

AGENDA
of the
Capital Area Regional Planning Commission

January 12, 2023

Zoom Meeting

6:00 pm

Participant Information

Meeting Accommodation: This meeting will take place via Zoom. You may participate in the meeting from your computer, tablet, smartphone, or telephone by registering at: <https://us02web.zoom.us/meeting/register/tZlkdeutrZlsHdDN1yU-anGIO3FyYVrDpJU>. (Note, this registration link is unique to this meeting). Registrants will receive an email with details on how to join the meeting. If you do not have Internet access, please call Haley Smith at 608 474 6017 to register.

Speaking at RPC Meetings: Oral comments from registered members of the public may be heard for individual agenda items when called upon by the Chair. The time limit for testimony by each registrant will be three (3) minutes unless additional time is granted at the discretion of the Chair. The RPC may alter the order of the agenda items at the meeting.

Written Communications: Written communications intended to be provided to the Commission as part of the packet should be received in the RPC office no later than noon, seven (7) days prior to the meeting. Written communications, including emails sent to info@capitalarearpc.org, received after this deadline will be provided to Commissioners at the meeting.

MISSION: Strengthen the region by engaging communities through planning, collaboration, and assistance.

VISION: A region where communities create exceptional quality of life for all by working together to solve regional challenges.

1. Roll Call
2. Public Comment on Matters not on the Agenda
3. **Relaxing Robert's Rules of Order to Discuss Informally (*actionable item*)**
4. **Election of Officers: Chairperson, Vice-Chairperson, Secretary and Treasurer (*actionable item*)**
5. **Appointment of Executive Committee Members (*actionable item*)**
6. **Designation of Chairperson as a CARPC Employee with the Title of "Executive Chairperson" (*actionable item*)**
7. **Expressions of Appreciation**
 - a. **Adoption of CARPC Resolution 2023-01 Expression of Appreciation for Executive Committee Service in 2022 (*actionable item*)**
8. **Motion to Return to Standard Robert's Rules of Order (*actionable item*)**

NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity, or program, please call the phone number below at least three business days prior to the meeting.

NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

9. Consent Agenda (all items below in #3 are actionable items)

a. Minutes of the December 8, 2022, CARPC Meeting

b. Executive Committee Recommendations (actionable items)

- (1) Addendum to the Annual Agreement to Provide Water Quality Management Planning Assistance to the Wisconsin Department of Natural Resources
- (2) Resolution 2023-02, CARPC 2023 Title VI / ADA Non-Discrimination Policy
- (3) Authorization of the Agency Director to Execute Agreements with the Towns of Berry, Blue Mounds, Bristol, Springfield and Sun Prairie for 2023-2024 Services
- (4) Authorization of the Agency Director to Execute an Agreement with the Town of Bristol for Comprehensive Planning Services
- (5) Authorization of the Agency Director to Execute an Agreement with the Village of Shorewood Hills for Planning Services
- (6) November 2022 Financial Statements, December 2022 Operating Account Reconciliation and Q4 Operating Account Reconciliation

10. Reports

a. Executive Chairperson and Executive Committee

- (1) CARPC Strategic Planning 2023

b. Greater Madison MPO

c. Agency Director / Division Director, Community and Regional Planning

- (1) Regional Housing Strategy Update

d. Deputy Agency Director / Division Director, Environmental Resources Planning

11. Future Agenda Items (next meeting is **Thursday, February 9, 2023, via Zoom Meeting at 6:00 pm)**

12. Adjournment

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Re: Adoption of CARPC Resolution No. 2023-01 Expression of Appreciation for Executive Committee Service in 2022 (*actionable item*)

Requested Action:

Motion to adopt CARPC Resolution No. 2023-01 Expressing Appreciation to Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer and Nick Zavos for Their Service and Contribution on the Executive Committee in 2022.

Background:

None

Staff Comments:

None

Attachments:

1. CARPC Resolution 2023-01 for Executive Committee Service

Staff Contact:

Haley Smith, Accounting & Administrative Services Coordinator
haleys@capitalarearpc.org
608 474 6017

Next Steps:

None



CARPC Resolution No. 2023-01

**Expressing Appreciation to Maureen Crombie, Kris Hampton,
Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos, for
Their Service and Contribution on the Executive Committee in 2022**

WHEREAS Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos have served as members of the Executive Committee of the Capital Area Regional Planning Commission in 2022; and

WHEREAS Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos have effectively represented the interests of the region in addressing growth and development issues; and

WHEREAS Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos have been an enthusiastic proponent of a cooperative and collaborative approach to planning; and

WHEREAS Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos have been advocates and strong voices for the interests of the jurisdictions they represent.

NOW, THEREFORE, BE IT RESOLVED that the Capital Area Regional Planning Commission hereby expresses its sincere gratitude and appreciation to Maureen Crombie, Kris Hampton, Peter McKeever, Heidi Murphy, David Pfeiffer, and Nick Zavos for their service and contribution to this organization and to the Capital Region of Wisconsin.

January 12, 2023

Date Adopted

David Pfeiffer, Executive Chairperson

Kris Hampton, Secretary

DRAFT MINUTES
of the
Capital Area Regional Planning Commission

December 8, 2022

Hybrid Meeting

6:00 pm

Commissioners Attending in Person: Kris Hampton, Heidi Murphy, David Pfeiffer (Chair)

Commissioners Attending via Zoom: Maureen Crombie, Steve Greb, Barbara Harrington-McKinney, Peter McKeever, Cynthia Richson, Caryl Terrell, David Wallner, Nick Zavos

Commissioners Absent: Anthony Gray, Jim Schuler

Staff Present: Sean Higgins, Mike Rupiper, Caitlin Shanahan, Haley Smith, Steve Steinhoff

Others Present: None

1. Roll Call

Chair Pfeiffer called the meeting to order at 6:01 pm. Quorum was established.

2. Public Comment on Matters not on the Agenda

No members of the public were in attendance.

3. **Consent Agenda (*all items below in #3 are actionable items*)**

a) **Minutes of the November 10, 2022 CARPC Meeting**

b) **Executive Committee Recommendations**

- (1) **Addendum to Annual Agreement to Provide Water Quality Management Planning Assistance to the Wisconsin Department of Natural Resources**
- (2) **CARPC 2023 COVID-19 Paid Time Off Benefit**
- (3) **Authorization for the Agency Director to Execute the Annual City of Madison/Metro Transit Commute Card Agreement for 2023**
- (4) **Authorization for the Agency Director to Execute a Memorandum of Understanding with the Southwest Workforce Development Board (SWWDB) for Financial and Payroll Services in 2023**
- (5) **October 2022 Financials and the November 2022 Disbursements**

Mr. Hampton noted that Executive Committee Recommendation #1 was not provided to the Executive Committee for approval and therefore should be tabled until the January meeting. Mr. Hampton then moved for approval of the Consent Agenda less that item; Ms. Murphy seconded. The motion carried on a voice vote.

4. Village of Marshall Comprehensive Plan Update (01:54 - 57:13)

- a) Presentation – Village of Marshall and Consultant
- b) Discussion

Chris Campbell, the Marshall Village President and Mark Roffers of MDR Consulting presented an update on the Village of Marshall Comprehensive Plan ([Marshall Comp Plan Presentation.pdf](#)). The presentation was well-received by the Commissioners.

Questions were raised about the challenges and opportunities the Village has in dealing with water (flooding, surface runoff affecting existing housing and building areas, etc.); if the Village is seeing an increase in density and less pressure on prime farmland being developed over the next 20 - 25 years; the breakdown in diversity within the Village, how it is growing and the need for multi-family housing; if bike trails are included in the plan; the public involvement components in the planning process; Village events; how the school district is doing, what their plans are and how the demographics of diversity within it are being handled and what the Village is doing to contain costs and grow its tax base.

5. CARPC Resolution 2022-14 Amending the CARPC 2023 Work Program to Include the WI Salt Wise Program (*actionable item*)

Mr. Hampton moved for approval of CARPC Resolution 2022-14 Amending the CARPC 2023 Work Program to Include the WI Salt Wise Program; Ms. Crombie seconded. The motion passed on a voice vote.

6. PUBLIC HEARINGS (7:00 pm)

a. Amendment of the CARPC 2023 Budget

(1) Review of Budget Amendments

(2) Open Public Hearing to Take Testimony from Registrants; Close Public Hearing

(3) **CARPC Resolution 2022-15 Amending the CARPC 2023 Budget (*actionable item*)**

Mr. Steinhoff reviewed the amendments being considered. The two primary amendments include taking on the Wisconsin Salt Wise Program and matching the Dane County's cost-of-living increases. Smaller items include the annual contract with the Southwest Workforce Development Board (SWWDB) for financial services and a reduction in the Agency's costs for the land use code assessment project due to contributions received from six local municipalities. The projected 2023 deficit of \$92,669 will be covered by the Agency's operating reserves. Mr. Steinhoff did note that covering the operating deficits with reserves is not a sustainable practice and that the Agency will have to look at bringing in more revenue, cutting costs or increasing the levy requests in future years. Dane County's equalized assessed value has been increasing while the Agency's levy requests have not. More growth in the region comes with ever greater needs for good regional planning. Follow up discussions will need to be held next year on where the Agency wants to be in terms of meeting regional growth planning needs and increasing revenues accordingly.

The public hearing was opened, but no members of the public had registered or were present and the public hearing was closed. Mr. Hampton moved for approval of CARPC Resolution 2022-15 Amending the CARPC 2023 Budget; Mr. McKeever seconded. The motion carried on a voice vote.

7. Housing Affordability and Dane County Regional Housing Strategy (1:10:44 – 1:47:41)

Mr. Steinhoff presented on this topic based on concerns the Commissioners had expressed about on the issue of affordable housing in Dane County at the November 11th meeting since many communities across Wisconsin are facing the same problem ([Housing Presentation to Commission 2022-12-08.pdf](#)). This report was being presented for discussion and context.

A question was asked if the Association of Wisconsin Regional Planning Commission (AWRPC) had a platform for sharing initiatives and information on this issue. A request was made for more data on how many housing units sold are considered affordable and whether those homes are being purchased by families or investors. Mr. Steinhoff noted that the only way to guarantee housing is affordable is to subsidize it which puts constraints on it, but that alone will not meet the need. A comment was made that subsidies alone are not working and that we need to be more creative and aggressive to meet the need. Another comment was that housing affordability is the wrong term and that we should be looking at how to create more equity through home ownership because ownership is out of reach of more and more people.

8. Reports

- a) Executive Chairperson and Executive / Personnel Committee
 - (1) Performance Evaluation of the Agency Director / Director of Community and Regional Development Planning Division
- b) Members of the Greater Madison MPO
- c) Agency Director/Division Director, Community and Regional Planning
- d) Deputy Agency Director/Division Director, Environmental Resources Planning

Chair Pfeiffer reported that the annual review of the agency director had been conducted and approved. The other Executive Committee items were covered in the consent agenda.

Going forward a report from the MPO will be included in the packets each month. Bill Schaefer of the MPO will be retiring in early 2023.

Mr. Steinhoff reported that work with the Village of Marshall was wrapping up; the hazard mitigation plan update work continues with Rock County and a draft of the data dashboard for the Regional Development Framework has been completed and reviewed and should be up and running by early next year. The Proactive Planning Committee continues to hold its regional discussions and are now branching out into discussions with developers and the legal sector of stakeholders. Another intern will be coming onboard soon, and the Agency is working with UW-Madison on the recruitment project for the land use code assessment project assistant who will start in May 2023. Lastly the joint MPO-CARPC webinar series is soliciting topics for next year's webinars.

Mr. Rupiper highlighted that Wisconsin Salt Wise (WSW) is implementing a new pilot project called Spot Over Salting which is an online reporting form that community members can use to report any over salting that they see outside businesses in their community. WSW will then follow up with the business to provide education and training in reducing the salt they use to a more appropriate level.

9. Future Agenda Items and Preferences for Attending In-Person or via Zoom (next meeting is the **Annual Meeting, Thursday, January 12, 2023, 6:00 pm, via Zoom**).

- The format for holding meetings during the winter will now return to remote with possible in-person meetings in the CARPC conference room. The January meeting will be a Zoom meeting only.

10. Adjournment

Mr. Hampton moved for adjournment; Ms. Murphy seconded. The meeting adjourned at 7:58 pm.

Minutes taken by Haley Smith and reviewed by CARPC staff

Respectfully Submitted:

Kris Hampton, Secretary

Re: Reports**Requested Action:**

None

Background:

Reports from the Executive Chairperson and Executive Committee, members of the Greater Madison MPO, and CARPC Agency and Division Directors.

Staff Comments:**Executive Committee Report**

The Executive Committee discussed 2023 strategic planning for the agency. Proposed planning activities are a joint meeting between the Commission, the CARPC Proactive Planning Committee (note: four members are also commissioners), and staff in March and a facilitated strategic planning session in June with commissioners and staff.

MPO Report

The MPO reported that it had no updates.

Attachments:

1. Combined Director's Report
2. Staff Report to CARPC Proactive Planning Committee for January 11 meeting

Staff Contacts:

Steve Steinhoff, Agency Director /
CRDP Division Director
steves@capitalarearpc.org
608 474 6010

Mike Rupiper, Deputy Agency Director /
ERP Division Director
miker@capitalarearpc.org
608 474 6016

Next Steps:

N/A

Division Directors' Update to CARPC Commissioners

Thursday, January 12, 2023

Regional Water Quality Planning

- Water Quality Planning and Plan Coordination
 - Watershed Based Planning – A project website has been developed for the *Starkweather Creek Chloride Management Plan* project ([link to site](#)). The Steering Committee will continue to meet bi-monthly through 2024 for plan implementation. The next Steering Committee meeting is February 12th.
 - Clean Lakes Alliance – Member of the Community Board. Participated in the Yahara CLEAN Compact as a Collaborator to develop the *Renew the Blue* plan ([link to site](#)). Planning collaboration on green infrastructure in 2023.
 - WI Salt Wise Partnership – WI Salt Wise is now part of CARPC. Collaboration with other members of the partnership to provide education and best practices to reduce salt pollution in our lakes, streams, and drinking water. Wisconsin Salt Awareness Week: January 23-27. Visit the website ([link to site](#)) for more details.
 - Environmental Corridor Report – Work with Steering Committee monthly to update the Environmental Corridors Report, including the addition of the concept of Stewardship Areas included in the Regional Development Framework. Expect draft report to be completed in Spring 2023.
- Water Quality Plan Amendments
 - Expecting SSA Amendment applications from the City of Middleton (early 2023), Village of Waunakee (early 2023), Village of Oregon (Spring 2023), Village of DeForest (TBD 2023), and Village of Brooklyn (TBD 2023).
- Water Quality Plan Consistency
 - 11 sewer extension reviews in December (8 new construction, 0 reconstruction, and 3 commercial building lateral extensions).

Regional Climate Resilience Planning

- Black Earth Creek Green Infrastructure Plan – Plan has been approved by WEM. A visual executive summary and the full plan is available on the project website ([link to site](#)). Working with Steering Committee on implementation. Working with Village of Cross Plains on a WEM/FEMA grant application for a 13.2-acre floodplain/wetland restoration project. The next Steering Committee meeting will be January 12th.
- Tree Canopy Collaborative – Collaborating with several Dane County Departments and other organizations to monitor and work to increase tree canopy cover in the region ([link to website](#)).
- Midwest Climate Collaborative – Joined as a founding member ([link to website](#)). Collaborating on an NSF CIVIC Phase 1 grant award for developing community-informed strategies for increased longevity of urban trees to mitigate climate change and partnering on a Midwest Big Data Hub grant for a climate asset map.

Cooperative Water Resources Monitoring

- USGS Monitoring – Ongoing.
- Swan Creek Monitoring Station – Station has been installed ([link to data](#)).

Regional Development Framework ([link to website](#))

- Performance indicators – Beta release of Framework data dashboard scheduled to release in February newsletter with preview to Commission at February meeting.
- Proactive Planning Committee ([link to Work Plan](#))
 - Information gathering and reporting ongoing
 - Four meetings to date, last meeting January 11, 2023 – focus: discussion of ideal proactive planning process
- Internship with UW-Madison Dept. Planning and Landscape Architecture for 2023 to assess local land use codes for consistency with RDF strategies – contract executed. Six communities committed funds to extend the internship to a second semester. ([link to Project Summary](#))
- Meetings with local government officials, development interests, planners to discuss CARPC-community collaboration on Framework implementation – in progress; greater than 26 meetings to date.
- Reviewing consistency between comprehensive/neighborhood plans and Framework – in progress
 - Separating consistency reviews from Urban Service Area Amendment Process
 - Two plan presentations scheduled to commission at February meeting

Regional Planning Collaboration

- MPO
 - Regional Development Framework and Regional Transportation Plan integration with funding from WisDOT
 - Branding and marketing coordination
 - Sharing of MPO position: Community Outreach Specialist – job description being prepared
- MadREP - EDA funded project, Sector Strategy for Pandemic Recovery – Complete; will invite MadREP to present to Commission
- Dane County Regional Housing Strategy – serve on Housing Advisory Committee (Steering Committee) ([link to website](#)). Next meeting Wednesday, January 25, 6:30-8:30, Lussier Family Heritage Center
- Dane County Office of Energy and Climate Change – application for SolSmart designation
- Dane County Planning & Development – planning assistance to local communities and intergovernmental planning efforts; land use inventory; development tracking

Planning Assistance

- 2022 assistance projects: Village of Marshall comprehensive plan update (with MDR Consulting) Complete; Town of Vienna for cemetery mapping project Complete; Rock County update of Hazard Mitigation Plan Draft Plan Complete; Town of Sun Prairie comprehensive plan In Progress; Town of Springfield farmland splits mapping (with MDR Consulting) Complete.
- 2023 assistance projects confirmed: Town of Bristol comprehensive plan update; Village of Shorewood Hills comprehensive outdoor recreation plan update. Proposal to Village of Marshall for neighborhood planning under consideration.
- Towns of Berry, Blue Mounds, Bristol, Springfield, and Sun Prairie mapping services are ongoing.

Education and Information

- Joint CARPC-MPO 2023 webinar planning – topics identified and being prioritized
- Staff continue to create content for Facebook, newsletters, and our website

Staff Report to Proactive Planning Committee

January 9, 2023

This report builds on findings and observations in the Staff Reports for previous meetings of the Proactive Planning Committee (dates below hyperlinked to staff reports):

- [September 14, 2022](#)
- [November 9, 2022](#)

Check in on Committee Work Plan

The work plan ([link to plan](#)) for the CARPC Proactive Planning Committee identifies the following elements for review at this fourth meeting:

- Summary reports: reviews, interviews, FUDA, measurements
- Components of ideal proactive planning process
- Information and education final program

As reported in the November 9 Staff Report, our work continues to focus on meetings with local government officials and other stakeholders conducted by Chair David Pfeiffer, Mike Rupiper and Steve Steinhoff with help from Committee members. Work has also progressed on generating data and reporting platforms for performance indicators, assessing consistency between local comprehensive plans and the Regional Development Framework, and evaluating previous Future Urban Development Area (FUDA) planning.

The Work Plan also included work on information and education to communicate Committee findings to local officials. As discussed at the November Committee meeting, it would be premature to discuss information and education this stage of the Committee's work. This topic would be more appropriate once recommendations are in draft form.

January 11 Meeting Agenda Focus: Components of an Ideal Proactive Planning Process

Recommendations from the Committee to CARPC on the ideal proactive planning process is the Committee's main deliverable to CARPC to meet its purpose to: "Assess the opportunities and challenges and provide recommendations for fulfilling CARPC's vision and mission through proactive and collaborative planning."

To facilitate this discussion, below are summary of findings to date and initial thoughts on components of an ideal proactive planning process based on those findings and Committee discussions.

Summary of Findings

1. Overall, **comprehensive plans of local governments are largely consistent with the Regional Development Framework.**

- a. Areas of consistency: focusing growth in centers and corridors, prioritizing growth in already developed areas, increasing density through those measures, preserving natural resource and stewardship areas, promoting a range of housing types and providing inventory of sites to meet demand, increasing infiltration of precipitation and reducing stormwater run-off, planning areas for quality business growth; and preserving areas for long-term farmland preservation (through more dense development).
 - i. Consistency with infill and center-corridor development strategies is borne out by development data showing large majorities of housing units being developed in these areas regionwide in the last couple years.
 - ii. Consistency with expanding range of housing types is borne out by recent trends towards greater multi-family production, although “missing middle” production continues to lag despite local efforts.
 - b. Areas less consistent: planning complete neighborhoods is often a goal or objective in plans (described as “planned neighborhoods”) but local capacity to implement the goal or objective is often lacking; some governments (mostly smaller municipalities) include policies to restrict multifamily development which can run counter to Framework housing and racial diversity objectives; and, in some areas, lack of intergovernmental coordination on long-term growth planning limits capacity for addressing regional-level needs and can result in conflict during implementation.
 - i. Communities face NIMBY opposition to higher density housing that can limit the scale of developments. Officials expressed that information from CARPC that help dispel misconceptions of higher density housing would be helpful.
 - ii. The shift from single-family to multifamily housing results in declines in homeownership and associated wealth generation. This decline will further widen already huge racial gaps in homeownership and wealth.
2. **Local government officials support Framework goals, objectives and strategies and feel that their planning is largely consistent with the Framework** with some caveats
- a. Some officials expressed that their community cannot achieve the density levels or transit supportive development communicated in the Framework. This reflects a need to more effectively communicate that the Framework is not a one-size-fits-all approach and that strategies are meant to be adapted to each community’s needs and context.
 - b. Some incorporated officials expressed that the preservation of farmland objective conflicted with their need for outward expansion, even after taking into account their higher density and infill developments.
3. **Many officials supported CARPC engagement with their communities early in the planning process instead of CARPC commenting on development concepts during the Urban Service Area (USA) amendment process**, which occurs during the implementation phase. They agreed

that early engagement would be more constructive and more likely to advance regional goals. Many welcomed the expertise of CARPC staff during early planning phases.

4. **Most local officials recognized the importance of greater intergovernmental cooperation and for collaborative comprehensive planning to achieving regional development goals.** Experience with intergovernmental collaboration, however, ranges from high to low across the region.

Intentional relationship building is key to effective cooperation. Many also agreed that CARPC's role as a neutral regional entity, with representation from cities, villages, and towns, is well suited to facilitate intergovernmental cooperation and planning. Some officials expressed interest in working with CARPC in this regard.

5. **Earlier efforts with Future Urban Area Development (FUDA) planning (2011-14) demonstrated that cooperative, intergovernmental planning facilitated by CARPC can produce shared growth plans that are reflected in local comprehensive plans – *when cooperative relationships exist between participating municipalities.*** Where such relationships did not exist, FUDA was less successful. CARPC's role in providing planning expertise and facilitation was important to successful FUDAs. In areas where "FUDA light" (only Environmental Conditions Reports) was conducted, the data was still helpful in establishing a common dataset and understanding of environmental resources and development constraints.
6. **Officials and stakeholders expressed support or qualified support for larger USA amendments as outcomes of collaborative comprehensive planning processes.** They recognized the benefits of a comprehensive (vs. small-scale, development driven) approach to USA amendments, which include greater certainty established with knowing areas are already in the USA and planned for development, and efficiencies of scale that could generate cost savings. At the same time, they wanted to retain the flexibility of being able to submit small amendment applications when needed and expressed concerns about how such a process would actually play out.
7. **Local government officials' experience with the USA amendment process continues to significantly hinder officials' willingness to engage with CARPC in local planning efforts.** Officials felt that they were treated poorly by commissioners and that the commission overstepped its authority by addressing land use issues during what should be a water quality consistency review process. Consequently, they lost trust in CARPC and are loathe or reluctant to engage with CARPC on planning issues out of concern that such engagement will be used against them during the USA amendment process. Feedback from stakeholders that work with municipalities clearly communicated that CARPC's desire to work collaboratively with communities would not succeed if the USA amendment process continued as it is currently designed. Not all communities expressed negative experiences with the USA amendment process or reluctance to working with CARPC. But the feelings of mistrust are sufficiently widespread as to constitute a major barrier to Framework implementation.

Components of an ideal CARPC proactive planning process

Given these findings and discussions at Proactive Planning Committee meetings, **An ideal CARPC proactive planning process would:**

- **Take place early in the planning process** during comprehensive or neighborhood planning. instead of at public hearings and meetings for USA amendments. Comprehensive plans have legal authority that CARPC lacks.
- **Be cooperative and intergovernmental.** The high fragmentation of governance in our region undermines our capacity to apply regional strategies towards achieving shared regional goals. Intergovernmental cooperation on land use planning is necessary to overcome the fragmentation barrier and achieve our goals.
- **Involve CARPC as a trusted partner** who, due to its neutrality, broad representation and expertise, is uniquely positioned to add value to planning processes by providing resources, facilitation, and potentially mediation. CARPC's role in planning processes would be flexible based on local need and desires.
- **Be comprehensive and long-term focused.** Comprehensive planning is well suited for cooperative and intergovernmental planning because it considers a wide range of factors and interests of diverse participants, which results in plans that are more likely to achieve desired, shared outcomes. In addition, long-term planning allows participants to better understand the outcomes of different approaches to growth and thus to make better decisions.
- **Be tied to the Regional Development Framework.** The goals, objectives and strategies of the Framework should inform planning discussions during processes discussed above.
- **Connect USA amendments to future land use maps** generated through planning processes discussed above. Future land use maps reflect the outcome of comprehensive and long-term planning. When those processes are also intergovernmental, they reflect consensus of the area communities on future growth. As such, the planned growth areas on those future land use maps can serve as the basis for USA amendment applications. Such applications will require less staff review.

Considerations:

- The application of the above components would need to vary based on local context.
- CARPC currently has limited capacity to engage with communities on planning efforts.
- What is the commission's role in the planning approach described above?

Next Steps

CARPC will engage in a strategic planning effort to consider Committee recommendations and how CARPC operations and governance can best support an ideal proactive planning process. The first step in this strategic planning process is envisioned as a joint meeting with Commissioners, non-commission Committee members, and staff to review preliminary recommendations for the ideal planning process. This joint meeting could occur during the scheduled March 8 meeting or during the March 9 Commission meeting. Following the March meeting, the Committee will have the May 10 meeting to finalize its recommendations to CARPC.