

# Jefferson County Planning Commission Economic Development

Workshop – October 3, 2007

*Update: Jefferson County Comprehensive Master Plan*

## EVALUATION OF INFORMATION

Is it working? Enough? Too Much? Too little?

- It is a lot, but all stuff we need, we need plans. Maybe we don't have to go so fast. For example, have two nights on transportation before moving on.
- Way too much – could barely read through. Like comments from different counties and staff. Likes to know what they're thinking.
- Volume okay. Need to take time to distill.

Do you want more time on a topic or more time between topics?

- Both.
- Go at a natural pace, and keep going until the topic is finished.
- Too much paper, and not concise. Should be time limit. For example 2 ½ hours and cut it off.
- Up to chairman to monitor productivity of the group.
- Easier to distill policies than to make them up.
- Hard to do one size fits all. Need to determine time limit as we go along.
- Chair should control.

## ECONOMIC DEVELOPMENT

### Commissioner Johnson's Written Comments:

- Merged Planning Commission's policies and other policies, then added Preston's comments, then if more than three times in plans added.
- Color-coding is described on back page.
- Yellow highlighted were policies that may encompass key points. The others may be redundant.

**Tonight:** Go through policies – decide whether to add to policies PC already decided on (shown in green).

**Preston Gibson, Jefferson Economic Council (JEC):**

- Great you are focusing on economic development. Like to see a couple changes. Good effort.
- Consider reduction or elimination of impact fees/development fees.
  - Fees at the county are low so more of a gesture.
  - Add on to page 3, ½ way down.

**Working from Comm. Johnson's sheet:**

**I. Vision**

- Questions before about what sustainable means.
- It is "To meet today's needs without degrading future generation's needs."
- Want this document to be clear to laymen.
- Don't want to overuse sustainable – concern it means staying the same.
- Like to see something about people.
- Need to work in "primary jobs"
- Add something about enhance entities fiscal viability – maintain a high quality of life.
- May want to add some of this to introduction paragraph, for example primary jobs, non-commute office...

*Consensus: Replace #1 with the 2<sup>nd</sup> (blue), and add primary jobs. (Staff is to reword the statement)*

- Potential zoning conflicts with non-commuters, working out of their homes?
  - Zoning Resolution does address home occupations.
- Concern about traffic from business into residential neighborhoods.
- Thinking businesses should be around Transit Oriented Developments (TOD's), not in traditional neighborhoods.

*Consensus: Put a definition of sustainable in the glossary.*

- Master Plan – object to county supporting JEC.

Preston Gibson:

- JEC is publicly and privately supported. Not a county department.
  - Policies 1-5 – This is what their organization does. Planning and Zoning will not take this on. Suggest leaving out or saying county supports.

Planning Commission discussion:

- This document establishes the county's long-term policies and does not empower Planning and Zoning to compete with JEC, but to empower the county as a whole to do it as part of the county mission and to work with JEC and other goals. If it is in the Comprehensive Plan, it is also a county goal.
- Could refer to economic development organizations that are doing these things.
- JEC may change – name, formation, etc. – concern about adding name in
- Support efforts to...without saying any organization names.
- More extraneous policies that can't be implemented by Planning and Zoning = more difficult to use.
  - This is a county plan, not just Planning and Zoning.
- Policies are put in documents that can't be implemented.
- Will anyone in county go out and recruit business?
  - BCC may recruit.
- Problem with such as...

Consensus: *Tools and Attractors # 3, p. 1 – remove "Support JEC's efforts to" and put period after jobs.*

- Cities are economically driven by sales tax and counties by property tax. This creates different land use decisions.
- Want public/private.

Consensus: *Keep the portion of Tool and Attractors #1, p.1 that's in black*

Consensus: *Do not add #2 or the blue portion of #1.*

### **Tools and Incentives, cont'd (pg. 2)**

- Policy starting with "Work with economic development organizations..." May not want to have all of the various incentives. Leave open.

- Could put “such as” in appendix.

Consensus: Policy starting with “Work with economic development organizations...” – remove JEC and put “such as” in appendix. Keep #3 in green, otherwise, don’t add anything else from this page.

### Page 3

- Add create and maintain.
- 9 and 10 concern regarding budget.
- Encourage?
- Identify?
- Doesn’t have to be funded by county.

Consensus: Join 9 and 10 – start #9 with Identify.

- Need to recognize that we need to work at streamlining process.

Consensus: #11 should be more of an overall goal, not just in the economic development section, keep it in the plan, but may not be here. Also change it to say “Adopt efficient Development Review processes.”

Consensus: Janet and Heather will work on #5 and figure out where to put it and come back to Planning Commission.

Consensus: Keep 4 and 5 (green policies) Add “such as” in appendix. Put caveat in introduction.

Consensus: Delete #2 all.

- Red impact fee policy, just before the Educational Institutions section:
  - Then who pays? Must be a nexus. Can’t get impact fees for stuff that’s already constructed.

Consensus: Put red impact fee policy in appendix as a tool.

- We are in competition with other counties.

### Educational Institutions (p.3)

Consensus: #1 and #2 – out

Consensus: #3 – in

## Land Management

- Comprehensive Developments

Consensus: #6 – keep

Consensus: Don't add #4, bottom of p. 3

Consensus: Add policy top of page 4, and delete "a comprehensive look at developing prime commercial land in the county (i.e.)".

- Infrastructure box

Consensus: Replace green 3 and 6 with yellow highlight.

- 2<sup>nd</sup> highlight – policy change beginning to "Encourage the consolidation..." and then remove "high intensity uses, such as".
  - Do they have to be high density to begin with?

Consensus: Create a glossary; include items at end of Infrastructure box.

- Feel infill and redevelopment in many other places.
- Delete 14. Can add back, if not other policies about infill.

Consensus:

- Keep 8 green.
- Rethought 14 – add but period after "projects".
- #7 – Period after "surrounding uses".
- #3 (top of page 5) – delete

## Redevelopment (page 5)

Consensus: Just keep #9.

## Home Occupations

- Two thirds of businesses in Jefferson County have 4 or fewer employees.
- How does this fall under primary job?
  - Many of these are primary jobs, if it is bringing money back to Jefferson County it is a primary job.

Consensus: Add highlighted policy in box, start with Promote, and end with "compatible with surrounding residential communities" after "activities".

## Design

- Put #1-3 in parking lot for later with more design discussions.
- #16 – given – delete
- #4 – Concern about stepping over the line with architecture.
  - Good design sells good development

Consensus: *Put all design policies in a separate chapter.*

## Small Businesses (p. 6)

Consensus: *Keep #3.*

## Airport

Consensus: *Staff, come back to us with additional policies to review again*

## Seniors

Consensus: *Staff, come back to us with additional policies to review again*

## Other

Consensus: *Staff, review policies to see if they are covered in other parts of the revised chapter.*

## Page 7 – Green policies

Consensus:

- #10 – similar to #7 green (page 4) – so delete
- #11 – move to where policies discuss primary jobs
- #12 – move to where policies sustainability
- #13 – reword. Intent wanted to revitalize commercial centers

Action – *Staff assignment: Word better around promoting revitalization.*

- #14 – Need to look at C-470/I-70/US 40/6<sup>th</sup> Ave for economic development

Consensus: *Keep #14 in as is, but put with policies about land inventories.*

## Next Meeting:

Review revised Economic Development chapter

Review revised Transportation chapter