



# Planning Commission Annual Goals

## 2025

Accepted by the Planning Commission 01.22.25

The following are the Planning Commission's annual goals for 2025, presented in no order of prioritization.

### GOAL: Improve Communications

The Planning Commission would like to work with staff on ways to improve lines of communication between the:

- Planning Commission and the public,
- Planning Commission and the City Commission, and
- Planning Commission and staff.

#### *Objectives:*

- a. Establish public office hours for staff and Planning Commission to meet with the public
- b. Include reports from liaison Planning Commissioners during regular meetings
- c. Joint Planning Commission and City Commission meetings
- d. Seamless website advertising of public hearing and alternative ways of public to provide input or ask questions
- e. Additional related objectives that may develop

### GOAL: Expand Housing Opportunities

Many of the group of housing-related zoning amendments introduced by the Planning Commission were adopted by the City Commission in 2023. Addressing additional ways to expand housing choice and encourage more housing development, especially for those households earning below the median area income, was a high priority concern for 2024.





# Planning Commission Annual Goals

Specific strategies to address housing were developed under the new Master Plan. Tackling the second round of zoning refinements and other initiatives aimed at housing reform would have been premature until the Master Plan was completed and adopted.

In October of 2024, the Planning Commission prioritized the tasks called for under the Master Plan. The high priority tasks included several that address housing. These are by their nature high priority but two of them are possibly complex and may require outside consultation.

## *Objectives:*

Building off the work that has already been accomplished, the Planning Commission will explore the following potential options and others that may present themselves:

- a. Allow triplexes, quadplexes, and ADUs with a duplex in the R-2 zoning district through pre-approved plan sets (i.e. pattern book homes).
- b. Evaluate zoning districts and uses allowed to determine if they continue to meet the needs of the community
- c. Establish a Development (D) Zone along Fourteenth St. allow for more vibrant development and redevelopment opportunities. Allowing up to four total dwelling units in the R-2 district.
- d. Setback considerations

## **GOAL: Create a Riparian Buffer Zone Ordinance**

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In 2024, a Riparian Buffer Committee was appointed to establish guidance for a Riparian Buffer Ordinance. The Committee met several times and recommended a basic format and direction for such an ordinance. Staff has since reviewed several detailed aspects and a basic ordinance structure with staff (legal, zoning, planning, engineering) and has separately met with groups including the Wastewatershed Center for input on specific elements. Target date to return a completed draft ordinance to the Committee is mid-February with an expected draft to the Planning Commission by March

## *Objectives:*

- a. Ordinance draft completed by staff
- b. Staff city level review of draft
- c. Planning Commission review





# Planning Commission Annual Goals

- d. Community Engagement led by the Planning Commission
- e. Public hearing
- f. Ordinance adoption

## **GOAL: Short Term Rental Ordinance Refinements**

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Along with the Riparian Buffer Ordinance, establishing an appropriate cap for vacation home rentals in all commercial zoning districts was the highest priority Master Plan Implementation task identified by the Planning Commission in October. The Planning Commission took up the issue in late 2024 and will continue to review information and options in early 2025.

## **GOAL: Targeted Zoning Amendments Called for Under the Master Plan**

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There were several Master Plan implementation tasks that the Planning Commission felt were high priority and relatively straight forward, several of them could be tackled together. One exception is the establishment of a Development Zone along Fourteenth Street. The Planning Commission felt that other planning efforts (such as a corridor development plan) may need to be completed first. As noted under the goal above, this is also a task that is expected to address housing issues facing the City.

### *Objectives:*

- a. Consider electric vehicle infrastructure in private site plan approval process.
- b. Create zoning standards that require parking areas for new commercial and multiple family developments to be EV ready.
- c. Evaluate current standards for drive thrus and other auto-centric uses to determine if uses are in proper zoning districts with appropriate standards
- d. Rezone the 300, 400, and 500 blocks of S. Union St. to C-4a to better reflect the existing development pattern and to create a stronger connection downtown.
- e. Rezone the West Front Street (west of Pine to Division, Not currently zoned D) to C-4a
- f. Establish a Development (D) Zone along Fourteenth St. allow for more vibrant development and redevelopment opportunities.





# Planning Commission Annual Goals

## GOAL: High Resource Zoning Amendments Called for under the Master Plan

Lastly, there were several Master Plan Implementation tasks that the Planning Commission felt were important, timely, and are also crucial to realizing the greater goals laid out in the Master Plan but that will require more time and resources to complete. By their nature, these tasks are more complex and may require intermediary planning efforts or outside consultation. Note that objective c. below is repeated from the goals reviewed above.

### *Objectives:*

- a. Explore creating building design standards for new commercial development.
- b. Create an overlay district applicable to specific legacy redevelopment sites, which would eliminate the Planning Commission site plan approval process and allow for staff administrative review for uses permitted in the underlying zoning district if development/redevelopment occurs.
- c. Allow triplexes, quadplexes, and ADUs with a duplex in the R-2 zoning district through pre-approved plan sets (i.e. pattern book homes).
- d. Establish locations for community and economic hubs along corridors and/or intersections to better meet the day-today needs of residents in adjacent neighborhoods.

