

JOINT WORKSHOP

A Planning Commission/Council Joint Workshop was held on September 13, 2022 at 7:00 p.m. (immediately following the City Council Meeting) in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3212 - Access Code: 562-934-221.

Council President Wilkeson called the meeting to order at 7:50 p.m. Roll call was taken. Present were members Alan Knight, Charles Proctor, Jodi Wilkeson, Lance Smith, Kenneth Burgess and Mayor Whitfield. City Manager William Poe and City Attorney Matthew Maggard were present. Members of the Planning Commission in attendance Kevin Bahr, Thomas Vanater, Beth Aker, Christian Ryman, Randy Stovall, Tracy Sullivan, David Armstrong and Christa Remington.

Staff present: Planning Director Todd Vande Berg, Building Official Bill Burgess, Finance Director Ted Beason, Utility Director John Bostic, Public Information Officer Kevin Weiss, IT Director Mike Panak, Senior Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Audrey McGuire, GIS Technician and Community Planner Kevin Kelley, Water Treatment Plant Operator Eric Martin and City Clerk Lori Hillman.

1. WORKSHOP ITEMS

1.1 Current Density Trends

Planning Director Todd Vande Berg recognized Pasco County School Board Planner Chris Williams who was in attendance. He narrated a PowerPoint presentation of high priority items inclusive of housing elements (density, lot size and setbacks), water capacity, Water Use Permit (WUP), traffic solutions and the housing market study as key topics in the analysis to update the City's Comprehensive Plan. He said this will be a collaborative effort between the City and Pasco County to pursue development in the Joint Planning Area (JPA) with the City providing incentives for development in the CRA and Form Based Code districts. He referenced a map with existing properties zoned R4 for apartments that are mostly developed with two projects currently under review and one piece of property with 65 to 70 acres remaining appropriate for apartments. He said one of the proposed actions is to amend the R3 zoning to increase the density range from a maximum 10.5 to 12 to include townhomes and stop the bait and switch. He said density can be deceiving and depends on the grades, topography and where the project is located within the basin of special concern.

Mr. Vande Berg said staff are currently discussing strategies with the City's Planning Consultant, Tammy Vrana, to include the process of updating the housing element, density bonus credits, overhauling the entire land development code and creating policies to guide and direct the City through implementation measures moving forward. The other key item is transportation updates. Staff has coordinated with the City's traffic consultants, Kimley Horn, to look at mobility fees, a transportation system charge to recoup the proportionate cost of transportation demand generated by all new development. This year the City is funding sidewalks maybe next year, City staff begin design and engineering on the top ten intersections to make improvements. He said everything discussed needs to be fully vetted but believes the City will end up with a policy that addresses density bonuses and affordable housing.

Historic Preservation Specialist and Community Planner Audrey McGuire said the ultimate maximum units per acre are set within the City's future land use (FLU) classifications. If the FLU classifications currently at 20 are reduced to 14 or 16 units per acre, there has to be a gap between the two caps to provide for density bonuses. She said generally, staff does not go over the maximum density set by the FLU classification because it would exceed what was established through the Comprehensive Plan. She said when someone proposes to annex into the City, staff looks at a host of items such as are they contiguous to the City limits and what development surrounds the proposed annexation to determine zoning and density. Current projects are not reaching that 20 unit per acre maximum. There have been two projects within the City that have reached the maximum that came before Council for approval through a Conditional Use. If the density is lowered to 14 units per acre and a developer comes in requesting 14 units per acre without the need for a conditional use, the City would not be able to ask for improvements through regular zoning.

City Attorney Matthew Maggard said if the consensus of the Planning Commission and Council are split, his recommendation is to continue with the conditional use process with the ability to control the density on a few properties remaining and address the 14 units per acre through the Comprehensive Plan amendment.

Conversation and discussions ensued around maximum density per acre specifically, reducing the density to 14 units per acre from 20 units per acre with density bonuses and affordable housing elements. The current density is in conflict with height requirements. Water issues, infrastructure and 40' and 50' lot sizes need to be addressed.

City Manager William Poe said the City has been assured that the water issue will be addressed and the City will receive the capacity needed by showing the need. Staff are working with Jones Edmunds to justify the need and several different options to acquire the capacity.

Spoke from the floor: Mike Prilliman

Mr. Prilliman reiterated it would take six months to amend the Comprehensive Plan. HE said it sounds like developers don't want 20 units per acre, only want 16 units per acre. He said to change the horses mid-stream could be a legal issue.

1.2 Potable Water

Not Discussed.

Meeting adjourned: 9:50 p.m.
Submitted by Lori L. Hillman