



SPECIAL JOINT MEETING MINUTES

**WEDNESDAY, JULY 13, 2016
12:00 PM TO 2:00 PM**

**CITY COUNCIL CHAMBERS
305 3RD AVENUE EAST
TWIN FALLS, ID 83301**



"A QUORUM OF THE CITY COUNCIL MAY BE PRESENT"

Anticipated Attendees

Planning & Zoning Commission

Nikki Boyd

Jason Derricott
Tom Frank
Kevin Grey
Gerardo "Tato" Munoz
Christopher Reid

Jolinda Tatum
Ryan Higley
Steve Woods

City of Twin Falls

Renée V Carraway-Johnson, *Zoning & Development Manager*
Jonathan Spendlove, *Zoning & Development, Planner I*
Kelly Weeks, *Zoning & Development, Planner I*
Mitch Humble, *Deputy City Manager*

Advisory Committee

Dr. Cindy Bond, *CSI/Chamber of Commerce, Past Chair/Past Chair URA*
Kevin Dane, *Selection Committee/Local Businessman*
Brady Dickinson, *Twin Falls School District*
Nancy Duncan, *City of Kimberly City Council*
Ryan Higley, *City Planning & Zoning/AOI-County*
Greg Lanting, *City Council*
Laura Wilson, *County Planning & Zoning staff*
Kevin Mahler, *Selection Committee/Local Business Owner*
Nikki Boyd, *City Council*
Tato Munoz, *City Planning & Zoning/Local Businessman*
Dan Olmstead, *Idaho Power/SIEDO*
Laura Stewart, *Chamber of Commerce/St. Luke's*
Brad Wills, *Selection Committee/Developer/URA Member/Builders Advisory Committee*

Consultant Team

Bruce Meighen, *Logan Simpson*
Megan Moore, *Logan Simpson*

Attendance

Commission/Committee Attendees:

Boyd, Dawson, Dickinson, Frank, Grey, Olmstead, Reid, Stewart, Wills, Wilson, Woods

Staff:

Carraway-Johnson, Spendlove, Strickland, Weeks, Carberry, Rothweiler

Consultant Team:

Megan Moore

AGENDA

I. Welcome Call Meeting to Order:

Commissioner Frank opened the meeting at 12:00pm. Zoning & Development Manager Carraway-Johnson introduce Megan Moore and explained that she will review the information and ask for feedback.

II. Approval of Minutes: **None**

III. Comprehensive Plan Update: **presented by Megan Moore with Logan Simpson**

Megan Moore explained the Comprehensive Plan serves as an advisor document based on public input to assist in policy development and changes. There were a number of events attended to get public input on this plan. From this community input came the Community Vision. After the information was gathered vision statements were developed for several categories: Land Use, Community Design & Character, Housing, Economic Development, Recreation, Transportation, Public Facilities and the Airport Facilities.

Using the community vision statements, a framework was developed for each category outlining key points made by the public as to how they want the City of Twin Falls do look and feel as a community. The framework information was used to create a Future Land Use Map. The map provides a visual perspective on the type of growth the public would like to see and where throughout the city it should occur.

After the framework was developed the next step was to help design a means for the City to work towards implementation of the plan for each of the Community Vision categories.

See Attached Presentation

IV. General Public Input:

1. Land Use: Transitioning Development

- Tom Billington, 3564 N 2800 E, stated he operates an agricultural business that is being encroached upon by development. He has concerns with water when development occurs. He wants to be a respectful neighbor but would also ask that the people moving into these neighborhoods have respect for him as well. He thinks fencing should be installed between the residential development and his operation to protect not only his business but to protect the neighbors. The development is having negative impacts on an operation that has been in the area since 1906. They do understand that Twin Falls is growing and they want to be members of the community and be good neighbors.
- Stace Campbell, 3347 Willow Way, stated that the one design he would like to see more are the urban commercial areas on the edges of town so that people who live in these areas would not have to travel into the city just to get a gallon of milk.
- Gregg Olsen, Twin Falls, explained that he has purchased the old Grandview Drive-in and would like to see that area considered as commercial designation in this area.
- Mr. Billington stated that communication with the farmers and livestock owners is essential, it is much easier to deal with things when you know what is coming. Having a subdivision all of sudden show up around you makes it harder to accept. He would prefer more controlled growth vs the “leapfrogging”. Gradual development moving his direction is better than feeling swarmed.
- Committee Member Wills explained that when the city is developed to the northwest those areas are just farms to the southwest there is quite a bit of land that is open. The developers have 20 years of land under design that has a drawing on it so they are sitting fairly good. Idaho Power watches the growth but the leapfrogging does not occur like it used to. Magic Valley Ranch was a leapfrog development with 250 homes, that doesn't occur like that anymore, the

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town is growing in between. The problem for the future is going to be development to the east.

- Mr. Billington stated there has to be open communication, Mr. Wills likes to take farm ground, and he likes to farm the land. The development should occur adjacent to other development and should not be all over the place. He doesn't like being steamrolled over, they want to stay here and be a part of the community.
- Jill Skeem, Kimberly, asked for more clarification of what open space is for development.
- Commissioner Grey asked if some sample photos could be provided to show what the open space could look like.
- Committee Member Wills stated he is not comfortable with a specific number.
- Planner I Spendlove explained that open space can be defined differently, currently open space is a zoning district. The Comprehensive Plan is a guide for developing the specific zoning codes that helps the City follow the plan.
- Commissioner Musser stated there seems to be a conflict with the desire to protect farms and agriculture but have growth. The growth is going to take over the agricultural areas. Economics drives whether or not to preserve farmland.
- Planner I Spendlove explained there are competing interests.
- Committee Member Wills stated on the average the development consumes approximately 70 acres per year with a growth of approximately 3 lots per acre. Over ten years that would be the equivalent of one square mile of growth.

2. Community Design + Character: Enhance entrances into the city and walkability

- Commissioner Woods stated that his concern with design standards is that in his experience it can have negative impacts on the viability of the community.
- Commissioner Grey stated that he has lived in communities where design standards have been affective.
- Zoning & Development Manager Carraway-Johnson explained the Comprehensive Plan is to help plan for growth and development. Specific design guidelines would fall under code requirements.
- Commissioner Frank explained design standards will not occur in this community so that verbiage needs to be changed.

3. Housing: Increase housing options + downtown housing

- Commissioner Frank stated that there needs to be services available where the people especially the elderly.

4. Economic Development: Business + Talent Retention

- Commissioner Grey suggested that there should be some coordination with the college also for providing training programs.
- Commissioner Musser suggested collaboration with the chamber of commerce to assist in finding what types of businesses the community may need.
- Committee Member Stewart suggested that the terminology should be to develop relationships with local employers to plan.

5. Parks & Recreation/Open Space/Trails: Community Recreation Center

- No comments

6. Transportation: Transit circulation plan

- Commissioner Woods recommended the bus/bicycling plan that is happening in Boise.

7. Public Facilities + Services:

- No comments

8. Public Airport Facilities:

- No comments

Other Comments:

- Commissioner Frank stated he thinks there should be a guiding principle within the plan that helps with water conservation.
- Mr. Billington stated he would also encourage aquifer recharge.
- Committee Member Wills stated that all the new subdivisions are required to retain their water on-site.
- Commissioner Woods agreed and stated that a lot of the industrial businesses that are in our area use a lot of water it would be beneficial to ensure that it is used wisely.
- Commissioner Frank asked what the next step is for this process.
- Megan Moore stated they will spend time updating the proposal based on the input received today. The goal is to have the first public hearing scheduled in September.
- Zoning & Development Manager Carraway-Johnson asked everyone to encourage people to attend the City Fair and stated
- Steve Olson, representing several owners of some real estate located at Addison Avenue East and 3400 E. He asked if this property is designated as AG would it be possible to build a house.
- Zoning & Development Manager Carraway-Johnson explained the current proposal is to designate this area as AG to provide more protection to the farmland and discourage development. She explained now would be the time for Mr. Olsen to ask that this designation be reconsidered.
- Mr. Oslon stated the land was purchased with the understanding that a house could be built. However, with the current zoning this is not possible.
- Zoning & Development Manager Carraway-Johnson stated currently the way this area is designated provides a conflict between our land use map and the zoning. He would like the ability to be able to put 1 acre lots/subdivide. However today it is not possible the zone will not allow him to develop. The Comprehensive Plan has to support the zone.
- Committee Member Wills asked for another meeting to discuss the land use map more.

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- Zoning & Development Manager Carraway-Johnson stated the next meeting scheduled for the Planning & Zoning Commission is August 3, 2016 at Noon.
- Commissioner Frank asked that the August 3, 2016 meeting be scheduled as a

V. City Fair: July 13, 2016 3:30pm to 5:30pm

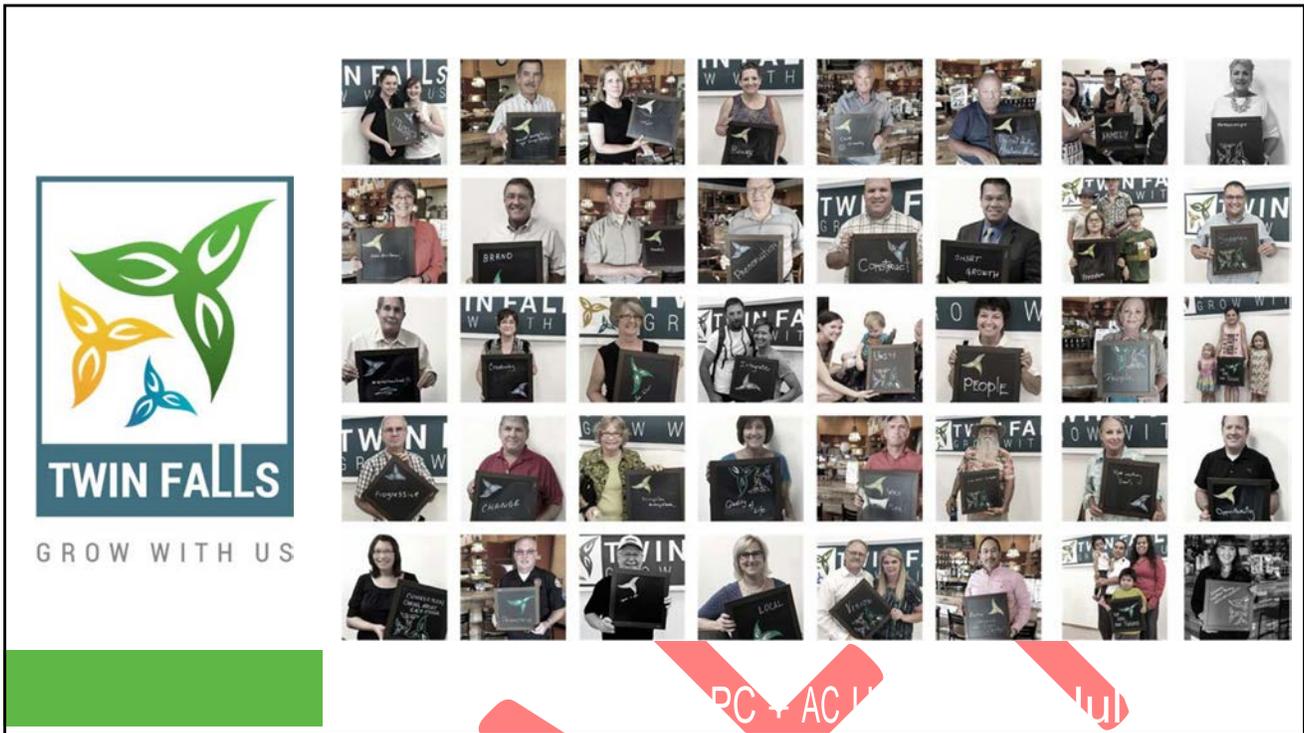
Located at current City Hall site – old “Keybank Building” 103 Main Ave E

VI. Adjourn Meeting:

Commissioner Frank adjourned the meeting at 2:00 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

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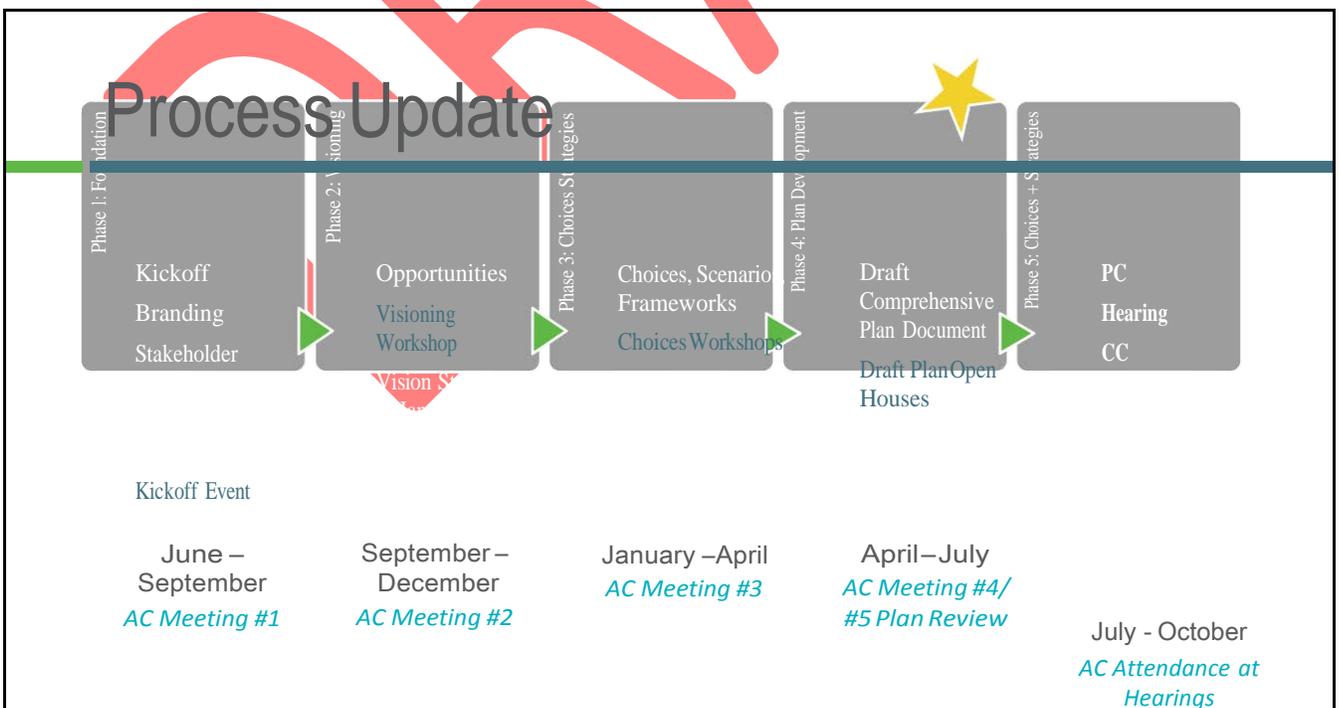


Agenda

1. Process Update
2. Plan Overview
3. Next Steps



Process Update





Plan Overview

1. Introduction, Background + Purpose

- Serves as an advisory document to guide land development decisions
- Based on public input
- Creates a framework for subsequent zoning and code updates

1. Introduction, Plan Development



1. Introduction, Plan Organization

1. INTRODUCTION

- Overview
- Background
- Plan Purpose
- Plan Development
- Plan Organization
- Relationship to Other Plans

2. COMMUNITY VISION

- Public Process + Involvement
- Community Vision

3. FRAMEWORK

- Introduction
- 8 Elements
 - Existing Conditions
 - Vision
 - Goals, Policies + Action Items

4. IMPLEMENTATION

- Introduction
- Implementation
- Action Plan

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1. Introduction, Relationship to Other Plans

- Strategic Plan 2012-2030
- Five-Year Projection Document
- Master Transportation Plan (*2017 initiation*)
- Airport Master Plan
- 2015 Parks and Recreation Master Plan
- Water & Sewer Master Plans

2. Community Vision, Public Outreach

Phase	Public Engagement	Date	Participation
Kickoff	City Fair + City Fair 2.0	July	~ 250
	Stakeholder Interviews	July	25
	Online Survey #1	August - September	20
Vision	Wings n' Things	September	~ 250
	Oktoberfest	October	~ 75
	Online Survey #2	November - January	~ 110
Chooses/ Strategies	Senior Center + Library	January	~ 75
	Death by Chocolate	January	~ 300
	Online Survey #3	January - March	97
Plan	City Fair	July	TBD
	Online Survey #4	July - August	
	P&Z + CCHearings	September - October	

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2. Community Vision, Loves



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2. Community Vision, Improves



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2. Community Vision, Vision Statements



Land Use...

.. that encourages infill in town; creates great neighborhoods with a wider range of housing types, mix of uses, and amenities; and echoes densities and patterns reminiscent of the historic Downtown neighborhoods.



Community Design and Character...

.. that retains the friendly, safe, family-oriented, and small-town community feel; protects and preserves the canyon and rim environments and their vistas; and promotes the high quality of life and outdoor activities.



Housing...

.. that provides a range of housing options for current and future residents; promotes the rehabilitation and restoration of older buildings and neighborhoods; and increases housing options Downtown.

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2. Community Vision, Vision Statements



Economic Development...

.. that reestablishes and revitalizes Downtown as the heart of the community and drives proactive engagement and support of businesses that are compatible with community values, while working with private partners to build a place that attracts and keeps talent.



Park Recreation, Open Space, and Trails...

.. amenities that continue to provide and expand the range of parks and recreational activities and facilities; and develops and connects the sidewalk and trails network.



Transportation...

.. that improves circulation along primary roads, especially Blue Lakes Boulevard, and additional facilities to encourage walking and bicycling, through both on and off-street facilities.

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2. Community Vision, Vision Statements



Public Facilities and Services...

.. that reduce impacts to the natural environment, while retaining the high-quality service and future infrastructure needs of the community, and supporting educational and cultural components.



Public Airport Facilities...

.. that are safe, high-quality, and regionally accessible with the leadership, operating skills and financial strength for continuous economic development and to accommodate future aviation activity.

3. Framework, Goals, Policies + Action Items

1. GOALS

describe the vision-based outcomes desired by City residents.

2. POLICIES

are statements related to particular goals of the principles Twin Falls will rely on in future decision-making.

3. ACTION ITEMS

describe the strategies and actions to achieve the policies, and will be directly coordinated with the annual update to the City's Strategic Plan.

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3 .Framework, Land Use

1. Participate in regional strategies to capitalize on the interaction of jobs, housing balance, and transportation issues.
2. **Transition from high-density at Downtown to low-density at the City edges to rural and agriculture within the Area of Impact and beyond.**
3. Encourage mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments that keeps the densities and patterns of historic downtown neighborhoods.
4. Preserve and restore historic neighborhoods and buildings.
5. Create great neighborhoods with a wider range of housing types, mix of uses, and amenities.

3 .Framework, Community Design + Character

1. **Protect the historic, natural, and recreational resources of the Snake River.**
2. Preserve the canyon rim.
3. **Enhance walkability in existing neighborhoods.**
4. Support small and local businesses within Downtown.
5. Protect and expand public facilities and programmed events that promote and enhance the quality of life.
6. Expand the College of Southern Idaho (CSI) Campus north of North College Road.
7. Enhance community gateways with streetscape beautification and clear directional signage to local destinations.

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3 .Framework, Housing

1. Expand the variety of housing opportunities to allow for more choices in types and locations of residences. This includes providing for a mixture of housing sizes, types, and affordability.
2. Create urban village/urban infill nodes with mixed uses and higher densities.
3. Maintain and improve the quality of the existing housing stock in the City, and revitalize the physical and social fabric of neighborhoods that are in decline.
4. **Promote Downtown as place to great place live and increase the housing options available.**

3 .Framework, Economic Development

1. **Create a place where business and talent will stay and thrive.**
2. Develop and maintain resilient infrastructure that allows people, goods, and information to move efficiently through the community.
3. Capitalize on outdoor recreation assets and reputation.
4. Diversify the traded-sector industry base.

3. Framework, Parks, Rec, Open Space + Trails

1. Support the development and improvement of recreational amenities along the canyon trail, such as restrooms, picnic areas, interpretive signage, and viewpoint infrastructure.
2. Connect walking and bike paths to circulate through the city, capitalizing on major drainages, and connecting Downtown to the canyon rim, schools, parks, and community facilities.
3. Explore the feasibility of a community recreation center that provides gym space, swimming, walking track, and classroom space.
4. Develop a neighborhood park within each square mile of the City's residential areas.
5. **Continue to provide recreational and community programs for residents and visitors.**

3. Framework, Transportation

1. Address the development of public transportation system facilities and services as needed to meet demand.
2. Develop transit opportunities for commuters from neighboring communities.
3. **Maintain clear and efficient connectivity for vehicles, pedestrians, and bicycle travel across the community.**

3. Framework, Public Facilities + Services

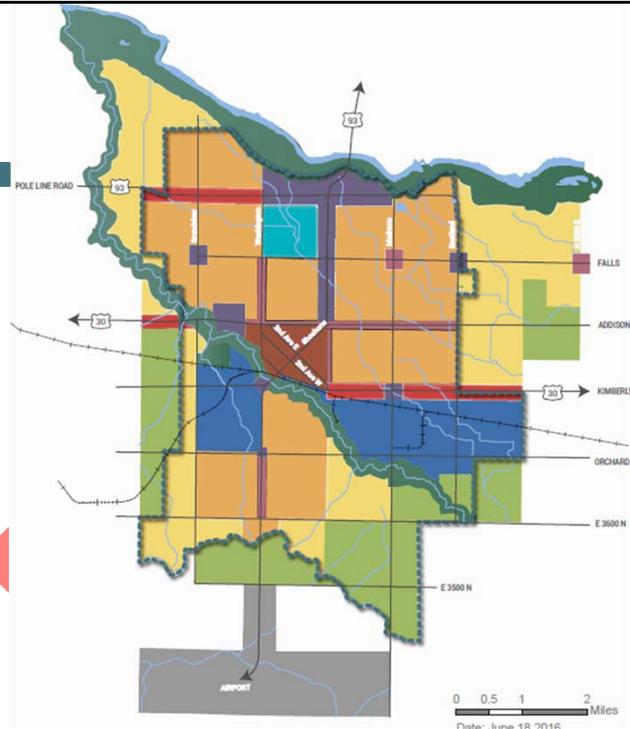
1. Continue working with the school district to achieve its goal of providing a quality education necessary for students to be successful in life.
2. **Complete and improve the sidewalk network in the City.**
3. Increase the frequency of snow removal in the City.
4. Work to identify and develop additional sources of potable water for the City.
5. Continue to expand City wastewater collection and treatment facilities to provide sewer service as the City grows.
6. Continue to provide an environmentally beneficial solid waste disposal program in the City.
7. **Adequately plan and coordinate so that all utilities within the city are reliable and support existing developed areas and future growth.**

3. Framework, Public Airport Facilities

1. Continue to be proactive in protecting the health, safety, and general welfare of both airport users and surrounding neighbors.
2. Maintain and improve air service at the airport.
3. Continually monitor and plan for future aeronautical and land use needs of the airport.
4. Continue to integrate the airport into city transportation infrastructure and planning.
5. **Compatible land use planning for areas around the airport should be proactive while keeping in mind private property owner's rights and concerns.**
6. Planning and development on and around the airport should account for the current and future economic benefit to the community.
7. Planning and development of the airport should continue to provide facilities that support services such as aerial firefighting, aerial agricultural spray operations, life flight, and business activity that are valued by the community.
8. Remain compliant with FAA and state Grant Assurances and sponsor obligations.

3. Framework

Future Land Use Map



3. Framework, Land Use Categories

Category	Land Use Mix	Density/ Size
Agriculture	<ul style="list-style-type: none"> Agriculture, Ag Production, Farm Sales & Equestrian Facilities Open Space & Multi-Use Trails 	N/A
Rural Residential	<ul style="list-style-type: none"> Single Family Detached Agriculture, Open Space & Multi-Use Trails 	Residential lots > 1 acre
Town Neighborhoods	<ul style="list-style-type: none"> Single Family Detached & Attached Duplexes, Triplexes, Townhomes Parks & Rec, Schools & Civic Facilities 	2 – 10 DU/ Acre
Neighborhood Commercial	<ul style="list-style-type: none"> Neighborhood-Serving Commercial (Small Scale Office & Retail) Townhomes, Condominiums, Apartments, Senior & Student Housing Parks & Rec, Civic, & Community Facilities 	6 – 12 DU/ Acre

3. Framework, Land Use Categories

Category	Land Use Mix	Density/ Size
Downtown/ High Density Residential	<ul style="list-style-type: none"> • Retail, Services, Offices • Hotels, Entertainment, Arts, Culture • Vertical, Mixed Use Housing • Parks & Rec Facilities, Plazas • Schools, Civic Facilities 	8 – 25 DU/ Acre
Mixed Use	<ul style="list-style-type: none"> • Retail, Services, Offices • Hotels, Entertainment, Arts, Culture • Vertical, Mixed Use Housing • Townhomes, Condominiums, Apartments • Senior & Student Housing • Parks & Rec Facilities, Plazas • Schools, Civic Facilities 	10 – 20 DU/ Acre

3. Framework, Land Use Categories

Category	Land Use Mix	Density/ Size
Commercial	Retail, Office, Hotels Plazas, Parks	N/A
College of Southern Idaho	Student Housing Schools, Civic Facilities Parks & Rec Facilities Entertainment, Arts & Culture	N/A
Industrial/ Flex	Office Park, Corporate Campus Warehousing, General Manufacturing Food Processing, Industrial Campus	N/A
Airport	General Aviation, Airfield Development & Support Facilities	N/A

4. Implementation, Land Use

- **Action 2.2-1:** Encourage Voluntary Farmland Preservation and provide incentives for the dedication of land for land trusts.
- **Action 2.2-2:** Develop land in the form of cluster subdivisions with at least 40% open space.
- **Action 2.2-3:** Work with the Southern Idaho Land Trust to develop appropriate conservation easements. In addition, develop policies that ensure urbanized land and working farmland do not interfere with each other. Such arrangements may include buffers against odor and runoff and community-supported agriculture.
- **Action 3.3-1:** Update zoning code to allow higher density in appropriate zones.

4. Implementation, Community Character

- **Action 7.1-1:** Establish a Gateway Overlay Zone to manage development in identified gateway areas, and establish overlay zone boundaries at each of the gateways. Establish design standards for development in the overlay zone areas.

4. Implementation, Housing

- **Action 2.3-1:** Create a list of vacant and underused properties and identify potential barriers to infill development on those sites. Work with property owners to overcome such barriers.
- **Action 2.3-2:** Conduct an evaluation of publicly owned property in order to determine if these properties could be redeveloped or renovated.
- **Action 3.1.1:** Consider establishing a stand-alone homeownership and home repair revolving loan fund that is or is not restricted based upon income.
- **Action 3.1.2:** Educate and inform citizens of the many programs currently available to assist in purchasing, financing, rehabilitating, and repairing a home, particularly in older neighborhoods.
- **Action 3.1.3:** Develop incentives to encourage residents to reinvest in their homes, particularly in older neighborhoods, such reductions or credits to taxes and fees.

4. Implementation, Housing

- **Action 4.5.1:** Encourage Downtown housing that is affordable to low, middle, and high income households; in particular, encourage rental housing that is affordable to low and middle income households.
- **Action 4.3.1:** Assist one or more downtown “pilot projects” through the design and permitting process to demonstrate how Downtown housing can be done right.
- **Action 4.3.2:** Review local funding sources (e.g., Tax Increment Financing) and external funding sources (e.g., Community Development Block Grants) that could be used to encourage the development of underutilized properties.

4. Implementation, Economic Development

- **Action 1.1-1:** Expand on the work already being done in the Main Street URA to support business infill and redevelopment through storefront improvement programs or TIF investments, with architectural characteristics consistent with the historic character, to other areas in Downtown.
- **Action 1.1-2:** Revise City development codes to allow for ADUs and capitalize on infill development projects.
- **Action 1.1-3:** Work with local businesses to encourage later store hours to increase downtown vitality and capture in-commuter's business/patronage after working hours.
- **Action 1.2-1:** Leverage City resources (e.g., TIF, Enterprise Zone) to promote highest and best use for properties along Blue Lakes Boulevard.
- **Action 1.2-2:** Density and, where appropriate, promote mixed-use development along Blue Lakes Boulevard.

4. Implementation, Economic Development

- **Action 1.2-3:** Prepare design guidelines for new development and redevelopment on Blue Lakes Boulevard.
- **Action 1.3-1:** Create a master plan for an industrial employment hub where adequate utility and transportation infrastructure exists.
- **Action 1.3-2:** Continue to develop the best strategies and infrastructure plans to provide for future.
- **Action 2.1-1:** Support bike and pedestrian infrastructure and amenities to enhance low-cost, active transportation options.
- **Action 2.1-2:** Support freight movement so all areas of the City have access to goods and services.
- **Action 2.1-3:** Support investments that improve connectivity of airport to the freight and rail networks.

4. Implementation, Economic Development

- **Action 3.1-1:** Promote the Visitor Center as a hub that provides tours and transit to local attractions and is familiar with economic development investments as well.
- **Action 3.1-2:** Work with the Chamber of Commerce to explore feasibility of a public/private partnership to build a conference center hotel to support major employers as well as tourists.
- **Action 3.2-1:** Work with existing employers to determine what assets attract and retain talent then promote those assets as testimonials on economic development website.

4. Implementation, Parks, Rec, OS + Trails

- **Action 4.1-1:** Actively explore opportunities for public/private partnerships with school districts, businesses, and other public entities.
- **Action 4.1-2:** Examine and re-evaluate the current park dedication policy within Code.
- **Action 5.1-1:** Improve function of City-sponsored programs.

4. Implementation, Transportation

- **Action 1.2-1:** Prepare and pursue a transit circulation plan.
- **Action 1.2-2:** Identify potential public transportation pick up and drop off locations as needed and appropriate to meet demand.
- **Action 3.1-1:** Develop complete streets along major arterials to ensure vehicular, transit, bicycle, and pedestrian mobility throughout the City. Increase bicycle and pedestrian access between neighborhoods and activity centers.
- **Action 3.1-2:** Develop, adopt, and enforce appropriate street, bicycle, and pedestrian facility standards to meet City needs.
- **Action 3.3-1:** Develop a Trucking Access Plan to identify appropriate locations to reroute trucks that improve safety and support community design and function.

4. Implementation, Public Services

- **Action 1.1-1:** Identify future school sites prior to development of the surrounding area.
- **Action 7.2-1:** Periodically update the 2009 Water Systems Facilities Plan and the 2010 Wastewater Treatment Plant Facilities Plan, incorporating the goals, policies, and final Land Use Map of this 2016 Comprehensive Plan.
- **Action 7.4-1:** Complete a Station Construction Plan.

4. Implementation, Public Airport Facilities

- **Action 3.1-1:** Update the Master Plan and Airport Layout Plan every five to seven years or as needed.
- **Action 5.3-1:** Consider improvements to airport overlay and district zones to better identify the Airport Influence Area including Federal Part 77 and Idaho state airspace protection surfaces and height restrictions, use and building restriction areas, and siting criteria for evaluating land uses or activities in key areas adjacent to the airport.
- **Action 5.3-2:** Require Fair Disclosure Notification for new or substantial redevelopment of lots, buildings, structures, and certain activities near the airport notifying of the potential of low overhead flights, noise, dust, fumes and other potential aviation impacts.

4. Implementation, Public Airport Facilities

- **Action 5.3-3:** Prohibit uses in areas around the airport which attract birds and/or other wildlife, create visual hazards, and emit transmissions which may interfere with aircraft communication or navigation, or otherwise obstruct or conflict with airport operations.
- **Action 5.4-1:** Establish a formal coordination process with the county to create an agreed upon Airport Influence Area and consistent development guidelines and regulations that utilize local, state, and federal/FAA guidelines, standards, rules, regulations and other best management practices encouraging compatible land uses adjacent to the airport.
- **Action 5.4-2:** Notify each other of the intent to adopt or revise the comprehensive and other land use plans that may impact the airport including the evaluation of future planning activities to ensure they will not result in an increase to incompatible land uses or development adjacent to the airport.

4. Implementation, Public Airport Facilities

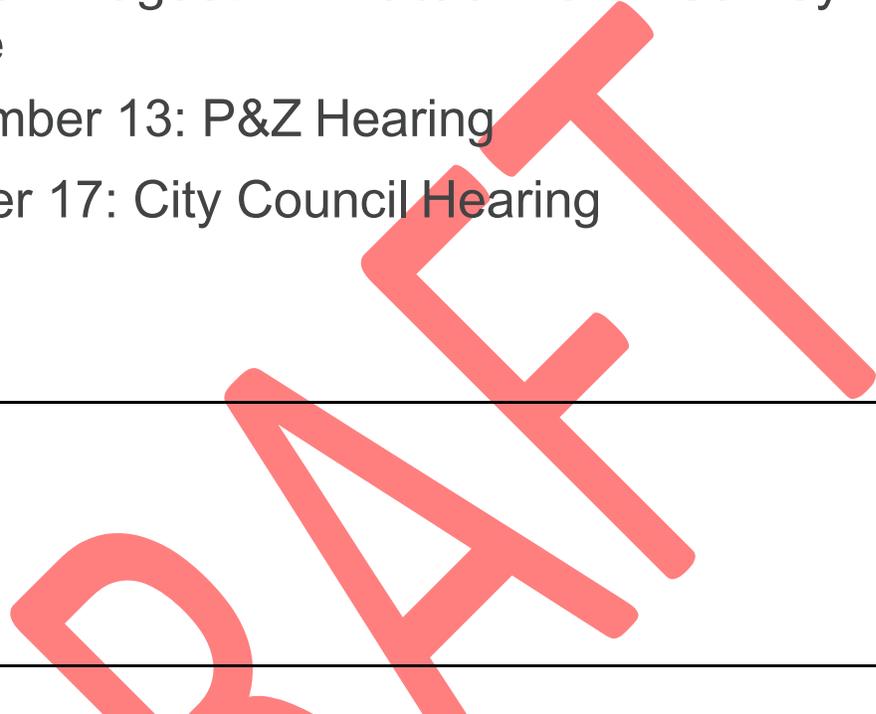
- **Action 5.4-3:** Incorporate consistent, agreed upon language regarding compatible land use planning practices in both the city and county comprehensive plan documents.



Next Steps

Next Steps

- City Fair 2.0
- July 20 – August 17: Public Draft + Survey Online
- September 13: P&Z Hearing
- October 17: City Council Hearing



GROW WITH US

