



Comprehensive Plan and Zoning Code RFP Q & A

Comprehensive Plan

Would the City support building upon engagement conducted with other recent planning efforts (Housing Plan, City in Motion, Sustainability Plan, and Parks Plan updates) as part of the engagement for the Comp Plan?

Yes, we prefer leveraging previous engagement. A robust engagement plan is still necessary, but duplication of prior efforts is not needed.

Do you anticipate that City staff would be involved with some public engagement or is the expectation for the consultant team to handle all outreach and events?

City staff will be involved. Some engagement may be led by staff if the consultant provides materials and programming.

What level of analysis and deliverables are expected regarding agricultural areas both from a planning (policy and future land use) and zoning perspective (rural cluster zoning, rural residential development criteria, exclusive ag zoning)?

Key deliverables will include engagement with agricultural community and recommendations that result from that engagement. If there are any code changes needed during the zoning code update those should be described, either in a report or as part of the comprehensive plan. The engagement should include a broad range of methods to

engage with a broad section of the agriculture and rural community. Community and landowner buy-in is essential for successful farmland preservation.

Key topics could include:

- Future urban development area locations
- Residential development criteria
- Large-scale solar, including conflicts with future development areas
- Land use/zoning changes to support farm income while preserving farmland
- Understanding economic, social, and family challenges in agriculture
- Maintaining or eliminating rural cluster subdivisions
- Strategies to implement the Agri-hood concept from the greenfield neighborhood plan

Is there an anticipated need for any specific engineering studies?

Possibly high-level analyses related to utilities and transportation for growth scenarios and FUDAs. Coordination with Public Works is critical. Focus areas: gravity sewer feasibility, environmental constraints, and east-west transportation connectivity (e.g., B to Whalen corridor).

The 2007-2009 growth models incorporated a set of criteria and developed a variety of models based on those criteria – around 7 different models of growth. Does the City have a specific number of models they would like to see?

No set number. We anticipate at least three, refined from an initial broader set developed at by city staff and consultants.

Is the City open to integration of A.I. analysis as part of the Comp Plan project, potentially related to the growth scenario modeling?

Yes, we are open to AI integration.

Are you looking for the web version to be translated into Spanish in addition to the draft/final Comp Plan?

Users should be able to translate it using web browser translation at a minimum.



Under Section 'E' it notes that Spanish translation may be contracted with budget funds. Is this in addition to the available funds noted in RFP of \$250,000-\$275,000?

Preferred to be within the available funds noted in the RFP.

Zoning Code

What level and type of public engagement does the City anticipate for the Zoning Code project?

Engagement will depend on the Comp Plan process. Ideally, zoning updates are treated as implementation tools for Comp Plan goals. Key engagement topics:

- Incremental land use intensity increases (if directed by the comp plan)
- Smartcode effectiveness and challenges
- Code usability and ease of understanding
- Permitting processes

Does the City anticipate targeted input specific to the City's Smart Code?

Yes. Understanding what works and what doesn't in SmartCode is essential. Input from staff and developers will be valuable.

What level of analysis and deliverables are expected regarding agricultural areas both from a planning (policy and future land use) and zoning perspective (rural cluster zoning, rural residential development criteria, exclusive ag zoning)?

The A-X zone will be recertified this year and likely won't require modification unless the process suggests changes. Zoning analyses for the agricultural area may vary depending on the results of the comprehensive planning process.

Code deliverables may include:

- Modifications and/or codification of the residential development criteria
- Large-scale solar requirements and conflicts with future development areas
- Base farm and claim system

Are there any codes you really like?

We don't have specific examples. It must be visual and easy to navigate. We are likely looking for a hybrid code, leaning more towards form based.