

# Planning Commission Staff Report



**Subject:** General Plan  
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**Date:** December 11, 2013  
**Type of Item:** Legislative – Recommendation of General Plan to City Council

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At the November 20<sup>th</sup> meeting, the Planning Commission voted to continue their review for one more hearing before making a recommendation to City Council. The Commission felt that one more meeting would allow them to make any needed final edits/revisions. At the November 21, 2013 City Council meeting, Council recommended working concurrently with the Commission in order to meet the proposed December 19, 2013 adoption date. Staff provided an updated Schedule in order to meet this deadline. The revised schedule included the following dates:

## **Schedule**

December 9: Open House for the Public (4pm – 7pm in Chambers)  
December 11: Planning Commission: Discussion, public hearing & recommendation  
December 12: City Council: Overview, *Trends/Appendices* & public hearing  
December 17: Open House for the Public (Noon – 4pm in Planning Dept.)  
December 19: City Council: Public hearing & consider adoption

Staff recommends the Planning Commission forward a positive recommendation to the City Council for their hearing for consideration of adoption of the General Plan on December 19<sup>th</sup>. Staff believes that this document is a living document that will be reviewed and modified on an annual basis. In addition, potential modifications may coincide with upcoming neighborhood Area Plans (Bonanza Park, Lower Park Avenue, Prospector Square, Main Street/Old Town, etc.) and Land Management Code (LMC) changes.

## **Background**

Staff has made the recommended revisions from the November 6<sup>th</sup> and 13<sup>th</sup> Planning Commission meetings. Those recommendations were forwarded to the City Council for review. All revisions were reviewed by the City Council and incorporated into the final black text of the current document, with the exception of those noted in red text - the red text is additional/revised language to be approved by the City Council (and for concurrent review by the Planning Commission). These edits include recommended revisions from the December 3<sup>rd</sup> and 5<sup>th</sup> City Council meetings. At least three Planning Commissioners were present at

each meeting to provide input as needed; this input has been incorporated into the document to date.

In addition, staff has incorporated some recommended revisions (provided to staff last week) by the Planning Commission members. These are items that the City Council has not yet seen and are noted in blue text. These are for review/discussion by the Planning Commission.

The Planning Commission has reviewed all of the draft General Plan with the exception of the Appendices/Trends which is also included for review at this week's meeting. The Appendices primarily includes data, analysis, case studies, etc. that supplement the GP document.

**Exhibits**

Separate Attachment – Draft of Complete General Plan Document (includes Appendices/Trends at end)