

Georgetown-Scott County Planning Commission

Land Use Sub-Committee Meeting Minutes

Date: Monday, February 15th, 2016

In Attendance:

David Lusby, Chairman	Joe Kane, Director
Megan Chan, staff	Matt Summers, staff
Ryan Cooper, staff	Alaina Hagenseker, staff
Ed Bringardner	Susan Byars
Roy Cornett	Bret Halverson
William Offutt IV	Christie Robinson
Christina Rush	Polly Singer Eardley
Jeff Jennings	Rick Hostetler
Steve Price	John Wallace

The meeting convened in the Planning Office at 5:00 p.m.

Introductions

Joe described the background on Land Use and the categories that would be introduced in each of the meetings that pertain to the Comp Plan. Each member of the Land Use Sub-Committee introduced themselves and why they want to be part of the Sub-Committee.

Comp Plan Process & Committee Role

Joe discussed the history of the Comprehensive Plan and how each update has and will affect the Comprehensive Plan for 2016. Vision 2020 was prepared by the Chamber of Commerce, but will also be reviewed for inclusion in the 2016 Comprehensive Plan. A member of the Steering Committee was asked to chair each sub-committee, and David Lusby is the chair for Land Use. He is the representative to the Steering Committee to answer back about the progress of the Land Use Sub-Committee. Joe discussed the time line. The draft goals and objectives would like to be completed by May. There will be a hands-on workshop at the next Land Use Sub-Committee on March 21st at the Scott County Extension Office to discuss potential issues that might arise. The role of the Sub-Committee was discussed. The topic of taxes was brought up since Scott County has one of the lowest tax rates in the country. Joe discussed the survey that was conducted in 2015. There was a discussion about how growth of jobs has a big impact for residential areas and the relationship between housing and jobs.

Urban Land Use

The Urban Service Boundary is the framework for managing growth that Scott County will look-at in the Comprehensive Plan. One of the questions that the Land Use Sub-Committee will look at is if the Urban Service Boundary will be expanded. The other question to be considered is how the vacant areas will be developed the next 20 years. Joe discussed the projected growth of the housing demand in Georgetown as well as the Commercial Land Use and Multi-family needs.

Community Vision-Shape 2040

The Draft vision statement for the Comprehensive Plan and the Land Use Sub-Committee was addressed and each of the committee members was given the opportunity to add their opinions to the draft vision statement. The final version of the vision statement from the meeting is as follows:

Scott County's urban and rural areas provide: 1) Diversity of uses – which allows interaction and connectivity between land uses and transportation modes, 2) Distinct neighborhoods – which have strong character and equitable access, 3) Dedicated focus to our downtowns – which are the heart of each of our three cities, 4) Employment centers – where industrial and commercial activity are able to thrive and produce for the county and region, 5) Accessible institutions (schools, etc.) – which are distributed throughout the community, allowing for integration and collaboration, 6) Natural and open spaces – which are identified and protected through acquisition, stewardship, and responsible site planning, and which are incorporated as vital components of our infrastructure and economy, and 7) Transportation/connectivity with multi-access points between residential neighborhoods and community areas.

The fundamental principles

These are overall guidance statements to help inform the goals of specificity for the Land Use Sub-Committee. This focuses on the urban part of the Comprehensive Plan. The sub-committee went through each of the principles and worked on updating them and making them fit the Land Use Sub-Committees ideals. The Final version of the principles as of this meeting are:

- Growth management and land use regulations positively impact the overall quality of life throughout the County and achieve a proper balance between the property rights of individuals and the rights and needs of the general public and community and to respect the environmental integrity (streams, aquifers, riparian areas, etc) and floodplains
- The greenbelt acts as a land use buffer between urban and rural areas and a double/dual purpose with access to recreational trails, facilities, easements when developed, and environmental protection to the Elkhorn Creek.
- Growth should occur predominately within existing urban areas (think about relation between the future land use map and zoning.)
- Urban centers should be strengthened through incentives, infill and adaptive reuse of existing buildings, incremental and sustainable growth.
- Main corridors into urban centers in Scott County should be planned to provide aesthetically pleasing and functional entryways.
- Neighborhoods should have diverse housing that is both high quality and accessible to varying income levels affordable high/low split.) Commercial centers, parks, and other public spaces should be integrated to create dynamic neighborhoods with access to daily needs.