

## **GOAL: Complete Riparian Ordinance**

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Highest level priority for completion in 2026

- a. Draft to be provided to Planning Commission
- b. Final recommendations from Committee
- c. Public input and education
- d. Complete public hearing, revisions, and final adoption process
- e. Fold into full zoning ordinance rewrite

## **GOAL: Improve Communications/Staff Level Priorities**

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- a. Hold one or more Joint Planning Commission and City Commission meetings on topical issues of shared concern
- b. Seamless website advertising of public hearings and alternative ways of public to provide input or ask questions
- c. Create a development dashboard to publicly track new development progress

## **GOAL: Complete Full Zoning Ordinance Rewrite/Reorganization**

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*Objective 1: Include Targeted Zoning Amendments Called for Under the Master Plan*

- 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. Rezone the West Front Street (west of Pine to Division, Not currently zoned D) to C-4a

*Objective 2: Include High Level Zoning Amendments Called for under the Master Plan/Other Sources*

- a. Explore creating building design standards for new commercial development, including building materials (Planning Commission generated)
- 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. Setback considerations
- d. Evaluate current standards for drive thrus and other auto-centric uses to determine if uses are in proper zoning districts with appropriate standards

- e. Assess day care standards as part of an effort to expand affordable daycare options (Resiliency Plan)
- f. Update PUD regulations (Planning Commission generated)

*Objective 3: Improve Zoning Ordinance Usability*

- a. Consolidate regulations and use cross references to shorten ordinance length
- b. Improve ease of use by enhancing the presentation style of regulations, using tables, and similar techniques

**GOAL: Complete Studies and Enhanced Research to Inform Zoning Ordinance Rewrite and Address Community Goals**

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- a. Establish a Development (D) Zone along Fourteenth St. allow for more vibrant development and redevelopment opportunities ideally based on a focused 14<sup>th</sup> Street Corridor Plan
- b. Develop pre-approved plan sets (i.e. pattern book homes)
- c. Establish locations for community and economic hubs along corridors and/or intersections to better meet the day-today needs of residents in adjacent neighborhoods
- d. Evaluate zoning districts and uses allowed to determine if they continue to meet the needs of the community

**GOAL: Expand Housing Opportunities**

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Lack of housing opportunities continues to be a pressing issue in the City. The Planning Commission has addressed many of the most urgently needed regulatory housing reforms. The Planning Commission will continue to pursue reforms and support initiatives to broaden housing opportunities throughout 2026.