

**Joint Meeting with Sustainability Advisory Board (SAB) and Douglas County  
Planning Commission Minutes  
March 9, 2016**

MEMBERS PRESENT: Sharon Ashworth, Jackie Carroll, Rachel Krause, Karen Lewis, Dale Nimz,  
Adam Ritchie, Michael Steinle, Scott White

MEMBERS ABSENT: Ian Spomer

STAFF PRESENT: Eileen Horn, Kathy Richardson, Scott McCullough, Sheila Stogsdill, Jeff  
Crick

PLANNING COMMISSIONERS PRESENT: Pennie Von Achen, Clay Britton, Julia Butler, Jim  
Carpenter, Patrick Kelly, Bryan Culver

PUBLIC PRESENT: n/a

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- I. The meeting was called to order at 5:30 pm.
- II. Introductions of both the SAB and Planning Commission were made.
- III. Review of results of prioritization by SAB and PC members. (Prior to the meeting, 8 SAB and PC members utilized Chapter 16 of Horizon 2020 to identify "gap" policies that are currently not being pursued, but are recommended in the comprehensive plan). The two that received the most comments from members were Policy 1.7 and Policy 2.4.

Scott McCullough spoke about the context of comprehensive plan and answered questions about the language within the plan (i.e. why "encourage" is a prevalent word in the plan).

- a. Question about Policy 1.7.h (Stormwater regs in Urban Growth Areas)- not flagged green (indicating the city is working on it), but says such regulations "shall" be adopted. Noted that it is a priority, but hasn't been worked yet due to staffing and time. Goal is to give County some cover in this area, but unincorporated areas really do not have much development. So now, it's case by case. UGA is important as it could become part of incorporated area later, at which time it'll be important that it meets the local code coming in.
- b. Patrick Kelly describes P.C.'s role in planning issues. Staff advises P.C. when issues come before them. Issues that come before P.C. are those that do not currently meet code and require a variance of sorts. In this case, the comprehensive plan is reviewed to determine whether planned project meets the

Plan. City or County Commissions make the final determination on all plans.

- c. Comp. Plan was most recent reviewed during recent development proposed for Flood Plain. Plan was reviewed to determine if this proposal met the Environmental aspects of building in the flood plain.
- d. Often, the Plan is brought up by members of public ("this proposal does not meet Comprehensive Plan") or by Commissioners.
- e. McCullough noted that staff refers to it regularly – often before P.C. gets project to review. One case was for a new development on land with cedar trees. City studied whether this was on Sensitive Land and studied it. Upon determining that it was not, the project moved ahead to Planning Commission and Plan did not need to be reviewed.
- f. City has internal plan review every Friday. When a Site plan comes in, weekly meeting, all review agencies make comments when applicable from their own lens (police, fire, etc.). McCullough questions whether having Sustainability Director (or Dept.) present to also comment might put Sustainability issues in focus. Penny agrees that having Sustainability issues addressed ahead of time would be helpful to P.C. to have these issues addressed in the packet they receive.
- g. McCullough notes that SAB has not been as vocal as Bicycle Advisory Board and raises question about how SAB wants to advise and influence - on a case-by-case basis or work on the systems and policy level?
- h. With new City Manager coming on board later this month, it may be a good time to submit our goals as City Manager will be doing some goal-setting with staff. Key time to have voice heard.
- i. A discussion on density ensued. With SAB chair questioning whether all density is good and notes that some density, such as that taking place on New Hampshire, may not be.

IV. Take aways –

- a. Should we do this more often? (Annually?)
- b. Good to have interaction and understanding of roles each board plays.
- c. McCullough suggests SAB find way to have voice heard.

V. April – building resiliency and climate adaptation.

VI. Adjourned at 7:05 pm.

Next meeting: April 13, 2016 at 5:30 pm at City Hall, Public Works conference room.