

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: July 15, 2009

SUBJECT: Items for Long Range Planning for July 23, 2009 regular meeting.

For first item of long range planning agenda, see separate memo from Roger Fields on proposed campground regulations.

2. Report on legal review of ridge-top and hillside regulations.

At the last regular meeting, the Planning Commission requested that the Attorney for the County Mayor provide legal review of the draft ridge-top and hillside regulations. The matter is under legal review at time of this memo. Staff may report further at the meeting. The following is body of July 7 referral memo for your information (attachments not included):

The Planning Commission has been working on a set of proposed development standards for ridge-top and hillside development standards for over a year. The Planning Commission requests legal review of the following proposal before proceeding to final recommendation for regulations. I have provided supplemental information following the proposed draft regulations.

Zoning Regulations:

That Section 9.3.E for the R-2-Rural District 2 be amended to read as follows:

E. Uses Requiring Site Plan Review:

1. For general site plan review, all uses permitted as special exception in sub-sections B and C above, and permitted uses in subsection A above, except one or two single family or manufactured home dwellings on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.
2. For specific ridge-top and hillside review, all uses and building sites determined visible from a Scenic Landscape Resource of Significance (SLRS) and within five miles of such SLRS shall be subject to application of review procedure and standards in Section I below in addition to any other site plan or permit requirements.

That a new Section 9.3.I be added for the R-2-Rural District 2 to read as follows:

- I. Visually Subordinate Ridge-Top and Hillside Development Review Procedures and Standards:
 1. a. Applicants for all buildings requiring a building permit shall first confer with the Building Commissioner to determine if the proposed building site will be visible from one or more Scenic Landscape Resource of Significance (SLRS) listed under b. below, and within five miles distance from such SLRS. Assessment of visibility shall assume no intervening vegetation between the SLRS and the building site. The Building Commissioner shall utilize the County GIS and USGS topographical maps to assess visibility and distance by identifying location of building site by tax map parcel, and assess visibility and distance of the site from any SLRS by GIS sightline analysis and map distance measure. The applicant may further specify the actual building site by submission of latitude-longitude location certified by a surveyor, and the Building Commissioner may utilize such location information in addition to tax map parcel location.
 - b. Scenic Landscape Resources of Significance are those arterial road routes with relatively unobstructed views of mountains, and that are within five miles of the R-2 zone. Scenic Landscape Resources of Significance (SLRS) shall be the following: Highway 411 from Sevier County Line to the Little River; Hwy 321 from intersection of Woodland Drive to Sevier County Line.

c. For any building site determined not visible from any of the above listed SLRS or farther than five miles from the closest of the above listed SLRS, no further review will be required under this section. For any building site determined visible from any of the above listed SLRS and within five miles of the SLRS, a site plan shall be submitted to the Building Commissioner for analysis and report of a Findings Statement assessing visual impact and measures needed to achieve visually subordinate development as specified below. The Findings Statement along with the site plan shall be forwarded to the Planning Commission, and the Planning Commission will be the approval authority for the site plan under this section. This site plan process may be in addition to other required site plan review and approval requirements for a permit.

d. In considering the site plan under this section, the Planning Commission shall utilize three decision principles as follows:

- i. Completeness of site plan and Findings Report information in relation to subsections 2 thru 4 below.
- ii. No project shall result in an undue adverse impact on any SLRS, with “undue” meaning unwarranted, unjustified, inappropriate, or excessive by reason of conditions inherent in mountain areas, and the available design solutions that may be applied to the site.
- iii. No project shall be approved if the site plan fails to apply available design solutions to the site to overcome adverse impacts to the maximum extent practicable, with “practicable” meaning what is able to be practiced on the site.

2. The site plan required under this section shall be drawn at a scale of no less than 1 inch equals 50 feet. The site plan shall include at least the following elements:

- a. applicant’s name and address (including owner of land and owners representative if applicable), and signatures by owners or authorized representative certifying plan for review;
- b. property boundary (survey boundary recommended), north arrow and map scale;
- c. location map in relation to surrounding lands and roads;
- d. written description of the proposed building and use;

- e. list of SLRS visible from the site and direction of visibility shown by arrows;
 - f. topographic contours from USGS Quad sheet scaled and located to the property boundary;
 - g. location of existing buildings or structures on the property;
 - h. location to scale of proposed building(s) in plan view;
 - i. proposed building exterior color schemes and building materials;
 - j. required and proposed building setbacks from property lines;
 - k. present and proposed access roads or driveways;
 - l. present and proposed utility service lines;
 - m. plan for preservation or establishment of trees to meet requirements for screening under 3.a below, and plans for any tree removal;
 - n. proposed grading plan for the site;
 - o. areas managed specifically for fire risk reduction;
 - p. plan for exterior lighting;
 - q. other substantial landscape features such as prominent rock outcroppings greater than 1000 square feet in area, water bodies, perennial streams, and springs.
3. Design requirements for a visually subordinate building site shall include the following in addition to other requirements:
- a. retention of vegetation to achieve at least 75 percent screening of permitted buildings potentially visible from SLRS;
 - b. clearing of trees and vegetation for roads, drives and utility easements shall be the minimum extent necessary for construction;
 - c. trimming of trees shall be conducted in a manner that is sufficient only to allow a filtered view from the property towards any SLRS, that conforms to screening requirements in a. above, and that assures continued health of each tree left standing;
 - d. tree root areas of retained trees shall not be filled above the natural grade;
 - e. use of contour grading and retaining walls if necessary;
 - f. use of dark earth-tone colors for exterior of permitted buildings visible from SLRS, such earth-tone colors as are found

- predominantly on the building site, in particular tree and bush summer leaf and bark color;
 - g. use of non-reflective or low-reflective exterior building materials and finishes, particularly low-reflective roof material.
 - h. avoiding building locations that are on highpoints, outcroppings or prominent knolls, and avoiding designs that push buildings up, out or away from a hillside;
 - i. outdoor lighting shall be directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents lighting from projecting onto adjacent properties and roadways, and shielding and hooding materials shall be composed of non-reflective and opaque materials;
 - j. if the building site is on a ridge-top or ridgeline, the minimum building setback from property line shall be 75 feet if on a separate lot, or minimum building separation shall be 150 feet if multiple buildings on an undivided parcel.
4. If requirement for 75 percent visual screening under 3.a above cannot be attained feasibly with existing vegetation due to slope or other physical constraint specifically documented by the applicant, then a minimum of 50 percent visual screening may be accepted with use of a combination of five or more design options that may appropriately mitigate visual impact as follows:
- a. screening by constructed fences or walls of soil, rocks or bricks of dark earth-tone colors, or screening by planted vegetation, or a combination of both, provided that the screening does not in itself pose an impact as viewed from an SLRS;
 - b. relocation of a building site component to another place within the site which is less visible from an SLRS;
 - c. camouflage or disguise in character with the landscape of the building site;
 - d. reducing the height of a building or building component;
 - e. downsizing by reducing the number, area or density of buildings and/or site components;
 - f. decommissioning or removal of existing structures on the site;
 - g. setdowns from ridge-tops (ridgelines) such that the structure does not exceed the ridge-top as seen from any SLRS;
 - h. stepping or setting buildings in sections into the hillside by means of split development pads down the slope;

- i. terracing of retaining walls into sections down the slope and contoured with the slope;
- j. greater setbacks from property lines and/or other buildings;
- k. breaking of uniform and blank massing of surfaces, including building surfaces and other constructed elements such as retaining walls;
- l. use of low-reflectivity glass in windows;
- m. planting of new vegetation that will result in 75 percent screening within five years of planting, using a mix of vegetation matching both in species and density those indigenous to the areas.

Subdivision Regulations.

That a new Section 9.09 be added to the Subdivision Regulations to read as follows:

- 9.09. Subdivision within the R-2-Rural District 2 zone of the Zoning Resolution of Blount County, Tennessee.

The preliminary plat for any subdivision lying partly or wholly within the R-2-Rural District 2 zone shown on the Zoning Map for Blount County shall be assessed for impact on Scenic Landscape Resources of Significance as defined in Section 9.3.I.1.b of the Zoning Regulations of Blount County. If no part of the preliminary plat is visible from any SLRS or within five miles of such SLRS, then no further requirements under this section shall be applied. If any portion of the preliminary plat is visible from any SLRS and within five miles of such SLRS, then the following additional design requirements shall apply:

- 1. Lot locations and design elements of the plat such as roads and road cuts shall be assessed for visibility from any SLRS using County GIS;
- 2. Lots potentially visible from an SLRS shall be designed such that a building site is encompassed of less than 30 percent slope sufficient to accommodate a structure of intended size and use, and such that a sufficient amount of existing vegetation is present to meet screening requirements under Section 9.3.I.3.a of the Zoning Regulations of Blount County. An architect or landscape architect shall prepare a report on lots potentially visible from an SLRS certifying that the

proposed lots can meet requirements of Section 9.3.I.3.a of the Zoning Regulations of Blount County.

3. Clustering of lots on areas of less than 30 percent slope is encouraged.
4. Roads and road cuts shall be designed to minimize visibility from any SLRS, and existing vegetation shall be retained to the maximum extent practicable to screen roads and road cuts from SLRS views.
5. For lots visible from an SLRS and on a ridge-top or ridgeline, minimum lot size shall be 3 acres, the minimum lot width shall be 200 feet along the ridgeline, and setbacks from all property boundaries shall be 75 feet.

Supplemental Information:

The attached information illustrates the depth of review and analysis that the Planning Commission undertook in developing the proposed set of regulations, and may provide useful background for legal review of the proposal. Attachments as follows:

Report of the Planning Commission sub-committee dated June 12, 2008, “Proposed Regulations for ‘Visually Subordinate’ Ridge-top and Hillside Development” (This document also documents the basis of the regulations in existing plans of the County).

Sevier County “Preferred Directions Report – Sevier County and Municipalities Hillside and Ridges Study” (This document was the template for considering SLRS and visual mitigation strategies).

Power Point “Summary of Measures for Addressing Esthetic Concerns of Ridge-top and Hillside Development” as summary from Sevier County “Preferred Directions Report.”

Memo dated March 8, 1999 subject “Esthetic considerations of land use regulations.”

Columbia River Gorge National Scenic Area “Building in the Scenic Area – Scenic Resources Implementation Handbook” (This document was used in part to define earth tone colors and to identify visual mitigation strategies).

Draft Gatlinburg ordinance on hillside development – subsequently adopted – see particularly Section 715 beginning page 7 (This document was also based on the Sevier County “Preferred Directions Report”).

U.S. Dept. of the Interior, Bureau of Land Management, “Manual H-8410-1 – Visual Resource Inventory” (This document was used to set the five mile distance criteria for SLRS).

Power Point “Views from Selected SLRS” (This study of visibility criteria was used in considering the five mile distance criteria).

3. Draft introduction and outline of Comprehensive Plan

The following is a draft introduction and outline for the Comprehensive Plan that the Planning Commission is beginning to consider. This is for review and discussion. Staff will provide additional draft chapters as they are develop over the next several months. The Planning Commission is presently concentrating on the Land Use and Transportation components in called workshops.

What is Comprehensive? Some would define comprehensive as being inclusive of all things related in one way or another to each other. More realistically, comprehensive may be defined as covering a wide range of often interrelated items of importance or interest. Comprehensive also includes elements of comprehending, or understanding, both individual items and the relation of the items to each other. In the context of local government, a comprehensive plan would include items of interest to the community, especially those items under the purview of the local government.

A plan is projective. The past is important in setting the basis for understanding the present and imagining the future. Thus, the understanding of a comprehensive set of items and their interrelationships would include analysis of past and present, and projection into the future. A plan also would include direction for future action.

Literature in the field of planning often identifies a core set of elements that should be in a comprehensive plan, such as: statutory basis and background for the plan; analysis of population and economy; analysis of the physical setting; inventory and analysis of land use, transportation and community facilities; goals and policies; and recommendations for implementation to include a plan for the physical

development of the jurisdiction. The plan for physical development usually addresses land use, transportation and community facilities.

Statutory Basis of Planning. One of the major responsibilities of the Planning Commission is to formulate plans, including a comprehensive plan. This is provided in state statutes, in Tennessee Code Annotated (TCA) 13-3-301(a) as follows:

It is the function and duty of a regional planning commission to make and adopt a general regional plan for the physical development of the territory of the region. Any such plan shall include the planning of municipal territory to the extent which, in the commissioner's judgment, the same is related to the planning of the region as a whole; provided, that the plan shall not be deemed an official plan or part of the official plan of any municipality having a municipal planning commission unless adopted as such by the municipal planning commission.

The Blount County Planning Commission is the regional planning commission for the County, and thus has authority to consider all the territory within the boundaries of Blount County, including the cities of Alcoa, Friendsville, Louisville, Maryville, Rockford and Townsend. The plans of the County Planning Commission are not official within city jurisdictions, but state statutes are clear that a coordinated view of the entire county is allowed.

TCA 13-3-301(b) provides guidance on items to be considered in plans for the County, as follows:

The regional plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the regional planning commission's recommendations for the development of the territory covered by the plan, and may include, among other things, the general location, character and extent of public ways, ground and other public property; the general location and extent of public utilities and terminals, whether publicly or privately owned, for power, light, heat, sanitation, transportation, communication, water and other purposes; the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways, grounds, open spaces, buildings, properties, utilities or terminals; the general character, location and extent of community centers, town sites or housing developments; the location and extent of forests, agricultural areas and open development areas for purposes of conservation, food and water supply, sanitary and drainage facilities or the protection of urban development, and the identification of areas where there are inadequate or nonexistent publicly

or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur; a land classification and utilization program; and a zoning plan for the regulation of the height, area, bulk, location and uses of buildings, the distribution of population, and the uses of land for trade, industry, habitation, recreation, agriculture, forestry, soil and water conservation and other purposes.

State statutes go further and provide the overall purpose of a plan, as follows in TCA 13-3-302:

The regional plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, efficient and economic development of the region which will, in accordance with present and future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and welfare of the inhabitants, as well as efficiency and economy in the process of development, including, among other things, such distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry and other uses as will tend to create conditions favorable to transportation, health, safety, civic activities and educational and cultural opportunities, reduce the wastes of financial and human resources which result from either excessive congestion or excessive scattering of population, and tend toward an efficient and economic utilization, conservation and production of the supply of food, water, minerals, drainage, sanitary and other facilities and resources, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined that the services are necessary in order for development to occur.

Thus, there are many items that may be considered in a comprehensive plan. State statutes define a wide range of items, but do not limit what may be considered. A local government can add to the list if other items are important to the community.

State statutes provide for the procedure to be followed in adopting plans, in TCA 13-3-303 as follows:

A regional planning commission may adopt the regional plan as a whole by a single resolution, or, as the work of making the plan progresses, may from time to time adopt a part or parts thereof. The commission may from time to time amend, extend or add to the plan or carry any part of the plan into greater detail.

This indicates that a comprehensive plan need not be done all at once, and need not address all issues completely at time of adoption. Planning can be incremental and in parts, and can be continuous toward more inclusive and detailed consideration of items important to the community.

County Planning and Plans. This Comprehensive Plan builds on a long standing planning framework, and on planning processes, planning studies, and adopted plans over the years in the County. Taken together, recent plans and studies cover a wide range of items important to the County, and may be considered as a body of work approaching a comprehensive plan. It is one of the purposes of this Plan to integrate recent plans into a more comprehensive document.

The Blount County Planning Commission was formed first in 1956, but was abolished in 1959. The Planning Commission was again formed in October of 1967, and has functioned continuously to date. The present membership is twelve, with five appointed from the County Commission, and the remaining seven appointed as citizen members. From 1967 to 1977, planning staff were provided through contract with the Tennessee State Planning Office (now the Local Planning Assistance Office). In July of 1977, the County formed a Planning Department within the County Executive's office (now County Mayor). The present Planning Department is staffed by a Director, a Senior Planner, and an Administrative Assistant.

Prior to 1996, the last plan of comprehensive nature was the Blount County: 1990 Land Use Plan & Policy dated June of 1976. Of note also was a Major Roads Plan adopted in 1993 as required for administering Subdivision Regulations under state statues.

More recent plans and planning studies, from 1996 to present, are incorporated into this Comprehensive Plan. Copies of the referenced plans can be found on the internet at <website to be added> under the plans section. A summary will be instructive of how this Comprehensive Plan builds on past planning.

In 1996, the County Commission and the Planning Commission committed to a general planning process. The process was value oriented, and relied on citizen participation through two series of 17 community workshops to identify general policies and an implementation agenda. About 250 citizens participated in the first round of workshops to answer the questions: What is good about Blount County that should be preserved in the future? - and - What should be changed in Blount County to make a better future? About 450 citizens participated in the second round of workshops to prioritize prospective policies and implementation strategies. In addition, the County Commission appointed a twelve member

Citizen Advisory Committee to develop a formal set of proposed policies and an implementation agenda. The result of the process was first an interim Blount County Land Use Plan – A Plan for Mountain Areas adopted in March of 1998, and then a more comprehensive Blount County Policies Plan adopted by the Blount County Planning Commission on June 24, 1999.

Also of note were parallel processes that resulted in A Long Range Facilities Plan for the Blount County School District in 1997 through the School Board, and a “Growth Plan” map mandated by Public Chapter 1101 and adopted in December 1999 through a multi-jurisdiction Coordinating Committee. After County objections, the “Growth Plan” went to arbitration, with final resolution and adoption June 5, 2001 by the County Commission, and June 21, 2001 by the Local Government Planning Advisory Committee.

The 1999 Policies Plan provided a base for more detailed planning. The Planning Commission adopted the Conceptual Land Use Plan for Blount County in March of 2000, along with consideration and adoption of the first general zoning regulations for the County.

Also of note were two parallel processes. The first resulted in a Blount County Roadway Needs Study in 2000 through the Highway Department with assistance from Wilbur Smith Associates. The Roadway Needs Study included five citizen input workshops along with stakeholder interviews. The Roadway Needs Study was updated for technical information and estimated road improvement costs in 2004. Second, the Blount County School Board produced a Five Year Plan in November of 2003 that identified priority school facility needs.

From late 1999 to early 2003, the County Commission partnered with the Tennessee Valley Authority (TVA) in the following activities: aerial photography of the county; Integrated Pollution Source Inventory (IPSI) project for study of water quality in the county, resulting in the Blount County and Little River Basin Nonpoint Source Pollution Inventories and Pollutant Load Estimates in February of 2003; and developing the Tennessee Growth Readiness program, including an education component used locally in community meetings. As the partnership activities were progressing, the Planning Commission undertook an environmentally focused planning process that resulted in the Water Quality Plan, Blount County, Tennessee adopted April 24, 2003. The Water Quality Plan was more technical and more data driven than the Policies Plan, but also relied on citizen input through 22 community meetings involving about 180 citizens.

The year 2005 saw the completion of three planning studies. The Maryville-Alcoa-Blount County Parks and Recreation Commission undertook a planning

process with assistance of Lose & Associates from 2003 to 2005. The Comprehensive Parks and Recreation Master Plan was completed and delivered in 2005. The University of Tennessee Community Partnership Center and the Little River Water Quality Forum undertook a planning process in the Little River Watershed in 2004 and 2005. The watershed planning process resulted in publication of Little River, Big Future - Promoting Water Quality in the Little River Watershed Through Participatory Planning in August of 2005. Blount County contracted with Hunter Interests, Inc (HII) in 2004 to study growth issues in the County and propose strategies to address the issues. This was parallel to a similar planning process by HII in the City of Maryville at the same time. The Blount County Growth Strategy was delivered August 1, 2005. In all three of the planning processes, citizens again were provided opportunities for input into setting planning priorities in the County.

The Environmental Health Action Team (EHAT) was formed as part of the Blount County Community Health Initiative in 2002. The team conducted a random survey of citizens to identify three priority areas of concern: air quality, water quality, and land use. Personnel from the Regional and County Health Departments and Blount Memorial Hospital facilitated EHAT planning activities, and the National Association of County and City Health Officials provided a \$20,000 grant. The EHAT produced an Action Plan and Issue Profiles in January of 2007.

The County Commission appointed a Growth Management Advisory Committee in June of 2007 to study the feasibility of a Purchase of Development Rights program to address a priority need to preserve open space in the county. The Committee produced their report in March of 2008 (report incorporated into the Green Infrastructure Plan – see below).

In June of 2007, the Blount County Planning Commission determined that the original 1999 Policies Plan was in need of review and revision in the light of recent plans and studies, and issues that had arisen over the past nine years. The Planning Commission undertook a comprehensive review of plans and studies, including city plans and plans of the regional Transportation Planning Organization. The Planning Commission also reviewed growth issues that arose since 1999, and progress in addressing the implementation agenda. The Planning Commission held three citizen input sessions in July, August and September of 2007, and an additional session in July of 2008 to review a draft plan revision. A revised Blount County Policies Plan was adopted September of 2008, incorporating policies from previous plans and studies to that date. The revised Policies Plan acts as the main

source for the policies, goals and strategic synthesis in Section 9 of this Comprehensive Plan.

In the 2008 revised Policies Plan, the Planning Commission committed to address priority lands for conservation, preservation and protection, and for open spaces and parks. The Blount County Planning Commission, in cooperation with the city planning commissions in the county, conducted seven community mapping workshops to identify priority areas and priority functions for green infrastructure. The process was assisted by the TVA and the Southeast Watershed Forum. The Blount County Green Infrastructure Plan was approved by the Planning Commission in July of 2009, with intent to incorporate into this Comprehensive Plan.

In early 2009, the Planning Commission began preparation for this Comprehensive Plan. Two of the first items addressed were land use and roads. The Planning Commission decided that the issues were of such importance that revision of the 2000 Conceptual Land Use Plan and the 1993 Major Roads Plan was needed for immediate action. The revised Major Roads Plan was adopted _____ of 2009, and the revised Conceptual Land Use Plan was adopted _____ of 2009, with intent to incorporate into this Comprehensive Plan.

This Comprehensive Plan is the culmination of much long range planning effort in the County over more than 15 years. This Comprehensive Plan may also act as the springboard for more detailed planning in the years to come.

General Outline of This Plan. (the following draft outline subject to revision)

- 1. Introduction** – What is comprehensive. Statutory basis and purpose of the Plan. Past planning and plans. General outline of the plan.
- 2. Population** – Past trends and future projections of population growth. Population growth components. Basic population characteristics.
- 3. Economy** – Employment of the population and employment generation by business and industry. Basic economic characteristics of the population. Commuting patterns. Regional economy.
- 4. Geography** – Basic characteristics of the land – soils, topography, floodplains, watersheds, etc.
- 5. Environment** – Health of the environment and environmental health. Water and air quality situation.

6. Land Use – Pattern of land use over time (residential) and present snapshot. Residential areas. Commercial areas. Industrial areas. Agriculture areas. Open and green space. Special use areas (Airport, GSMNP). Physical constraints on land use and development. Air quality considerations.

7. Roads and Transportation - The road network and classification of major roads. Traffic and condition of road system. Rail transportation. Public transportation. Bicycle and pedestrian considerations. Linkages between transportation and land use.

8. Community Infrastructure

Utilities - Water, sewer, electric, gas, cable.

Schools and Education – County and city schools. Private schools and home schooling. Higher education. Vocational education.

Parks, Recreation, and Green Infrastructure – Parks and recreation facilities and programs. Open and green spaces. Conservation areas.

Law Enforcement and Justice – Jail and Justice Center. Court system. Law enforcement – County and Cities.

Emergency Preparedness – Fire protection. EMS.

Solid Waste – Land Fill. Recycling.

Storm Water – Ditches and outfalls in public right-of-way.

Library – Blount County Public Library and other library resources

Health Care – Blount County Health Department. Blount Memorial Hospital and other health care facilities.

Economic Development – Blount Chamber and Industrial Board. Industrial Parks.

General Government – County and City public buildings and government services.

9. Strategic Synthesis

Land Use

Roads and Transportation

Community Infrastructure

Economic Development

Environment

Quality of Life and Livability

10. Maintenance of the Plan

APPENDICES

4. Staff reports.

Reminder of called work session on the Land Use Plan and the Major Road Plan July 30 at 5:30 PM in Room 430.

The Planning Commission needs to set a long range planning work session for August – staff suggests 5:30 PM on August 31 which is a fifth Monday.

Staff may report on other miscellaneous matters at the meeting.