by the Board of County Commissioners on January 28, 2009 to address future density issues in the southeast corner of the planning area).

**STAFF PRESENTATION**

Mr. Dan Warner presented the item. He stated that he received two letters from neighbors after the deadline and both were in favor of the direction of the County Commission Future Land Use map.

Commissioner Harris inquired about the road moving a 'little.'

Mr. Warner said he could not say because it was a conceptual line on a map, it comes from Transportation 2030. He said it would have to be worked out by traffic engineers.

Commissioner Hird inquired about the process and what actions Planning Commission can take. He asked if it was within the Planning Commissions authority to say no at this point.

Mr. Warner said yes. Planning Commission approves the Comprehensive Plan Amendments and the governing bodies affirm that. It is a Planning Commission document that the County Commission is asking to be reconsidered. The Planning Commission can choose to agree or not agree.

Commissioner Dominguez asked when it will go back to County Commission.

Mr. Warner said it would be at least 20 days to allow notification.

Commissioner Blaser asked if City Commission needed to review it.

Mr. Warner said that if Planning Commission accepts the recommended County Commission version or makes any other changes then it would go back to County Commission and then to City Commission.

Mr. John Miller, staff attorney, said that if Planning Commission does not change its recommendation that it previously made in October then it would go back to County Commission. If the County Commission adopts their Future Land Use Map then the issue would go back to City Commission since there would be disagreement between the two governing bodies over the Comprehensive Plan Amendment.

**PUBLIC HEARING**

Ms. Mariann Hoffman, 1439 E 920 Road, said she has lived in the area for 25 years and felt that putting low density land next to high density land did not make sense. She agreed with the County Commission changes for having medium density next to low density.

Ms. Kristel Lewis, 1430 E 902 Road, showed maps and pictures of the area and offered options for reallocating density other than just along property lines. She said that the neighbors have been working for years on the Comprehensive Plan.

Commissioner Dominguez asked Ms. Lewis if she presented her ideas to the County Commission.

Ms. Lewis said no, the map she made was created after the County meeting.

Ms. Lee Rader, 916 N 1452 Road, said the area is too small to implement the changes Ms. Lewis showed. She would prefer to see the entire area be low density, but could live with the County Commission suggested Future Land Use map.

Commissioner Dominguez asked if Ms. Rader had attended the last County Commission meeting.

Ms. Rader said no, she had to work but she did send a letter.

Mr. Francois Henriquez, 1436 E 902 Road, said the issue has always been about how tight the area is and what would be a suitable transition. He supported the County Commission suggested Future Land Use map.

Mr. Mike Bronoski, 1428 E 902 Road, said he would like to give developers the most options for the area. He said he supported the latest version by the County Commission.

Mr. Jeri Breithaupt, 1416 E 902 Road, said he was not opposed to development. He said he agreed with the plan that Ms. Kristel Lewis presented tonight.

### **COMMISSION DISCUSSION**

Commissioner Dominguez asked if Ms. Lewis' option was feasible, could the lots be split.

Mr. McCullough said to keep in mind that it is not being planned at that scale. Staff does not have the resources to plan that far and would like to keep it more general. He said that medium density can be marketable for what can be developed. It takes three bodies to reach consensus on sector plans. He said that all five additions of the plan have been appropriate based on perspective and that staff does not disagree with the County Commissions perspective.

Commissioner Finkeldei said that it is not known where exactly the road would be. He liked the County Commission plan that had the transition in it. He said that if they continue to fight about the plan there will be no plan and there will be no development until the plan. He felt it was important to have transitions and he would support the County Commission direction.

Commissioner Moore agreed with Commissioner Finkeldei and appreciated the public comments this evening. He said he would support the County Commission direction as well.

Commissioner Blaser said he agreed with the transition and would also support the County Commission suggested plan.

Commissioner Harris said she supported the County Commission suggested plan. She said that while she appreciated Ms. Lewis' efforts to try and reach another compromise, she felt the appropriate transition was medium density.

Commissioner Hird said that medium density transition was appropriate and was a good compromise but that it was based on following a road that may not go there.

Mr. McCullough said that staff build section plans based on assumptions and it is assumed that the road will go through this location but that may change. Staff assumes through transportation planning that the road will go through and will need to go through if development is put there.

Commissioner Hird said that they may be left having to scramble to fix it in the future. He said he would probably support the County Commission direction. He thanked the public for their civility and involvement.

Commissioner Finkeldei said that the entire 4.1 Future Land Use map has many hypothetical roads and lots of assumptions in the plan. If the roads do not go in then things may need to be moved around.

Commissioner Dominguez said he would support the County Commission direction as well.

**ACTION TAKEN**

Motioned by Commissioner Harris, seconded by Commissioner Moore, to approve the West of K-10 Plan, CPA-2008-6 with the revised Map 4-1 Future Land Use and sign the Planning Commission resolution, forwarding to the Board of County Commissioners.

Unanimously approved 6-0. Student Commissioner Shelton also voted in favor.