



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 16, 2021

Agenda Item:	7a. CC-21-162
Prior Council Action/Related Items:	Planning Commission Report
Background / Issue:	<ul style="list-style-type: none"> • Review and recommendation of a Text Amendment to the Land Development Code Chapter 23, Land Development Code, Article XVI, Subdivision Preparation and Requirements, Section 23-325 Preliminary Plat requirements within the Land Development Code. • This item was recommended for inclusion in the Land Development Code by individuals who work within the development industry. The proposed text amendment has been suggested at the preliminary plat stage to clarify when the traffic impact analysis is required to be submitted. • Currently, City of Stillwater engineering standards note that the traffic impact analysis is to be submitted for review but such an analysis is not mentioned in the Land Development Code. This has led to confusion about when a traffic impact study should be conducted and submitted to the City for review.
Proposal/Solution:	<ul style="list-style-type: none"> • After discussion amongst members of the development community, a written request was submitted to the City to include the traffic impact analysis as part of the application submittal for the preliminary plat. • Utilizing a level of trips generated that is the current standard for transportation engineering, the proposed text amendment would include the traffic impact analysis as one of the required items to be included in the application provided one of the following criteria are met: <ul style="list-style-type: none"> ✓ More than 1,000 vehicle trip ends during a single day and/or ✓ More than 100 vehicle trip ends during a single hour.

	The text amendment was reviewed and discussed by the Planning Commission on July 20, 2021. The Planning Commission recommended approval of the text amendment with a 5-0 vote.
Financial Impact/Funding Source(s):	There are no known impacts to the City budget.
Related Strategic Priority:	<p>#1 Effective Services & Accountable Government: To provide effective services and accountable government for all residents by practicing fiscal responsibility, transparency and outstanding customer service.</p> <p>#2 Motivated Management: To serve with integrity and demonstrate proactive leadership, motivated management and smart planning skills that focus on results needed to create a better community.</p> <p>#5 Unique Culture: To cultivate partnerships that enhance the unique culture of Stillwater with equal access to services and amenities, strong and connected neighborhoods, and a thriving economy and business atmosphere.</p>
Recommended Action/Motion:	Motion to accept Planning Commission recommendation and approve the Land Development Code text amendment.
Prepared By:	Lanc Gross, Planning Manager
Reviewed By:	Brady Moore, Interim Director of Community Development Patti Osmus, Assistant to the City Manager
Submitted By:	Norman McNickle, City Manager
Attachment(s):	Proposed Amended Section 23-325 Request for Text Amendment Planning Commission Minutes