

Agenda Item Summary Sheet

Submitted By: Council Member Pattillo

Agenda Item: Discussion and possible action regarding expectations for Pegasus in addressing drainage considerations in the Comprehensive Plan process.

Agenda Item History:

- Item placed on September 16, 2020 agenda

Description:

Comprehensive Plan Survey results show that community members are concerned about drainage. The specific concerns that residents have about drainage vary across many different types of issues.

The City dedicated time to create a Drainage Criteria Manual to address many of previous drainage issues in the City. In 2019, the City engaged K. Freese to assess drainage and other infrastructure needs in the City and received a final report of these issues in February 2020 in the Infrastructure Improvements Plan (IIP). The IIP includes drainage projects and also includes "Next Steps" in Chapter 6 of the IIP (starting at page 11). There are a significant number of Next Step items, most of which require additional data and analysis, and policy decisions.

Item 6.7(2) of the IIP states *"For the City to plan for and design City stormwater infrastructure to accommodate an ultimate, fully-developed future condition, it would be prudent to establish a maximum allowable impervious cover percentage for residential land use. If impervious cover is not regulated, additional drainage infrastructure, higher development fees, and/or acquisition of more drainage easements will be necessary to allow the City to continue to mitigate flooding issues."* This is an example of policy alternatives for the Council to consider in the Next Steps. Because the City Council did not impose maximum impervious cover percentages for residential land use at the time that the sewer system was placed and lots could be redeveloped with larger house sizes, subsequent City Councils have selected, over and over, to focus on drainage policies that do not incorporate residential impervious cover limits.

Action Requested: Confirm, by motion, that Pegasus will synthesize the previous findings related to drainage into the Comprehensive Plan only, forwarding Next Steps the IIP into the Comprehensive Plan, as written in the IIP; and confirm that any discussion of residential impervious cover limitations, if included in the Comprehensive Plan, will be limited in scope and language to what was previously determined in the IIP.

Financial Impacts:

Attachments: IIP