



DATE: MAY 21, 2015

TO: PLANNING COMMISSION

FROM: JOAN MALLOY, ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR

SUBJECT: REVIEW OF THE DRAFT GENERAL PLAN
BACKGROUND REPORT CHAPTERS 1-3

Over the last several months, City staff and the consultant team have been working on the preparation of the draft General Plan Background Report. An Executive Summary of the Background Report was provided to the Planning Commission at its May 7, 2015 meeting. Attached to this staff report are the first three chapters of the Background Report for review by the Planning Commission including: Chapter 1: Introduction; Chapter 2: Demographics; and Chapter 3: Fiscal and Economic Conditions (Attachment 1).

BACKGROUND

As a first step in updating the General Plan, the City prepared a draft Background Report to capture a “snapshot” of current (2014) conditions and trends. The Background Report provides a detailed description of a wide range of topics about the city, such as demographics, economic conditions and projections, land use, community health, public facilities, environmental resources, and hazards.

The policy direction contained in the General Plan is based, in part, on data and information collected as part of the plan’s preparation. This information and data is contained in the Background Report. The Background Report is one part of the General Plan and provides decision-makers context for making policy decisions. The second part of the General Plan is the Policy Document, which includes goals, policies and implementation programs. Together the Background Report and Policy Document form the General Plan.

The Background Report is purposely policy neutral. Policy direction is provided in the Policy Document. The Background Report also serves as the environmental setting section for the Environmental Impact Report prepared for the General Plan.

The draft Background Report will remain in draft form until adoption of the General Plan, which is anticipated to occur in June 2016. City staff will be accepting public comment on the document until that time. In addition, the draft Background Report will be updated in the next few months to include a new chapter that contains background information for the five focus areas that will be evaluated during the land use alternatives phase of the project.

DISCUSSION

The draft General Plan Background Report will inform future phases of the General Plan update process.

Chapter 3, Fiscal and Economic Conditions, of the draft Background Report was prepared by Applied Development Economics, Inc. (ADE). Doug Svensson, ADE President, will be providing an overview of the chapter at the meeting.

The primary focus of the meeting is to familiarize the Planning Commission with the information contained in the attached chapters and to solicit feedback on topics that the Commission feels are important and may have been inadvertently left out or not adequately addressed.

Additional chapters of the draft Background Report will be presented to the Commission at their June 4 and June 18 meetings.

RECOMMEDATION

It is recommended that the Planning Commission review the attached draft Background Report and provide any feedback or comments. As noted this information will be the basis of the General Plan policy document and the General Plan environmental impact report.

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Attachment 1: Draft Background Report Chapters 1-3