

Source:



Tony St. Romaine

TO: City Council
FROM: Bill Watkins, City Manager 
DATE: July 27, 2010
RE: Land Preservation Component of Parks Sales Tax

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
Estimated 2 yr net costs:	
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
Item #5	Primary Vision, Strategy and/or Goal Item#
Item #5.2	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

EXECUTIVE SUMMARY:

The proposed parks sales tax extension currently being considered includes funds to be designated for land acquisition/preservation. A draft set of criteria to aid in the identification, prioritization and ranking of potential sites has been developed for consideration.

DISCUSSION:

There are many good reasons for preserving land as described in the attached presentation from the July 26th Council work session. Following discussions with City staff, a draft matrix has been developed with a proposed methodology for scoring property to be considered for acquisition, purchase of development rights or a conservation easement. Based on Council comments at the work session, staff is suggesting that the proposed matrix along with the other materials presented to Council be forwarded to the following three commissions for their input and recommendation:

- Parks & Recreation Commission
- Environment & Energy Commission
- Planning & Zoning Commission

Each commission will be asked to consider this issue at their next (August) meeting so that a consolidated report can be presented back to Council in September.

FISCAL IMPACT: None

VISION IMPACT:

10 Vision Statement: Columbia, Boone County and the surrounding region, protect and preserve the natural environment, agricultural areas, and cultural resources; provide adequate infrastructure; included diverse, mixed-use, walkable and bicycle friendly neighborhoods; and develop in ways that positively contribute to and sustain community culture, heritage, and character. Our community accomplishes these ends through an open, inclusive, transparent, predictable, and accountable planning process with fair allocation of costs.

5.2 Goal: Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas, thereby enhancing quality of life.

SUGGESTED COUNCIL ACTIONS:

Request input from each of the three commissions on the criteria for land preservation and associated issues as presented in the attached report.

LAND PRESERVATION SCORING MATRIX - DRAFT

EVALUATION COMPONENT		Allowable Points	Points Scored
A	AREA OF IMPACT (only one) 15 pts.		
	1 In City limits or annexation petition filed with City	15	
	2 Pre-annexation agreement filed with City or adjacent to City limits	10	
	3 Within the Metro Planning Area	5	
	4 Outside Metro Planning Area	0	
B	UNIQUE FEATURES (all that apply) 30 pts.		
	1 Ecological, geological, hydrological	5	
	2 Topography	5	
	3 Scenic Views	5	
	4 Flora and fauna	5	
	5 Endangered species	5	
	6 Other	5	
C	LIKELIHOOD OF DEVELOPMENT (all that apply) 10 pts.		
	1 Likely to be developed within 5 years	5	
	2 Ease of development	5	
D	POTENTIAL BENEFITS (all that apply) 25 pts.		
	1 Stormwater management	5	
	2 Trails or greenbelt	5	
	3 Buffer/Addition to existing natural area or park	5	
	4 Neighborhood/Community Park	5	
	5 Provides community-wide value/service	5	
E	ACQUISITION POTENTIAL (all that apply) 20 pts.		
	1 Willing seller below, at, or near appraised value	10	
	2 Partial donation	5	
	3 Public/Private Partnership	5	
	TOTAL POSSIBLE POINTS	100	

Land Preservation

Proposed 2010 Park Sales Tax

Council Work Session
Columbia, Missouri
July 26, 2010

Land Preservation Issue Areas

- Development of land preservation plan
- Implementation of the Community Visioning and Action Plan goals and strategies
- Integration of recommendations from existing City plans
- Geographic extent of preservation activities
- Regulatory strategy for effective implementation

Community Visioning and Action Plan Goal – Land Preservation

Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watershed, healthy streams, natural areas, native species, and unique environmentally sensitive areas.

Land Preservation

What is the public purpose served by land preservation funding from parks sales tax?:

- Retain undeveloped property for future use
- Habitat for threatened species
- Tree canopy for stormwater
- Restoration
- Public access and use
- Historic Preservation
- Scenic Views

Land Preservation Issues

How and when should the criteria be established for identifying land to be preserved proposed by parks sales tax?

- Developed by staff and approved by Council
- Developed by an existing commission and approved by Council
- Developed by a new Land Preservation Commission and approved by Council
- Combination

Land Preservation Issues

How far outside the City should be considered for land preservation using proposed parks sales tax?

- Limited to properties within or contiguous to the City
- Areas outside the City that are likely to be annexed
- The Metropolitan Planning Area
- Boone County

Land Preservation Issues

Would land preservation funds include the acquisition of degraded land for the purpose of restoration?

- Reforestation

- Flood plain restoration

- Stream restoration

- Habitat restoration

Community Visioning and Action Plan Land Preservation – Strategy One

Establish a city-county land preservation authority to:

- Develop and administer a land preservation plan developed with public input.

- Strengthen, enforce and create laws and regulations to preserve land consistent with this plan.

- Acquire property or development rights to land deemed appropriate for preservation. Such land to be acquired be donations or purchase from willing sellers at fair market value, and not through condemnation

Community Visioning and Action Plan Land Preservation – Strategy

Two

Evaluate potential land preservation areas in
Columbia and Boone County based on:

- Agricultural use or potential
- Ecological, geological, and hydrological significance
- Scenic beauty
- Historical significance
- Protection of native wildlife, both plant and animal

Community Visioning and Action Plan Land Preservation – Strategy

Three

Develop funding mechanisms to finance land
preservation such as:

- Sales tax
- Donations
- Grants
- Property tax incentives
- Other
- * Funding sources could/should target different components and come with differing requirements. E.G. Should City parks sales tax revs be used outside city limits or metro area?

Current City Plans & Regulations Related to Land Preservation

- Community Visioning and Action Plan
- Metro 2020: Open Space/Greenbelt District
- Greenbelt Plan
- Land Preservation Ordinance – Chapter 12A
- Zoning Ordinance – Chapter 29

Possible Land Preservation Criteria

Develop a weighted method of “scoring”
property based specific criteria such as:

- Unique Natural Features
- Areas of Impact
- Likelihood of Development or Change of Use (e.g. forest to agricultural)
- Acquisition Potential
- Potential Benefits

Possible Land Preservation Criteria

Unique Features

- Topography
- Flora/Fauna
- Ecological, geological, hydrological features
- Native wildlife protection – animal/plant
- Vistas/viewsheds

Possible Land Preservation Criteria

□ Areas of Impact

- Within City limits
- Within the metro planning area
- Within Boone County

□ Likelihood of Development

- Location
- Surrounding development
- Zoning
- Known development plans
- Development potential/Ease of development

Possible Land Preservation Criteria

Acquisition Potential

- Willing seller
- Price
- Donation
- Deed restrictions
- Partnerships

Potential Benefits

- Stormwater management
- Trails or greenbelt
- Neighborhood or community park
- Natural area buffer
- Multiple Users