

TEXT AMENDMENT PRIORITIES											
Topic	Preliminary Rankings						Description	Alignment with Stated Goals			Planning Board Thoughts
	Hanley	Robert-son	Brown	Comm. Avg	Staff	Total Average		City Council Core Values	City Council Focus Areas	Comprehensive Plan	
Housing Strategies - Short Term	1	2	1	1.3	4	1.3	"Short Term" refers to less complex/contentious text amendments. Zoning Ord – Front Setbacks -Min. 20' with 25' min for front facing garages Encroachment for front porches; Continue front setback based on avg on block; Increase/Scale ADU size; Reduce/Scale Setbacks for Corner lots (150% of side setback). Subdivision Ord – Reduce size for Expedited Subs (DONE!). Increase PB review count to 10 units for Minor Subs	"Must pursue and provide opportunity for responsible growth." "Promotion of diversity, equity and inclusion"	Economic Vitality	Goal PH-2; Goal LU-1	Reduce cost of develoment to attract more local builders.
CHMU	4	1	2	2.3	2	2.3	Require Access Management for Upward Rd (CHMU). Mirror HMU Standards and implement Comp Plan Goals	"Must pursue and provide opportunity for responsible growth" "Values the lives of all community members"	Sound Infrastructure Strong Partnerships	Goal TC-3	Getting developed quickly. Should be high priority.
"Accessory" Outdoor Retail Sales/Display	2	5	10	5.7	6	5.7	Clarify language. Address "principal" outdoor retail sales.	"Open, transparent communication"	Great Public Service	Goal LU-3	Needed for customer service/transparency. Reconsider current exemptions.
Greenway/Park Dedication in Zoning Ord	5	4	6	5.0	10	5.0	Mirror Sub Ord so that not only a Subdivision triggers this provision	"Must pursue and provide opportunity for responsible growth" "Values the lives of all community members" "Environmental sustainability is critical for future generations"	Numerous Amenities Sound Infrastructure	Goal PH-3; Goal TC-1; Goal TC-2; Goal CF-6; Goal CF-7	Touches a lot of the City's goals.Strong support for this.
Tree Board Ideas	10	3	7	6.7	5	6.7	Establish Standards that are predictable and remove CZD review procsss ("Ordinance Steering Committee" recently established by City Council)	"Must pursue and provide opportunity for responsible growth" "Environmental sustainability is critical for future generations"	Numerous Amenities	Goal NR-2; Goal LU-2; Goal TC-5	Committee formed to study this. Would new rules apply across the city? Planning Board would make recommendation as part of adoption process.
Food Trucks	12	9	3	8.0	1	8.0	Make sure Standards compliment requirements of other enforcement agencies: Water-Sewer, Health Dept, Fire Dept Make permits location based rather than food truck based	"Services delivered at a high level"	Great Public Service	N/A	Lengthy discussion. Supportive of revising. Would have ranked higher having known the extent of issues.
Housing Strategies - Long Term	3	11	5	6.3	7	6.3	"Long Term" refers to more complex/ potentially contentious text amendments. Make Small-Scale Multi-Family uses with Design Standards a “by right” permitted use in certain districts, PRD Overhaul/Elimination, Rezoning of Low Density Res Zoning Districts or Change Standards to allow for smaller lots/more density, Eliminate larger Min. Lot Size requirement for duplexes, Solutions for Manufacturing Housing, Density/Height Bonus Incentives for Affordable Housing.	"Must pursue and provide opportunity for responsible growth" "Promotion of diversity, equity and inclusion"	Economic Vitality Strong Partnerships	Goal PH-2; Goal LU-1	Need to improve design standards to prevent "vanilla" projects. How will traffic be addressed alongside increased density? Codify definitions of "affordable housing"
Chapter 7 Overhaul	7	7	12	8.7	3	8.7	Modifications of timelines and review triggers and alignment of "Site Plan" language with City Code	"Open, transparent communication"	Great Public Service	N/A	Seems simple and helpful for staff. Non-controversial.
Code Audit	9	12	4	8.3	8	8.3	See "Potential Updates to Zoning Code" and "Proposed ZTA for Code Audit" docs under "Code Audit" folder	"Must pursue and provide opportunity for responsible growth"	Great Public Service	Goal LU-1	No Comments
Update Fee Schedule	6	6	13	8.3	11	8.3	Study Peer Communities. Understand cost of staff time per application type	"Values employees and high-quality services"	Great Public Service Financial Sustainability	N/A	No Comments
Double Frontage Lots	8	8	11	9.0	13	9.0	Establish definition and address how they are treated	"Must pursue and provide opportunity for responsible growth"	Sound Infrastructure	Goal LU-1	No Comments
Front Yard Fencing Restrictions	11	10	8	9.7	14	9.7	Establish fencing standards	"Must pursue and provide opportunity for responsible growth"	Economic Vitality	Goal PH-1	No Comments
Bufferyards	14	14	9	12.3	12	12.3	Provide diagrams showing spacing requirements of plantings and placement of fences.Require buffer between large-scale multi-family and single family Res.	"Must pursue and provide opportunity for responsible growth"	Economic Vitality	Goal PH-1, Goal NR-2, Goal LU-3	No Comments
Camping, Camps, and Campgrounds	13	13	14	13.3	9	13.3	Clarify definitions and clarify that no "camping" can not exceed certain time period?	"Values the lives of all community members"	Great Public Service	Goal PH-1	Could be controversial in regards to impact on the "unhoused". How do you distinguish between accessory/temporary use in the proviate backyard and long-term use or commercial use?
Other Recurring Topics	Not Discussed at Committee						Update Sign Ordinance for Clarity, Standards for EV Charging Stations, Exemptions for Solar Panels in Parking Lots, add 'Event Center' as a permitted use	"Values the lives of all community members " "Environmental sustainability is critical for future generations"	Economic Vitality	Goal NR-3	Study ordinances from other larger cities for emerging trends.