

Growth Management: Areas of Impact

- 20-year basis linked to capital plans
- Expansion criteria established
- Agreement to keep city boundaries within 20-year A of I (linked to first bullet)
- Coordinated development standards
- Interim development options

Specific BGG Policies

12 – base boundary adjustments on:

- 20 year CIP
- Growth trends/projections
- Land supplies
- Short-term CIP/commitments to serve 20% of area w/in 5 years, and
- Service agreements

Specific BGG Policies

- 13 – designate areas where facilities will be available w/in 5 years
- 14 – if facilities available then County may approve development consistent w/ ...
- 15 – if facilities available in 5 years then County may approve development consistent w/ ... subject to reimbursement

Specific BGG Policies

- 16 – if no services scheduled w/in 5 years, then approval subject to development agreement addressing improvements and phasing
- 17 – if improvements exception requested then approval of County and City required
- 18 – annexation beyond negotiated AI subject to approval of affected city or county

General Process for AI Boundary Change

- Identification of Planning Boundary
 - Proposal by city
 - Joint workshop & hearing
- County agrees to Planning Boundary
- Area Planning
- Area of Impact Boundary/Agreement Adjustments
- Implementing Regulations

Identification of Planning Boundary

- City identifies planning boundary
- City identifies growth projections, issues to be addressed in the plan, including open space ...
 - If boundary encompasses more than 20 years of growth, then City/County will agree to address planning and phasing issues
- City/County conduct joint hearing/workshop
- City/County agree to planning boundary, issues to be addressed in the area planning and expectations

Area Planning to Address

- Open space/resource protection
- Future land use patterns
- Fiscal integrity of planned development
- Long range improvement needs
 - Transportation
 - Water
 - Sewer
 - Schools
 - Public safety
 - Other public services and facilities per comp plan
- Growth trends/projections
- Land supplies/need for area
- Short-term capital needs/commitments
- 5-year phasing plan and associated service agreements for water, sewer, roads, public safety,
- Land development regulatory needs (specifically address development expectations beyond short term capital and annexation plans)

Reconciliation Needs

- Lack of capital planning by independent water providers
- Need for adjustments to
 - ACHD 20-year CIP
 - ACHD 5-year work program
 - LRTP
 - TIP

County Criteria/Action

- City/County planning process to include neighborhood meetings
- Criteria
 - Does the plan adequately address the mutually agreed-upon issues
- Action – try to distill to 6 to 9 months
 - Receive/deem complete 2 weeks
 - Agency review 45 days
 - Staff report/planning commission hearing 5 weeks to 120 days
 - Board review 45 days to 120 days
 - Approve
 - Adjust agreement
 - Adjust regulations with the plan process concurrently

If not approved

- Joint City/County Hearing
- Conflict Resolution/mediation
- Gang of Nine
- Then no other urban land use except a planned community

Quantifying Growth Targets

- **GM-24:** Subject to the policies of this section, comprehensive plan consistency and compliance with applicable development regulations, encourage planned communities to be established within cities and areas of impact and allow for planned communities in rural areas of the County. If the total number of lots platted within the rural tier plus the lots platted in all planned communities located outside of an area of impact exceeds seven percent (7%) of the total lots platted throughout the county for any and given year, then the BGG Consortium will evaluate plan policies and regulations to assess the need for modifications to encourage more infill development.