

## Staff Technical Team Meeting Notes and Agenda

Date: September 24, 2019

Time: 1:00-3:00pm

Location: County Administration Building II, Conference Room 466

### Activity 1

- We collaborate, but then decisions are often made based on money. Money, equipment, time availability.
- Collaboration is very difficult and resources are scarce. The pitch to upper management is very important in receiving the available funds. You can spend a year on a proposal or project and then have it not funded because your topic isn't a priority this funding cycle. Time developing those unfunded projects is wasted.
- The current comp plan is not always used as a guiding document. It often lives on the shelf. Yearly, we are asked if we're using it or implementing it. It doesn't seem to matter whether we answer yes or no to that question. We've never got in trouble for saying that we're basically ignoring the existing comp plan.
- Increased workload from population growth leads to reduction in level and quality of service. For example, for fire department, new annexations push people away from existing stations and lead to reduced response times.
- We need more check-ins with the manager's office
- Coordination between departments is often competitive/probing rather than truly collaborative. Back to funding competition, sometimes groups are trying to scope out what projects other groups are working on.
- We need a current assessment of our existing infrastructure before we make decisions about where to put new stuff.
- There is too much duplication of effort and contradictory direction across departments. Every department has funding plans, small area plans, implementation plans, strategic plans, yearly goals. There are a lot of plans floating around in the world and it seems like a lot of them get ignored. How is a new comprehensive plan going to address/help this?
- A major decision or tension is whether to prioritize the funding/construction of new infrastructure vs. maintenance and upgrades of existing infrastructure.
- Too often we are reactive rather than proactive. We only react to (aka provide funding for) infrastructure once it is in poor condition. And then usually it's a quick fix to get it back up and running.
- General fund vs enterprise fund. Enterprise is nimbler. There's not enough general fund to go around and people are fighting for scraps to get their projects funded.
- County Utilities – impacts everything where we spend money, new infrastructure, working with planning dept, doing plan review, Comp Plan not on County site, didn't know it existing (after 11 years), very little in water and waste water that has to do with the County; hard to fund infrastructure work off of a plan, react to development not a plan, react to maintain capacity as development occurs, RTP new zoning has spurred residential development in that area,
- County Economic Development feels City-centric. There is an educational component how the comp plan drives this work, but how does this relate to the UDO, EHC, etc. How do all the plans tie together?
- Years ago, we were focused incentives downtown, now it seems we are focused on RTP/Treyburn, making sure we have infrastructure, good jobs coming to Treyburn

but there is no public transit to that locations.

- These departments work well together – he can give a heads up on interest in certain businesses coming in – checking up on capacity before the new jobs are finalized.
- How available is data – can Economic Development look to see if infrastructure is available somewhere without asking staff each time? By the time it gets to Economic Development they have a couple parcels in mind. Economic Development can check with utilities for capacity info and utilities, meeting with companies together sometimes to discuss feasibility.
- People may try to use the plan as a weapon. Does the plan make it clear that even if you are residential there may be non-residential near you?
- Try to push more of a live, work, and play philosophy, but there could be a mix of industrial, infrastructure, and jobs and homes all in one neighborhood.
- To deal with our environmental issues, some of the undesired development tends to be near us, and some industry; not concentrating things, but distributing throughout the community
- Use the plan to determine where different types of uses are to plan flow, planning tool for capacity. Use it to select sites for Economic Development work and understand where property is intended for certain uses. The current plan is structured well and easy to understand. The community has grown and people want to live here so it must have done something well. Priorities change as leadership changes in politics and also changes realities for the group.
- Schools seems like a huge issue – making the schools great, everyone lives near a good school, 700 new students in public schools this year.
- Data that is mapped is not always correct between the City and County
- Jurisdiction Plans need to come to County utilities for review through the Development Services Center.
- Growth is not projected accurately
  - Comp Plan does not address local realities of school overcrowding
  - Capacities are higher than zoning capacities
  - Inadequate facilities for schools Bringing parks up to a standard
  - Based on available land
  - Often used for a sports field instead of more open space Can schools and parks overlap land?
  - We are land constrained Schools/Libraries/Parks clustered for shared use Reactive, market driven actions
- More granular approach to where we allow business to happen.
- We have a chance to redo this approach as a means of promoting equity Impact.
- fees for new developments.
- Increases revenues.
- Provides efficiency in construction.
- DSS: Comp plan pushes clients outwards due to incoming businesses What if Comp Plan included a systems approach.
- Examples of STT process.

- Cost / Benefits tradeoff Public Input -> Vision -> STT -> Process.
- Police doesn't really have models to project out into the future for LOS.
- Concerns about the comp plan having lofty aspirations.
- Interested in improving the annexation process and cost/benefit analysis. Right now it seems it's a guess and not all the services are included in the cost.
- Infill development is missing from the equation for providing services and infrastructure— departments feel there is no real knowledge of smaller developments and their cumulative impact.
- Everyone at my table noted the Comp plan does not impact their work currently.
- Fire noted the change in expectations from some new communities (Del Webb) for service.
- Fire and Police noted the gaps in City and County municipal boundaries and how that impacts their services and talked about joining the City and County, or collocating facilities and services.
- The group noted concerns about economic development incentives impacting new development and giving developers a pass on important infrastructure improvements—they see this as an issue that impacts this
- Talk about timing and phasing for anticipating new development and how that could be useful to their planning.
- Interested in seeing empirical data out the comp plan.

### Activity 3

- We (meaning staff in this case) need to articulate why the STT exists and what its purpose is. What exactly is the technical team going to be reviewing?
- Need information on why are we doing a new comp plan? Who said we need to do one? Is management on board?
- Need to establish goals, objectives, and action items for STT
- What is the extent or parameters of STT? What are the bumpers or lanes that it needs to stay within? What off limits and what's fair game?
  - Seemed to be alluding to the concern that perhaps management is not aware of/on board with what STT will produce. Going back to the idea from Activity 1 that people have been hurt before by spending a bunch of time on something, only for management to end up not funding or approving the work.
- More clarity for the group on the STT role.
- Here to react to ideas and policies – need to react TO something, this would help them understand what tools they need and how to do their work.
- Make sure Comp Plan is clear in title of group.
- Construction of infrastructure by city and county could be a big component of equity – if doesn't foster equity it must pay for itself, if fosters equity then includes in CIP.
- Helping folks understand that development is a good thing.
- Interested in understanding why this process and new comp plan is important to leadership and more specifically why their (STT) participation is important.
- Would like to know more about the comp plan and seeing a physical copy of the plan.
- Why are we here?
- Staff noted that this group could use a lot of handholding –what's next, why are we here, what are we trying to get out of the meeting etc.
- Interesting, short articles on planning topics as homework would be useful to some people.

- Fire noted interest in respect from elected about staff expertise, to feel like their valued as professionals and are trusted to provide services.
- Lots of discussion about the sustainability road map, and other plans and why we need so many plans.
- Interested in the impetus for starting the plan –why do we need a comp plan? Where is this coming from?
- STT needs to understand the larger framework, where do they fit in?
- STT needs something to react to.
- STT wants to learn from each other and share information.
- STT wants to know what their influence is