



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 27, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to evaluate the Land Use Assumptions map.

BACKGROUND/SUMMARY:

At the July 13, 2026 CIF Advisory Committee meeting, the Committee and city staff reviewed and made revisions to the current 2023 LUA map. Those revisions have been added to the map to create the 2026 LUA map. The Advisory Committee and staff will review the 2026 Land Use Assumptions map and provide any additional markups or comments for city engineering to evaluate and change. Any changes will be brought back before the Advisory Committee for review and approval. Once approved, the Land Use Assumption map is forwarded to the City Council for final approval.

The Land Use Assumption map is not zoning, but does assign land uses to lots and tracts of land in the city's utility service areas. These land uses have associated water and sewer demands, with higher density or more intense land uses having higher utility demands. Based on the assigned land uses, the Advisory Committee and staff at a later Committee meeting will then evaluate the current water and sewer Capital Improvement Projects to see if any updates are necessary there to serve the anticipated uses and densities shown on the Land Use Assumption map. The planning horizon for the Land Use Assumption map, and CIP, is 10 years, so the Committee should evaluate current and future growth areas that are expected to develop in the next 10 years.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Land Use Assumption Map
- Land Use Table

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee evaluate and approve the Land Use Assumptions map.

**COMMUNITY IMPACT FEE ADVISORY
COMMITTEE:**

Recommend Approval

Disapproval

None