

MINUTES
SPECIAL JOINT WORKSESSION/ROUNDTABLE
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
CITY OF YUMA PLANNING AND ZONING COMMISSION
YUMA CITY HALL
CONFERENCE ROOM 190
ONE CITY PLAZA, YUMA, ARIZONA
April 26, 2011
5:00 p.m.

CALL TO ORDER

Mayor Krieger called the City Council meeting to order.

Councilmembers Present: Stuart, Mendoza, Beeson, McClendon, Brooks, Johnson and Mayor Krieger

Councilmembers Absent: none

Commission members

Present: Cave, Conde, Carter, Underhill and Chairman Koopman

Commission member

Absent: Brockington and Sorenson

Staffmembers Present:

City Administrator, Greg Wilkinson
Director of Community Development, Laurie Lineberry
Principal Planner, Jennifer Albers
Senior Planner, Noah Cullis
Principal Planner, Bob Blevins
Various department heads or their representatives
City Clerk, Lynda Bushong

Chairman Koopman introduced the members of the Planning and Zoning Commission: Karen Conde, Bill Cave, Clinton Underhill, Marty Carter, and himself. Two members were absent: Richard Sorenson and Tony Brockington.

I. CITY OF YUMA 2012 GENERAL PLAN

Albers explained that tonight's discussion will review the Parks, Recreation and Open Space; Public Services; Safety; Cost of Development; and, Growth Area Elements of the proposed Planning and Zoning Commission draft of the 2012 General Plan. The City Council and Commission will also be given the opportunity to further discuss the five elements presented at the April 12, 2011 Joint Worksession.

Albers presented the Parks, Recreation and Open Space Element:

Major Changes

- Updates to Facility Plan – 2006
- Updates to demographics
 - 2008 American Communities Survey
 - 2010 Census data to be included when available
- Updates to projections based on Estancia and Laurel developments and new buildout information

- Addition of new parks and park sites
 - Estancia parks
 - Area parks: Avenue 6E; 32nd Street
 - Neighborhood parks: Livingston, Cielo Verde and Laurel

Public Comments Received to Date

- The plan needs to include certain arts and cultural facilities
 - The proposed plan now includes Art Center and Yuma Theater on the appropriate map
 - These facilities will also be addressed in the Public Services Element as Cultural Facilities
- Open Space inventory
 - The Colorado and Gila Rivers are more accessible to the public and should be given priority over the Goldwater Range.
- Saguaro Park was a planned park in the 2002 General Plan.
 - The plan now reflects the fact that Saguaro Park is a completed and accepted Neighborhood Park, located at Avenue 7E, south of 40th Street, within the Saguaro Subdivision.
- Parks and recreation opportunities
 - Arizona Department of Game and Fish requested the following:
 - Identification of additional areas, such as Fortuna Wash and Redondo Pond and a potential pond project at I-8 and Avenue 8½ E
 - Coordination of off highway vehicle use, where possible
 - Expand objectives to include:
 - Conservation of the riverfront and wetlands
 - Protection of desert washes and riparian areas
 - Incorporation of native vegetation in parklands
 - Requiring new development to provide and conserve open space
 - Staff will be considering these recommendations, many of which are already found in the proposed plan.

Albers stated that the goals of the element remain virtually unchanged from the current goals listed for the element.

Discussion

Mayor Krieger asked what “open space” means. **Albers:** The concept of open space in the General Plan ranges from developed grass parklands to open desert to a wide open Downtown area. The intent is promote the development of open space where it is appropriate; if development is occurring on the edge of the urban area, the Arizona Department of Game and Fish would like the City to work with the property owners to minimize impacts on their neighboring desert.

Mayor Krieger: The private sector must continually face increased regulatory requirements. The City is facing shrinking budgets. How can the City implement specialized park facilities and require open space of developers when the latter would mean decreasing their profitability. Eventually, the City has to provide for the maintenance of new parkland. Nothing in the plan balances these tax burdens. The timeline for implementation of these requirements will be a factor. At some point, the cost burden to everyone needs to be factored in. **Albers:** In implementing these objectives, staff would work with developers to make sure the requirements are not burdensome. Whenever appropriate, staff would

incorporate parks into retention basins. Incorporating native vegetation would be implemented in area parks where the object would be to connect to natural open space.

Mayor Krieger asked about desert washes and riparian areas. Is this a matter of not allowing development in such areas? **Albers:** The primary focus of these comments was Fortuna Wash, which is outside the City's planning area. In the City's case, this would involve minimizing impacts to the areas between the river levees, where the City is actively developing wetlands by returning the areas to native vegetation.

Mayor Krieger: Has input been taken from local water districts? **Albers:** Staff discussed the plan with the Yuma County Water Users Association when preparing the staff draft. Once the final draft is prepared and goes through its formal review process, it will be made available to all public agencies for their comments.

Johnson noted that the plan states:

"In addition, the City has significant natural areas that should be identified and preserved for open space in the future. These include the Gila Mountains, Kofa Mountains, Laguna Mountains, Cargo Muchacho Mountains, Chocolate Mountains, Telegraph Pass, Pilot's Knob, the Yuma Mesa Desert, flood plains, desert washes (Fortuna Wash), and the Colorado and Gila River Corridors. These open spaces, on the edge of the urban area, serve a variety of park and recreational purposes that wouldn't be possible in proximity to development, such as view shed, camping, hiking and backpacking, off road vehicle recreation, hunting, bird watching, recreational mining, etc." (page 4-8, paragraph 2 - portion)

Although these activities are laudable and the areas mentioned are worth preserving, they are outside the City's planning area, stated **Johnson**. Given that Yuma voters soundly defeated the City's effort to annex the Gila Mountains, these statements shouldn't be included in the plan.

McClendon questioned why the Valley Aquatic Center isn't listed in the listing of park facilities on page 4-5 of the plan. **Albers** stated that the pool is a part of the Sunrise Optimist Park. The listing on page 4-5 is specifically grass park areas. The location of a pool at that site has been inadvertently left off; staff will correct the table to indicate that Sunrise Optimist Park has a pool. Further, the Valley Aquatic Center is specifically identified in the section on Aquatic Centers found further in the chapter.

Returning to the verbiage he quoted above, **Johnson** noted that the text is almost exactly the same wording as found in the 2002 General Plan. The City's goal was to get these public areas into the City so that the City could ensure they were preserved in their natural state, which is what this wording implies. But these areas are outside the City's planning area and the local voters definitively said they want nothing to do with. **Albers:** The statement itself confirms these areas are outside the City's planning area; however, the wording would allow the City to promote the activities and preserve the areas as it had opportunity in conjunction with other entities that have jurisdiction over them. **Wilkinson:** The message voters sent several years ago can be interpreted in many different ways. The City is involved in issues that concern not only the City, but the County. One notable concern is encroachment of the Goldwater Range; the City would like to do whatever it can to stop the encroachment. **Wilkinson** noted that Johnson read a portion of the paragraph, but did not read the last sentence, which reads: "This leaves a majority of the larger open space areas under the planning efforts of Yuma County and Federal and State agencies."

He prefers the plan to take a wider approach to where the community is heading than just City boundaries. The City has no plans to annex Telegraph Pass, but the City can consider its plans as the interface with Telegraph Pass. A lot of people like to hike up Telegraph Pass; perhaps future City walking or bike paths can take that trail into consideration.

Mayor Krieger: The statement says that these areas are in addition to the City's area and that they should be identified. Simply having these areas identified in a plan for preservation could work toward that end, especially in light of the recent take over of Nevada land by the federal government. A plan to the contrary might have brought that to a halt. Many of these features are long-standing icons of the area. **Chairman Koopman** stated that the Commission included the language simply as a vision statement of what it meant relative to open space. Some cities are using agricultural land and its preservation to fulfill their open space needs.

Cullis presented the Public Service Element, as follow:

Major Changes

- Updates to demographics
 - Current population: 93,064
 - Current dwelling units: 30,714
 - Projected 2055 population: 164,142
 - Estimated build-out population: 276,000
 - Primary population focus areas: Yuma Valley, South Mesa and East Mesa
 - Increased population with drive demand for both public and private services
- Addition of new facilities constructed since development of the 2002 General Plan
 - Public facilities
 - City Hall (completed 2002)
 - Fire Stations No. 3 and No. 6 (completed 2005 and 2008, respectively)
 - Aqua Viva Water Treatment Plant (completed 2009)
 - Desert Dunes Wastewater Treatment Plant (completed 2008)
 - Educational and cultural facilities
 - Yuma County Main Library
 - Restored Yuma Arts Center and Theater
 - Gila Ridge High School
 - Yuma Readiness Center
 - Public safety improvements
 - Construction of the Public Safety Training Facility is currently underway.
 - The City is pursuing a Certificate of Necessity to allow it to provide emergency medical services ambulance transport.
 - 2007 Fire Services Facilities Plan
 - Expansion of Police headquarters to provide additional office space
 - Removal of Community Oriented Policing (COP) shops from grocery stores due to lack of use
 - Police Substation
 - Increased public access and information via internet
 - Most traffic collision reports available
 - Online reporting of minor offenses
 - Citizen Watch (videos of unsolved crimes)

- Cold case files
- Gang Resistance Education and Training Program
- BAIT Vehicle Business Partners
- Vehicle Identification Number etching
- Anti-Graffiti Strategy
- DUI Checkpoints
- Yuma Regional Medical Center – not included in 2002 General Plan
 - Women and Children Service Center
 - Level III Neonatal Intensive Care Unit
 - Heart Center
 - Cardiopulmonary Care Unit
 - Outpatient Surgery Center
 - Diabetes Education Center
 - Sleep Lab
 - Wound Care Center
 - Bariatric (weight loss) Surgery Program
 - Cancer Resource Center
- Updated facility plans
 - 2008 City of Yuma Integrated (water/sewer) Master Plan
 - Goal of the plan: to help the City meet the challenge of orderly expansion of its infrastructure to provide for increased water demands, wastewater flows, and water resource needs; to identify short-term and long-term water resource and infrastructure needs and develop capital improvement and implementation plans to support the City's vision.
 - Adopted 2007 Fire Services and Facilities Plan
- Addition of new development areas: Laurel and Estancia
 - Their development will require additional public utility service, infrastructure and facilities to serve their water, wastewater, and stormwater needs and include the need for two or more fire stations, a police substation and a community center.

Cullis displayed the goals of the Public Services Element, unchanged from the 2002 General Plan.

Public Comments Received to Date

- The Arts Center should appear on the Educational and Cultural Services Map; the map has been updated to include the Arts Center.

Discussion

Mayor Krieger asked how the City would “ensure that surface water supplies continue to be physically and legally available so that they remain adequate for future growth and development,” per the last goal listed? Isn't this referring to the Colorado River? **Cullis:** The Colorado River is the City's main source of what's considered Yuma's ground water. Identifying current population needs and anticipating future needs based on population growth would be one approach. The three objectives listed in the plan under this goal are: Protect current Colorado River water entitlements; Continue to further develop increases in the City's water availability by utilizing conversion of water use from irrigation to domestic use in urbanizing in areas within the boundaries of all local irrigation districts; and, maximize wastewater effluent based return flow credits by only providing water services to areas currently being served or planned to be served by City wastewater treatment.

Mayor Krieger urged that the wording in the plan be made stronger; the fight for water in the West is now on and it is incumbent upon the City to have a clear understanding of the approach it will take to protect its water right. Statements about the City's lobbying efforts and those agencies it is working with should be listed, as well as a statement about the City's monitoring of state and federal legislation affecting water.

Wilkinson confirmed that the City of Yuma has lobbyists working for it in Washington, D.C. and at the state level. In addition, the City's Water Resources Coordinator, Roger Gingrich, continues his work in this area and Kevin Eatherly is slated to step into this function, once Gingrich retires. It is Gingrich and Eatherly's job to monitor water issues and attend relevant meetings. Riverfront staff are also very involved in water issues. The plan could include stronger wording, should that be the City Council's wish. **Mayor Krieger:** Stating specifically how we intent to achieve those objectives might be helpful for future City Councils and staff.

Stuart asked about the use of grey water for landscaping purposes. **Wilkinson** noted that City staff is currently considering a specific project that would involve the use of grey water, also referred to as purple pipe water. More information will be forthcoming. **Cullis** stated the issue is not addressed in the Public Services Element. **Albers** noted that grey water is addressed in the Conservation, Environmental and Energy Element.

Mayor Krieger stated that the water issue becomes tangled when you realize that the more surplus you seem to have the less it appears you need your allocation, making it a challenging matter to deal with.

Cullis presented the Safety Element as follows, noting that there is overlap of information among the various elements:

Major Changes - Updates from 2002

- Emergency response area has increased by 12 square miles
- Development of City of Yuma Emergency Operations Plan
- Development of Yuma County Hazard Mitigation Plan
- Adoption of 2003 International Building Code
- Update of the City of Yuma 2007 Fire Services and Facilities Plan
- Pursuit of Certificate of Necessity for ambulance service
- Newly-issued Federal Emergency Management Agency flood plain maps for Yuma County, August 2008

Cullis displayed the new floodplain map and liquefaction map. The only goal of this element is to protect City residents and businesses from threats of natural and man-made hazards. He pointed out the Action Plan items, which remain similar to those listed in the 2002 General Plan, and noted that no public comments have been received relative to this element.

Discussion

Mayor Krieger reminded the community that the City and Yuma County have a very well-thought out and documented emergency operation plan.

Johnson questioned certain maps in the element, noting that the information is not consistent. **Cullis** pointed out the maps depict different conditions – Map 9-2 is specific to liquefaction hazard zones; Map 9-1 is specific to special flood hazards and the small map on page 9-11 identifies earthquake zones. **Johnson** stated that liquefaction does not occur unless water is close to the surface of the ground and the earthquake is relatively strong. Soil type is also a factor. Although the map identifies water table depth, there's no mention of soil type. **Cullis**: Research indicates that liquefaction occurs more readily in sandy soils, which are found in the Yuma Valley. The plan does not identify liquefaction areas based on soil types.

Albers presented the Cost of Development Element, explaining that State Statutes require general plans to identify how development participates in its fair share of the cost of development and to identify other available funding sources.

Major Changes

- Updated to include:
 - Citywide Development Fees
 - Adopted 2005
 - Revised 2007
 - Pro Rata Fees - repeal in 2005
 - Public Safety Tax – re-approved by voters 11/2/10
 - Water and Wastewater Fee Study, September 2006
 - Hospitality (2%) Tax – re-approved by voters 5/19/09
- Limited Area Transportation Fee, specific to Yuma Palms Regional Center, was also repealed, but it had not been in effect for very long when it was replaced by the Citywide Development Fees. No monies had been collected.

Albers explained that the Cost of Development Element will be revised based on the recent signing of Senate Bill (SB) 1525. Other elements will also see changes resulting from SB 1525, especially in the identification of funding sources.

Discussion

Wilkinson noted several obvious changes based on SB1525: arts and culture and sanitation development fees are not allowed. It is not clear whether the City's water and/or sewer capacity fees are affected. Charges for pools are allowed, but not for aquatic centers. Staff will be reviewing SB 1525 to determine the full extent of its impact. The proposed draft at this point includes some of those initially-known impacts, but, based on the time frame for adoption of a new General Plan, it may be that additional changes can't be fully incorporated for some 8-9 months, until staff has assessed the full extent of the impact of the requirements. In some instances, staff will need to determine what the language means; in other instances, the effects of the changes have to be determined.

Albers concluded the discussion by saying that no comments on this element have been received to date.

Blevins presented the Growth Area Element, as follows:

The Growth Area Element seeks to identify growth areas that fall into the following categories:

- Locations that would support multimodal transit and more efficient transportation circulation

- Areas with vacant and underutilized land
- Areas strategically located in proximity to existing infrastructure
- Areas that offer opportunities for more cost-effective expansion of infrastructure
- Areas suitable for combining higher density residential development (infill) with the preservation of open space and natural resources

Major Changes – Updated to include:

- Area Service Highway - opened
- Yuma Palms shopping center - opened
- Yuma County Area Transit (YCAT) - expanded and contracted
- Main Street - opened to vehicular traffic
- Riverfront development - ongoing and expanding
- New water and wastewater treatment plants - completed
- Large amount of development outside of Growth Areas
- Smart Growth Overlay Zoning District legislation - adopted

Blevins explained that the proposed draft identifies five specific growth areas that fall within two types: areas with a great deal of vacant area and underutilized land and, areas with an opportunity for infill

Proposed Growth Areas:

- Avenue B and 32nd Street
 - This intersection will see development, given its proximity to the new Yuma County Main Library, new Catholic High School, new apartments and Tuscany Plaza.
- Araby Road and I-8
 - This area reaches from the new Wal-Mart and Cielo Verde south of I-8 to the new Laurel development at 24th Street and is centered on the intersection of 32nd Street with the Area Service Highway (ASH)
- Pacific Avenue and 8th Street
 - This area lies north of the Yuma Palms and Las Palmillas shopping center; the area reaches from the Colorado River levee to Giss Parkway and Pacific Avenue.
 - Vacant land good for high-density residential
- North End/Downtown
 - The area needs infill to increase density and more residential development to support existing businesses.
- Arizona Avenue and 16th Street
 - An area needing infill behind the areas immediately fronting the streets; also, good for high density residential development to support the existing businesses.

Public Comment Received to Date

- Lofts downtown – bring people to areas with existing businesses and activity
 - This coincides with the plan's goals.
- More retail infused throughout large residential areas to reduce driving and encourage walking
- More mixed-use development
- No (public housing) projects/high rises
 - Referring to high-density residential with development standards, which may require incentives or tradeoffs for developers

- Pedestrian-friendly walking paths
- Condo style housing

Blevins stated the goal of the element is to promote Smart Growth principles to support a variety of land use types, provide transportation options, conserve open space, and be consistent with the City's ability to provide public services and facilities.

The Action Plan includes:

- Direct public improvements to Growth Areas through the Capital Improvement Program (CIP)
- Amend the zoning code to encourage mixed-use development
 - Ongoing application of Smart Growth Overlay
- Develop incentives for transit-oriented, high-density development
- Provide developers with increased certainty of approval in Growth Areas
- Provide incentives for developing in Growth Areas
- Prepare specific plans for Growth Areas
 - The proposed specific plan for the North End Corridor is a good example.

Discussion

Mayor Krieger stated that he felt the plan should more concretely encourage infill. Building further and further outside the existing infrastructure is costly. There is land available within the existing infrastructure that could be developed and that would support the existing schools and retail businesses, as well as use existing parks. The plan needs to clearly point developers to those areas. Infill could be incentivized or even mandated, in some fashion. **Chairman Koopman** pointed the Mayor to the Redevelopment Element, which addresses infill.

Blevins noted that redevelopment, in terms of State Statutes, focuses on eliminating blight and slum by demolition, rehabilitation and infill. Growth Areas apply to new development. Growth Areas are not areas where the City would encourage demolition, though if a developer chooses to assemble parcels and tear down buildings in such areas, it would not be prohibited. Staff will strengthen the language in this regard.

McClendon noted that the graphic used to depict bikeways doesn't distinguish between the various bike facilities. Is a developer required to provide these facilities or would the City install the facilities as a way to attract developers to an area? **Albers**: The line indicating a bike facility could identify a bike lane or bike path. The map supports the multimodal transportation concept as it applies to Growth Areas. If the facility is a bike lane, it would be addressed in the design of a street, since bike lanes are currently a part of the City's street standards. The right-of-way necessary for the bike lane would be included in what the City would require of development, a rezoning or a subdivision. If the facility is a pathway, typically, the City would look for Federal or State funding to construct it. The map would help developers know some bike facility is planned for the given area.

Beeson asked that staff consider naming some of the bikeways after those avid bicyclers who have lost their lives in the community. **Albers** agreed to discuss the matter with the Parks and Recreation Department.

Brooks noted that much of the focus of the City's planning is the Downtown and Riverfront area, but the southern part of Yuma is literally dying. The plan needs to give attention to the south side of Yuma, too. **Blevins** pointed out that the first Growth Area is in the southwest part of Yuma. The area has seen significant development in the last several years. Unfortunately, the vacant, former K-Mart building weights down the whole area. Once that redevelops, other projects will follow; however, recent proposals have faded away. Perhaps when the street improvements in the area are completed, it will spur commercial development. **Cullis** drew attention to the Redevelopment Areas identified in the Redevelopment Area, one of which is the Big Curve shopping center. **Brooks**: The south end has nothing for anyone to do. Although there is one major park, there are no bike paths.

Johnson turned his attention to the Transportation Element, saying that the Action Plan nowhere addresses Yuma's traffic congestion. The Action Plan outlines what the City is going to do about transportation in the next 10 years, yet doesn't mention anything about reducing traffic congestion – a continuing issue. Even though the City approved a half-cent sales tax to address the issue, there's not been much progress. The only Action Plan item that touches on it is the one calling for the evaluation and updating of the Major Roadways Maps and technical guidelines, whereas, other Action items specifically address bicycle and pedestrian facilities. Streets account for 90% of the City's transportation facilities. **Albers**: The plan looks forward. Anything in the Major Roadways Plan is incorporated into the General Plan. The City's Capital Improvement Programs lays out the development of City roadways – intersection improvements, lane additions, signal timing modifications - and indicates the City's response to the need to reduce congestion. Wording to this effect can be added to the General Plan. **Johnson** suggested the following wording: "Develop a prioritized list of improvements to Arterial and Collector streets that greatly reduce traffic congestion." Such a list would help the City know where it needs to spend its money.

Mayor Krieger commented on the following Transportation Element, Action Plan Item: "Apply the Aesthetic Overlay (AO) District on all properties that front along Scenic/Historic and Gateway Routes as development occurs." Rather than scaling back the AO - as has been discussed lately - this wording expands the requirement to Scenic and Historic routes. **Albers**: This wording is the same as that contained in the 2002 General Plan. Staff anticipates that directions from the City Council on the application of the AO District will come forward during the City Council's review of the Major Roadways Plan (MRP) scheduled for next year. The General Plan can include wording to that effect.

Mayor Krieger stated that just having the wording in the plan tends to solidify it, making it difficult to change or remove in the future. Today's economy is completely different than 10 years ago; developers are facing diminished revenues and AO requirements cost money. The plan should reflect current economic realities.

Wilkinson responded. No one expected the current economic situation. A number of changes are needed in the Transportation Element. YCAT has been replaced by Yuma County Intergovernmental Public Transport Authority (IPTA). SB 1525 needs to be included. Infill is being discussed. The CIP is the way the City addresses specific needs and priorities whereas the General Plan sets forth an overall plan. The General Plan is a living document and has to be changed over time to continue to reflect changing realities.

Mayor Krieger agreed that this document is a planning document. It is necessary to identify uses, features and areas, especially for grants, but it must remain flexible. Look at how signing is being

handled. The existing sign code isn't being enforced and, under the current circumstances, that is okay; however, the question becomes: How far afield do you go? Such situations become unmanageable.

Johnson stated that the AO Action Item should be dropped from the plan completely. When the AO District was first enacted it was meant to apply to only specific areas and now it has crept into other areas.

Albers: The General Plan is indeed a living document – needs and priorities change. That's why staff brings land use amendments, facilities plans and other amendments to the plan to the City Council for approval. This document is to act as a guide for the City Council and the Planning and Zoning Commission. When projects come forward that need the General Plan to be changed, the City Council can take action to make those changes.

Johnson: Members of the development community constantly come to the City asking for relief from development fees, saying they are impeding the area's economic recovery, yet the City continues to apply AO requirements. Those requirements are not without cost and apply only to aesthetics. Isn't that inconsistent? **Albers** stated that the General Plan establishes that the development of transportation corridors be attractive and maintained to the highest standards as a Goal, with an accompanying Objective and Policy statement. The intent is that those gateway, scenic, and historic entryways into the community reflect the quality of our community. This Action Item comes into play when staff considers a project for rezoning.

Mayor Krieger: This planning document becomes important to developers when they consider various location options. Developers need to know the perimeters early on in their planning process. The City shouldn't overburden developers with requirements that aren't really needed. Building an inviting City will create jobs and draw industry, but if AO requirements are too costly, none of that will happen.

Concerning the April 12, 2011 Joint Meeting discussion, **Albers** recalled that there was a question asked about how a cross-walk policy might conflict with the complete street concept. The cross-walk policy was developed in 2006. The intent is to provide safe crossing. In rebuilding City streets, if a cross-walk is found to be unsafe, it is removed, which fits with the complete street concept that provides for safe travel. Pedestrian safety concerns would be mitigated on a project-by-project basis. Information in the crosswalk policy will be included in the plan.

Albers stated that, following the last discussion, Johnson submitted comments about the need to avoid "T" and "L" intersections. The General Plan will reflect the need for proper continuity through appropriate intersection configurations.

Cullis responded to previous questions, saying the City's Anti-Ugly ordinance was adopted in 1995. Staff is working to expand and add redevelopment areas throughout the community.

Mayor Krieger complimented staff on the draft plan. It is a well-thought-out and presented document. The City needs to be sensitive to today's financial situation so as not to prevent the growth and development that could occur if made more affordable.

Johnson stated he understand and agrees with the complete street concept; however, sometimes streets are constructed before the adjacent property is developed. Constructing a full street could be counter productive if the adjacent areas remain agricultural and farmers run their equipment over curbs, gutters and sidewalks - tearing them up. Why not hold off on the concrete features – but not the bike path – until the surrounding development occurs, at which time the developer can install the sidewalk. If there is no

subdivision, there's no one to walk on the sidewalks. **Wilkinson:** As streets are designed, that is how it will be approached. **Mayor Krieger:** In some instances, constructing the complete street might actually save money, but it is difficult to predict the future in all cases.

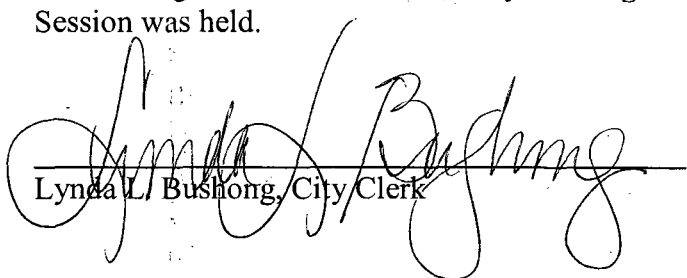
Albers outlined the next steps:

- There is no need for a May 10th Joint Worksession
- Staff will develop the final draft, including revisions based on the comments made at these Joint Worksessions.
- A Public Open House is scheduled for June 8, 2011
- Formal public hearings/reviews will begin in September, commencing with a Public Hearing before the Planning and Zoning Commission
- Final draft presented to the City Council in November 2011
- Election in August 2012

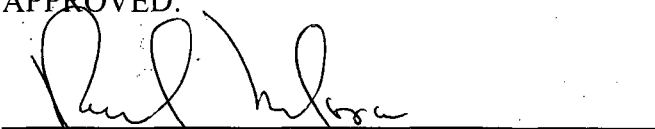
Wilkinson: The City's development fee study will probably not be completed prior to the September/November timeframe. However, the principles - because they are nonspecific - maybe be able to be included.

II. ADJOURNMENT/EXECUTIVE SESSION

There being no further business, **Mayor Krieger** adjourned the meeting at 6:23 p.m. No Executive Session was held.


Lynda L. Bushong, City Clerk

APPROVED:


Alan L. Krieger, Mayor

