

## MEETING RECORD

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, August 30, 2006, 11:00 a.m., Rm. 113, County/City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Gene Carroll, Jon Carlson, Michael Cornelius, Dick Esseks, Gerry Krieser, Roger Larson, Lynn Sunderman and Tommy Taylor. Mary Strand absent.

**OTHERS IN ATTENDANCE:** Steve Masters of Public Works & Utilities; Scott Holmes and Ed Schneider of the Health Department; Marvin Krout, Kent Morgan, Steve Henrichsen, Sara Hartzell and Michele Abendroth of the Planning Department.

**STATED PURPOSE OF MEETING:** **Comp Plan Text Workshop and report from Joint Committee on Board of Health & Planning Comm.**

The meeting was called to order at 11:05 a.m.

Henrichsen stated that discussion today will include the land use maps, priority area text and maps and a report from the Joint Committee of the Board of Health and Planning Commission. He briefly reviewed the upcoming schedule as well.

Henrichsen began with the changes to the draft land use map. Major changes include the 84<sup>th</sup> & Rokeby comp plan amendment, the school boundaries and park boundaries, and the northeast corner of 27<sup>th</sup> and Saltillo.

Esseks asked about the concrete factory. Henrichsen stated that the Planning Commission will make a recommendation to the City Council and then possibly a change could be made to the map.

Other changes to the map include designating the area between 56<sup>th</sup> and 70<sup>th</sup> Street south of Salt Creek as Agricultural Stream Corridor instead of Industrial. Another change was to add neighborhood centers in several areas. Several locations were changed from Low Density to Urban Residential as these areas will be served early in the planning period and/or currently have smaller lots than typical acreages or could transition to more urban uses during the planning period. Several locations were changed from Agricultural to Low Density Residential to reflect zoning changes of the past few years.

Henrichsen noted that in the past the most common request at the public hearing is land use amendments.

Esseks commented that developers seem to want to develop in southeast Lincoln. Henrichsen stated that the development thrust is in all directions of Lincoln. Certainly the

southeast area is attractive because there is not a big investment with water and sewer improvements.

Esseks stated that his concern is that the Comp Plan should tell owners what to expect. But it is also important to be flexible when a developer comes in with a good plan. Krout stated that there is delicate balance because when the Plan becomes too predictable, developers are concerned that land prices can be driven higher. But if you encourage flexibility, you can encourage people to find a way around the Plan and have a competitive advantage to the people who are following the Plan.

Henrichsen then began discussion on the priority map. Staff has recommended a three tier approach, with priorities in tier 1 as A, B and C. Priority A areas are tied to what the Capital Improvement Program (CIP) has identified for the next 6 years. The A areas give direction to City staff as to where to put the dollars first. Priority A is 20 square miles. They will also pursue an annual process during the CIP process to evaluate proposals for changes from priority B and C to A.

Esseks stated that in theory an annual review would work providing that we can be flexible with infrastructure. He asked if the technology is available to be that flexible. Masters stated that as staff looks at facilities studies, they look at all of Tier 1 and 2 to see what utility needs there are. This will give a better information base to plan a more flexible program than what has been done in the past.

Carroll asked what priority list is used since the CIP cannot fund all of priority A. Henrichsen stated that if the City Council adopts this Plan, it would be the map that is used in the CIP process next year.

There was general agreement among the Commissioners with the changes to the priority areas, tiers and text.

A short recess was taken at 11:53 a.m., reconvening at 12:01 p.m.

Schneider stated that a joint committee made up of members of the Board of Health and Planning Commission was formed to review interrelated planning and health issues.

Holmes stated there were three main areas identified in the report. The first is living by design, which is designing such that our community can be active. There was discussion on multi-modal transportation, block length and a number of other issues to make traveling easier. Henrichsen stated that the main recommendation is to consider a shorter block length which might better encourage circulation within the neighborhood and shorten trips within and out of the neighborhood.

The second area is education and informing the public of hazardous pipelines. Three main recommendations came out of this area. First is educating people who live near pipelines. Second is to make sure that people are aware of where the pipelines are.

The final recommendation is to work with companies on existing pipelines to increase integrity management in high hazard areas.

The last area is on the use and storage of hazardous materials. The code was written in such a way to protect residential areas from industrial areas. However, it was written many years ago and does not address today's technology advances. They looked at how to address some of the risks that are hidden. There are no environmental regulations that state if a business has a toxic substance they have to be a certain distance from homes. They have made recommendations relative to prevention, risk reduction, notification and emergency planning. The most difficult recommendations had to do with prevention and new developments.

Carroll stated that from the Planning Commission side, he feels the Joint Committee did a lot of good work and came to good consensus on a lot of issues. He hopes that the final report of the Committee is adopted by the Planning Commission. The most important part of the document is public information and communication. He also feels that the concept of living by design is important for several reasons including lowering the obesity rate.

Henrichsen noted that there was unanimous acceptance of the final report by the Board of Health, and they are hoping the Planning Commission will adopt the report as well.

Larson moved adoption of the final report of the Joint Committee of the Board of Health and Planning Commission. There was unanimous approval by the Planning Commission members present.

Henrichsen noted that the changes will be incorporated into the final draft of the 2030 Comp Plan which will be released on September 21<sup>st</sup>.

The meeting was adjourned at 12:26 p.m.

Respectfully submitted,

Michele Abendroth  
Planning Department