MEETING RECORD

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, August 13, 2008, 11:45 a.m. Room 113, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Gene Carroll, Michael Cornelius, Dick Esseks, Wendy Francis, Leirion Gaylor Baird, Roger Larson, Jim Partington, Lynn Sunderman and Tommy Taylor.
OTHERS IN ATTENDANCE:	Marvin Krout, Mike DeKalb, Brian Will, and Michele Abendroth of the Planning Department; and other interested parties.
STATED PURPOSE OF MEETING:	**Rural Development Policies**

The meeting was called to order at 11:52 a.m. The Nebraska Open Meetings Act was acknowledged.

Mike DeKalb began by noting that staff will review the rural development policy changes and get feedback from the Commissioners. Staff hopes to have a Comp Plan Amendment by the first of next year.

DeKalb stated that there is always discussion about whether or not there is enough supply and demand. Between 2003 and 2007, new acreage development varied from 100 to 174 dwellings per year. The five year average is 132 and the last three year average is 110 per year. Staff has concluded that there is, at a minimum, about a five to six year supply of lots and probably more than a 25 year supply counting all existing lots.

Historically, there are more lots the closer you get to Lincoln.

Esseks asked about the reasons for the County Board not following locating AGR in certain parts of the county. DeKalb responded that the lay of the land is that northern Lancaster County is much better for crop production, is mostly likely to have salt water, and there is no rural water district. The County Board felt acreage development should be built in the south part of the county. However, the constituents felt there should be a level playing field. Krout added that we don't have transfer of development rights on the books yet, but we should soon. The concept is that the developer buys the rights from another property owner and then transfers those rights to a location that is more suitable. It is felt that the concept will be destroyed if you give away the density with AGR zoning.

Francis asked about getting a rural water district in the north part of the City. DeKalb stated that the Lower Platte South NRD began the process of forming a rural water district in that part of the county because of the water quality issues. They determined that they needed a commitment from the property owners in that area. At that point, the interest waned and the process stopped.

Carroll asked if there is information to back up the fact that impact fees did not affect acreages. Krout stated that as the suburbs grow closer to the City edge, you would expect to see an increase in price and number. Overall, Lincoln has continued to capture about 90% of the building development.

Esseks questioned if we push for a modest policy change, some property owners will complain as they will argue that impact fees are driving people out. Second is the argument that the build-through policy is pushing people out. He asked if there is any evidence of that. DeKalb noted that in his discussions with developers, he found that build-through acreages are a positive.

DeKalb continued by providing a summary of the points addressed in the policy including:

- There is a good supply of acreage lots without the need to rezone any more land to AGR.
- Staff will look at any proposals to designate and rezone land not already 'yellow' on the future land use map at one time each year, as part of the annual review of the Comp Plan.
- Rezoning to AGR should not be automatic even in the designated areas, if water quality/quantity is not adequate, and if some designated area is shown to be inadequate, it should be removed from the map.
- Transfer of Development Rights can be used in the future to move density to more appropriate locations, either close by or from one part of the county to another
- Some kind of tax on acreages should be considered to help relieve city taxpayers with the cost of road paving and maintenance.
- Encourage agricultural easements through a land trust, including private groups.
- Expand education on country living to prospective homeowners.
- Water issues

Esseks stated that it is his preference to keep AGR in the south as it is more suited for it. Krout stated that it may be easier to pursue that with the use of transfer of development rights.

Commissioners generally agreed with the policy changes staff is proposing. One suggestion made was to change 'tax' to 'financial offset'.

Esseks noted that it should be written in the state statutes that if a parcel of land ceases to be farmable, the easement should be voided.

Staff asked Commissioners to email any concerns or questions to DeKalb.

The meeting was adjourned at 12:54 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department

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