



Staff Report — Budget & Finance Committee

Meeting Date: December 29, 2025

Agenda Item: Review of Draft Growth Policy

Prepared By: Jessica Chamberlin, City Clerk/Treasurer

Department: Administration

Purpose of the Growth Policy

A growth policy is a community roadmap for the future. It looks at where the city is today, where it wants to go, and how it will grow in a responsible, coordinated way. It helps guide decisions about land use, housing, streets, utilities, and public services so growth happens in an organized, thoughtful manner instead of randomly or reactively. While the Growth Policy does not itself create regulations or confer legal authority, it guides consistent and informed decision-making by the City as conditions change over time.

Background

The draft Growth Policy has been prepared through a combination of technical evaluation, agency review, and community engagement. Public feedback was solicited through meetings, surveys, and outreach activities to ensure that the document reflects a broad range of perspectives and community values.

Clarification Regarding Certain Sections Included for Public Feedback

During the drafting process, some sections were included in response to public input, even though they do not fully align with existing City policy or statutory authority. Staff recommends that certain sections be revised or removed before adoption to avoid creating unintended precedent, prevent confusion about policies that are not subject to change through the Growth Policy process, and reduce the risk of future conflicts with existing policy. Some sections that do not fully align with current policy have been kept in the draft because they reflect meaningful public input and document community perspectives, while others are recommended for removal because they could create confusion, suggest policy changes that are not being considered, or create unrealistic expectations for future decision-making.

Staff Recommendation

Staff recommends that the Budget & Finance Committee:

1. Receive and review the draft Growth Policy;
2. Provide direction on proposed revisions; and
3. Support removal or modification of sections that conflict with existing policy or could create

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unrealistic expectations for the public regarding policies that are not under consideration for change.

Next Steps

Following committee review and direction, staff will work with the planning consultant to incorporate revisions and prepare the document for final review and consideration by the City Council. The draft will then go before the City-County Planning Board for a public hearing and recommendation. The City Council will have a public hearing and have a resolution presented to them at the January 20th, 2026 City Council meeting.