

## Planning Commission Report

The November Planning Commission heard a short presentation on the Transportation System Plan (TSP) from Kara Hall. We had made previous adjustments (grammar, consistent use of shall or will, readability), combined two goals into one twice since they basically addressed the same issues, and added a "preamble" to the TSP goals that showed the relationship with and continuity with the present Comprehensive Plan. As modified this Plan was approved and we formally recommended to the City Council that it be adopted.

On a sadder note, we received an email during the meeting from Joseph Kelley that he formally resigned.

The only other issue was the streets section of the proposed Development Ordinance. In Walt's proposed development plan, he goes into a lot of detail on streets. In the present zoning ordinance we have almost none; most Wheeler regulations can be found in Title IX. We looked at Title IX, Walt's proposal, and the TSP to determine what should be in the new Development Ordinance. We added a definition (the TSP only specifies minor collectors (most of the streets that feed directly into 101) and local (called minor in Title IX). The local street definition in the TSP does not fit streets like 3rd and 4th well at all, so we added Indirect Collector to address these streets; they would still have the same ROW and other requirements as local/minor, but have a meaningful definition. We decided to put in a section of the Development Ordinance that addressed streets but with a very scaled down version of what Walt proposed. We are looking at the Development Ordinance being more like a Constitution with the City Council passing specific ordinances - like found in Title IX - to implement the ordinance. We adopted the TSP recommendations on minor collectors with eventual sidewalk and bike designation so that when the City Council wants to move forward on them, our Development Ordinance will support a grant request. Otherwise we used Title IX regs instead of Walt's.