



Planning Commission Annual Goals

2023

Accepted by the Planning Commission 02.07.23

The following are the Planning Commission’s annual goals for 2023, presented in no order of prioritization.

GOAL: Complete and Adopt the Master Plan and Mobility Action Plan

The City Planning Commission and Planning Commission took on the monumental task of rewriting a new Master Plan and creating a Mobility Action Plan in 2022 with a goal to complete and adopt both by the end of 2023. Although using consultant services from Beckett & Raeder, Inc., Placecraft, Progressive AE, and Toole Design Group, these efforts have consumed much of staff and Planning Commission time, especially in the planning and implementation of the community engagement exercises and roles on the Leadership Teams. This level of time commitment will extend into 2023 as well.

The planning processes will be entering Phases 3, 4, and 5 this year as illustrated in the timeline below and addressed in the objectives.





Planning Commission Annual Goals

Objectives:

- a. Continued content development and review by the Leadership Teams
- b. Spring public engagement blitz with multiple public open houses, workshops, and pop-up events once the weather warms up.
- c. Joint Planning Commission and City Commission meetings to provide input and context
- d. Completion of the draft plans
- e. Planning Commission review
- f. Mandatory 63-day public review period
- g. Public hearing
- h. Plan adoption.

GOAL: Expand Housing Opportunities

A carryover from past years is the continued effort to expand housing opportunities in the City. The demand for housing in our region remains high, particularly in locations that are convenient and accessible to one's daily needs. Land use regulation as it relates to permitting housing types, densities, and location is one of the many levers controlling the housing needs in the City and one the Planning Commission has direct influence over. Therefore the Planning Commission will consider a suite of regulatory changes to remove barriers to provide additional housing opportunities and allow numerous points of entry into being a resident in the community. Furthermore, it is recognized that expanding housing opportunities may provide the opportunity for individuals to reduce their carbon footprint. Land use has a direct connection to transportation, the sector with the largest contribution to anthropogenic greenhouse gas emissions in the country¹. By allowing people to live near their daily needs, there are greater opportunities to reduce vehicle miles driven by utilizing alternative modes of transportation. Another consideration is the connection between housing and economic development. Numerous employers across industry sectors have expressed a dire need for additional employees, citing lack of attainable housing as the primary barrier to recruiting new employees.

¹ <https://www.epa.gov/greenvehicles/fast-facts-transportation-greenhouse-gas-emissions>





Planning Commission Annual Goals

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. Allowing up to four total dwelling units in the R-2 district.
- b. Allowing duplexes and/or triplexes on corner lots in the R-1a/b districts that are 1.5 times the minimum lot size, or simply allowing duplexes by right in the districts.
- c. Amending the cluster housing options to be an administrative SLUP as opposed to a City Commission SLUP, and reduce the minimum lot size from five acres to one acre.
- d. Permitting two principal dwellings on lots that are twice the minimum lot size with requiring the lots to be divided and with appropriate setbacks.
- e. Reducing the minimum lot width and area, with a corresponding incremental increase in impervious surface in the R-1a/b districts.
- f. Promoting the creation of more accessory dwelling units throughout the City by eliminating the annual cap, allowing them on lots with duplexes, and no longer requiring owner occupancy.

GOAL: Create a Riparian Buffer Zone Ordinance

The Planning Commission's Riparian Buffer Zone subcommittee completed a draft of a riparian buffer zone ordinance applicable to Kids Creek, Boardman River, Boardman Lake, and Grand Traverse Bay. That draft was provided to Planning Commission at the April 2022 study session. As part of the ordinance review process, the City Attorney noted many issues that need to be addressed and staff feedback that needs to be provided. Furthermore, the riparian buffer zone ordinance will need to incorporate the recommendations of the Lower Boardman Unified Plan the Planning Commission adopted on January 19, 2022. Staff will need to take the draft that was created and rewrite the ordinance to remove inconsistencies and provide the proper legal construction. To date, there has been no public engagement on this issue which will also need to be incorporated.

Objectives:

- a. Department head review and feedback
- b. Ordinance rewrite by staff
- c. Legal review





Planning Commission Annual Goals

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

