

Responses to Council Questions and Comments

1/22/2024

Item #8: Receive a Presentation and Provide Feedback and Direction Regarding Development of a Measure to Extend Petaluma's Urban Growth Boundary to be Placed on the November 2024 Ballot for Voter Approval

- Question: The item 7 report stated that we will probably hit the limit of infill by 2050. Was not sure about the 1500 foot limit from SMART station if all the property needed to be inside the circle or only a piece of the property needs to be inside that circle. Can we increase the 1500 foot limit to 2000 ft to ensure we get adequate room to grow beyond 2050?
 - Response: Item 7 includes information about ABAG projections that Petaluma is likely to see population increase to 71,000 residents by 2050.
Staff's recommendation for Item 8 includes a modification to UGB Exception language to allow consideration of an approximately ½ mile radius around the Petaluma North Station. This would extend the 1,500 foot radius currently allowed in the exception language to better correspond to current TOD planning trends which looks at ½ mile radius (2,640 feet). Additionally, by using language of approximately ½ mile radius will allow the UGB expansion potential to follow parcel lines. Also, as included in the discussion, staff's recommendation is to consider a potential UGB expansion around the Petaluma North Station in concert with the specific plan effort which Petaluma was granted funding for so that we ensure that the appropriate planning and land use designation is in place for best use of additional land to maximize TOD principles and support the viability of the Petaluma North station.