



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 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:

The Advisory Committee and staff will review the current water and sewer Land Use Assumptions map and provide any mark ups 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: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- 2023 Land Use Assumption map
- Land Use Table

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Discussion, Approval, Postpone

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Community Impact Fee Advisory Committee evaluate the Land Use Assumptions map.

COMMUNITY IMPACT FEE **Recommend Approval** **Disapproval** **None**
ADVISORY COMMITTEE
RECOMMENDATION: