2025 Planning Commission Work Program

A. Comment on Proposed Capital Improvement Plan

B. Consider Applications to Planning Commission

1. Conditional Use Permits
2. Rezonings
3. Annexations

C. Plan and Ordinance Amendments

The work effort with the following proposals would involve:

- identifying topic issues and objectives;
- outreach to local stakeholders such as the Historical Society, or businesses;
- reviewing what other localities have done and any "best practices" information available from relevant organizations; and
- review of alternatives and draft language.

1. **Environmental Protection** (carried over from 2023) The Commission proposes to review zoning and other regulations pertaining to environmental protection based on the following Comprehensive Plan policies.
   a. Develop an environmental review checklist as part of the development evaluation process to identify potential environmental impacts of development proposals.
   b. Amend requirements in Sec. 30-127 with respect to tree retention and establish standards for native vegetation and habitat protection. Maximize preservation of existing healthy native species of trees and encourage regular pruning and maintenance of trees to protect their health. Promote the use of native species of vegetation of appropriate sizes and require the use of native species in buffers and landscaping.
   c. Incorporate the International Dark-Sky Association's Dark Sky principals for outdoor lighting into Town zoning and subdivision ordinance standards and use the International Dark-Sky Association's Dark Sky standards for Town projects and activities where practical.
   d. Encourage the inclusion of internal open space in all new development.
   e. Encourage the use of energy-efficient technology for buildings through the development process, generally.
   f. Encourage and facilitate the installation of technologies and equipment aimed at improving energy efficiency and harnessing clean, renewable energy sources in homes and businesses located in the Town, including (but not limited to) solar, while minimizing the visual impacts of such equipment.
   g. Develop an environmental review checklist as part of the development evaluation process to identify potential environmental impacts of development proposals.

h. Review and revise the Zoning and Subdivision Ordinances to incorporate the highest level of environmental protection through the development process.
i. Ensure the provision of adequate landscaping and buffering between incompatible residential and non-residential uses on site plans and require that buffering be incorporated to reflect the ultimate build-out of the adjoining residential or non-residential properties.
j. Amend the zoning ordinance to add standards for site design, landscaping and buffering to protect historic resources.

2. **Gateway Planning Area Concept Plan** (carried over from 2024) The Comprehensive Plan calls for a conceptual plan of the Gateway Planning Area, which encompasses the Hummer, Walker, and HK&S properties.

    a. Develop a conceptual plan for the long-term development of the Gateway Planning Area identified on the Planned Land Use Map.

3. **Evaluate Development Review Processes** (carried over from 2024) Revisit subdivision and site development ordinance to clarify projects requiring submission of a site plan (type, size, exceptions, etc.). Add specific content requirements for construction drawings and/or final/record

D. Prepare for Beginning Review of Comprehensive Plan in 2026 (for adoption in 2027)

