



Hillsborough – Orange County Strategic Growth Plan

Meeting Summary – Steering Committee (1st meeting 1/26/06)

BACKGROUND

Mayor Tom Stevens welcomed the Steering Committee and thanked members for their willingness to serve on this project.

This was the first meeting of the Steering Committee for the Strategic Growth Plan, and was focused on introductions, backgrounds, and plans for the project. The meeting started with a discussion of recent planning initiatives in the Town and in the County by Margaret Hauth (Hillsborough Planning Director) and Craig Benedict (Orange County Planning Director). Of particular note is the work of last year's Transition Area Task Force.

Notebooks were handed out to each Steering Committee member. The notebooks have five background documents: The RFP proposal from Clarion Associates, Orange County's Land Use Map for the Hillsborough area, Hillsborough's Vision 2010 Plan, The Transition Area Task Force Report, and a copy of the Water and Sewer Boundary Agreement. The notebooks are set up to allow materials from each Steering Committee meeting to be inserted as meetings occur.

SCOPE AND TIMELINE

Roger Waldon of Clarion Associates, the consultant retained to complete the study, described the scope of the project and the timeline. The project has 7 primary tasks, as outlined in the response to the Request for Proposals (RFP) issued by Hillsborough:

1. Identify areas that can be serviced with public sewer
2. Develop and evaluate potential future development scenarios
3. Evaluate and recommend changes to any existing plans and agreements
4. Evaluate any relevant transportation impacts
5. Recommend an urban/rural boundary
6. Estimate the demand for services, and impacts of service delivery
7. Recommend a process for identifying natural and cultural resources

The tentative timeline for the project is to have specific draft products available for review and comment by members of the public in the fall of 2006, with subsequent adoption by the Town of Hillsborough and the Orange County Board of Commissioners before the end of the year.

Mr. Waldon clarified that the project will focus on the "edge" area around the Hillsborough city limits, and shall focus on determining where and how growth should be accommodated within the Hillsborough Primary Service Area (as established in the *Urban Transition Area Task Force Report*).

Attendees

Steering Committee Members:

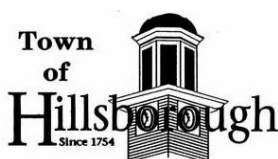
Eric Hallman (Hillsborough)
 Barry Jacobs (Orange Co.)
 Kent Corely (Hillsborough)
 Lauri Michel (Hillsborough)
 Ted Triebel (Orange Co.)
 Alois Callemyn (Orange Co.)
 Paul Kemple (Hillsborough)
 Paul Newton (Hillsborough)
 Pam Paul (Hillsborough)

Staff:

Margaret Hauth (Hillsborough)
 Craig Benedict (Orange Co.)

Consultant Team:

Roger Waldon (Clarion)
 Scott Radway (Radway & Weaver)
 Bill Martin (Martin/Alexiou/Bryson)





DISCUSSION OF KEY INTERESTS

The next portion of the meeting was a facilitated discussion of key interests and issues that the Steering Committee members would like to see addressed during the study. The issues discussed are listed below in the order discussed:

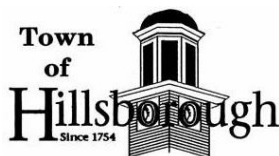
- Re-use of existing developed land in Hillsborough
- Emphasis on infill development opportunities within Hillsborough
- Identify potential rural buffers
- Accommodate new annexations by Hillsborough in a seamless way
- Keep open the discussion on the possibility of amending the water/sewer agreement
- Share information across between local staffs and elected boards
- Include/address sustainable development concepts
- Protect the existing agricultural base in Orange County
- Maintain quality of life for affected residents
- Address/deal with traffic issues
- Address fire and community service issues

DISCUSSION OF COMMON GOALS

The next portion of the meeting was devoted to a discussion on the possibility of establishing some common goals for the project that both local governments could agree upon. Mr. Waldon proposed a series four potential common goals for consideration by the group, and two additional goals were added by Committee members. These goals are listed in the order of discussion below:

- Preserve and enhance the Hillsborough core area
- Preserve significant cultural and natural resources
- Coordinate growth with water/sewer availability
- Grow in a fiscally-responsible way
- Keep existing businesses healthy
- Assure continuity in public service provision

There was general agreement that this was a good list to start with, but that the goals may be subject to further refinement as the project evolved.



ENGAGEMENT WITH THE PUBLIC

The next section of the meeting dealt with possible ways to engage and inform members of the public about the project. The following activities and techniques were discussed as possible methods of engagement for consideration by the consultant:

- Discuss the project at the upcoming joint meeting between Hillsborough and Orange County on February 23rd
- Establish e-mail and paper mailing lists
- Incorporate information about the project on the Hillsborough and Orange County websites
- Keep various community groups (e.g., Walkable Hillsborough) informed of project status
- Utilize the various print media sources such as the News and Observer
- Prepare guest editorials about the project for inclusion in local print media publications
- Conduct public workshops or open houses
- Utilize creative techniques such as the “Pie in the Sky” survey technique recently used by Hillsborough
- Prepare and publish meeting summaries
- Provide information on the project at the Hillsborough library

The meeting was adjourned following a discussion of the next meeting date and location, which is set for **Hillsborough City Hall at 5:30 pm on Wednesday, February 22, 2006.**

