

# Land Use Alternatives Process

The process to prepare, evaluate, and select land use alternatives involves substantial input from residents, property owners, the Technical Advisory Committee, the Steering Committee, and the City Council. The land use alternatives process includes the following tasks:

**Identify study areas** Study areas are defined as areas in the city that should be studied for possible changes in permitted uses. The study areas will be delineated based on input from the public, Steering Committee, and Technical Advisory Committee.

**Develop draft alternative land uses for study** Based upon input received from the Property Owner Workshops, Technical Advisory Committee, Steering Committee (Meetings #4, 5, 6, and 7), and City Council, three land use alternatives for each study area will be prepared for further study and analysis. The land use alternatives will propose changes to permitted uses and the intensity of development. The alternatives also will respond to the issues and opportunities identified during the issues identification phase, including Community Workshop #1 and Steering Committee Meeting #2.

**Evaluate and compare alternatives** A buildout analysis will be prepared identifying the development potential under each alternative. In addition, a study will compare the alternatives and evaluate impacts associated with utilities and infrastructure, transportation, economics and financing, public services, and environmental resources.

**Receive public input on alternatives** The land use alternatives evaluation will be assembled into an Alternatives Evaluation Workbook to be used by the public and Steering Committee to review and provide input on the land use alternatives. Public input on the land use alternatives will be received at Community Workshop #2.

**Select a preferred land use alternative** Following Community Workshop #2, the Steering Committee will select a draft preferred land use alternative (Meetings #8 and 9). The draft preferred alternative may be one of the three alternatives, a combination of components of the alternatives, or a new alternative created by the Committee. The draft preferred land use alternative will be presented to the City Council to receive Council direction on the final preferred land use alternative.

