PLANNING COMMISSION RECORD
Briefing Session

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, November 12, 2003, 12:00 Noon, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Jon Carlson, Gerry Krieser, Dan Marvin, Cecil Steward, Mary Bills-Strand and Tommy Taylor; (Steve Duvall and Roger Larson absent). Marvin Krout, Mike DeKalb, Duncan Ross and Teresa McKinstry of the Planning Dept.; and other interested parties.
STATED PURPOSE	Staff briefing on the **Rural Acreage Studies**

Marvin Krout explained that there are three studies and three sets of recommendations. The first is the Build Through Standards. Marty Shukert worked on this study. Staff is still working on the street standards. The indications from both of the elected boards was that the recommendations made sense, so now we are working on the details.

Steward wonders if this would be a revision to the Comprehensive Plan. Mike DeKalb stated the Comprehensive Plan called for these studies, but they would be amendments to the Subdivision Standards, Zoning Code and Design Standards.

Steward understands having action on each of these separately, but from a public perspective it would make more sense to keep them together. Mr. Krout replied that was the purpose of the Commons meeting. There is Performance Scoring to consider. He got the sense from the County Board that they wanted to discuss that particular study a whole lot further. There is a meeting tomorrow on that very subject. Staff will find out more detail. He got the impression the County Board wanted Performance Scoring to go through more public review. He is not sure that study is ready to go . That would require changes to the City and County Zoning Ordinance, mostly affecting the county. He believes staff would adopt something as policy as a way to evaluate decisions on acreage developments.

Mr. Krout further stated that the County Board should at some point consider if impact fees should be a part of these decisions. The Board seems to be okay with waiting to see what happens with the impact fee lawsuit. The study also points to looking more closely at the 6 year road program. That is a big funding issue. It could be part of an overall solution. There is a lot of tax dollars going to the county. The county might be willing to reassess some of its priorities in areas transitioning from rural to urban.

Steward stated that impact fees notwithstanding, he is interested in being sure that we have justification for doing or not doing proposed revisions to the Comprehensive Plan with these studies. The opportunity will never be better for public understanding. Cost of Service needs to be part of the Comprehensive Plan, at the least. The county judgement needs to be brought to public light about those policies that affect the city.

Mr. Krout noted that the County Board seems to have some concerns about the Cost of Services study. He believes it has mostly to do with if there is a significant portion or not on the county roads that you can attribute to traffic coming from outside of Lancaster County or Lincoln traffic moving around in the county. The study did assume that all trips are being generated from county origins or destinations. That is probably not true, but whether it is a large or small percentage is unknown.

Steward believes these are questions that can certainly be answered. Mr. DeKalb replied that traffic counts can vary and traffic models are not always exact. There are a lot of things we don't have answers to.

Mr. Krout noted that an example is 162nd St. The county is going to pave 4 or 5 miles at over $1,000,000.00. It doesn't take a whole lot of traffic to trigger the need for a paved road. Apparently there are a number of people going to the agricultural east campus that would like to use that road. The County Engineer believes the road is being paved for the 80 or so employees that use the road. A cost benefit analysis needs to ask if that is the best use of county funds. In the future, Planning staff would like to play a more active role.

Carlson believes that there would not be a significant difference. Most recreational destinations in the county are already served by paved roads. Mr. Krout agreed.

Carlson thinks that these studies should be advanced together. A recreational destination and a residential destination would have a relationship with roads.

Mr. DeKalb questioned how this gets refined. Steward believes it is an easy trap to get caught up in just roads. There are more issues.

Steward further noted that there is another procedural issue that is raised relative to the Comprehensive Plan. There shouldn't be two operational standards without cost of improvement. We now have procedures for improvements. Why do we try to operate in a different way outside the city? Mr. Krout replied that Planning Commission might want to sit down with County Board members and discuss some issues. Steward would prefer a Super Commons meeting with City Council, County Board and Planning Commission all together. Mr. Krout will investigate that option.

The meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Teresa McKinstry
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Planning Department