



# CITY OF WALHALLA PLANNING COMMISSION

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Lynn McClain, Chair  
Jessie Bunning  
William Tatum

Kelvin Bryant, Vice Chair  
Mary Paula Duff

**Monday, February 12, 2024**

Planning Commission Meeting

5:30 PM

206 North Church Street

Walhalla, South Carolina 29691

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes - January 8, 2024  
January 29, 2024
4. Public Comments, Non-Agenda Items
5. Public Hearings
  - A. Accessory Dwelling Unit Ordinance
  - B. Text Amendment Concerning Roof Pitch
  - C. Text Amendment for Mural Approval and to Change Downtown Development Overlay District Sign Approval
6. Old Business
  - A. Comprehensive Plan Goals and Strategies
  - B. Goals for 2024 for Planning Commission
7. New Business
8. Other Business
9. Adjournment

**City of Walhalla Planning Commission**  
**Monday, January 8, 2024 • 5:30 PM**  
**Council Chambers • City Hall**  
**Walhalla, South Carolina**  
**Minutes**

*In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.*

**Planning Commission Members Present:** Jessie Bunning, Kelvin Bryant, Mary Duff, Lynn McClain and William Tatum

**Members Absent:** None

**Staff Present:** Celia Myers and Mark Bloomer.

**Elected Officials Present:** Mayor Tim Hall

**Call to Order:** Chairwoman Bunning called the meeting to order at 5:31 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

**Approval of Agenda:** Chairwoman Bunning called for a motion to approve the Agenda. Vice Chair Bryant moved to approve the agenda; Mr. Tatum seconded. The agenda was unanimously approved, 5-0.

**Officer Election**

**A. Chair:** After some discussion, Chairwoman Bunning nominated Ms. McClain. Seconded by Mr. Tatum. All were in favor.

**B. Vice Chair:** Chairwoman McClain began the discussion. Vice Chair Bryant nominated himself to continue to serve as Vice Chair; seconded by Mr. Tatum. All were in favor.

**Approval of Minutes - November 13, 2023:** Ms. Bunning refrained as she was not present at the November 13, 2023 meeting. Vice Chair Bryant made a motion to approve the November 13, 2023 Minutes, seconded by Mr. Tatum. All were in favor except Ms. Bunning who refrained from voting.

**Public Comments, Non-Agenda Items:** None

**New Business**

**A. Draft Comprehensive Plan Goals and Strategies:** Chairwoman McClain introduced this item. Mark Bloomer explained that the Planning Commission needs to come up with goals and strategies to recommend to Council concerning the draft 2025 Comprehensive Plan. The Commission was emailed data from the Open Houses as well as a draft set of goals and strategies that staff came up with. Vice Chair Bryant stated that he read all of the information that was emailed to him, and he liked the goals.

Ms. Duff stated that everyone seems to like traditional downtown areas. She said that Walhalla has a 24% elderly population, and she is concerned about whether they have transportation. City Manager Myers said that Senior Solutions provides transportation for Seniors if they schedule in advance. Mr. Bloomer asked the Commission to be thinking about goals and strategies, and we will revisit this at the

February meeting. Any Commission member who has an idea for a goal or strategy before the February meeting will email Mr. Bloomer.

- B. Draft Accessory Dwelling Unit Ordinance:** Chairwoman McClain introduced this item. Mr. Bloomer stated that a lot of people want to live in Walhalla, but we do not have anywhere for them to live. This proposed ordinance would help deal with that problem by allowing accessory dwelling units on certain lots. General discussion followed. Mr. Bryant made a motion to put this item on the Agenda for the February Planning Commission meeting for a Public Hearing. The motion was seconded by Mr. Tatum. All were in favor.
- C. Draft Text Amendment Concerning Roof Pitch:** Chairwoman McClain introduced this item. Mr. Bloomer explained that this proposed text amendment, like the previous one, would help to deal with the problem that we do not have enough houses for everyone who wants to live in Walhalla. The proposed text amendment would eliminate the roof pitch requirement for mobile homes that are brought into the city. A Special Exception would still have to be obtained in order to bring a mobile home in to Walhalla. Vice Chair Bryant is in favor of the change. Vice Chair Bryant made a motion to put this item on the Agenda for the February meeting and to have a public hearing. The motion was seconded by Ms. Duff. All were in favor.
- D. Draft Text Amendment for Mural Approval and to Change Downtown Development Overlay District Sign Approval:** Chairwoman McClain introduced this item. Mr. Bloomer explained that there are two changes that are proposed in this proposed text amendment. The first change would have the Planning Commission instead of the Council approve proposed murals in the downtown design overlay district. The second change would have the Zoning Administrator instead of the Council approve free-standing signs in the downtown design overlay district. Chairwoman McClain believes that the Planning Commission should approve murals. Vice Chair Bryant made a motion to put this item on the Agenda for the February meeting and to have a public hearing. The motion was seconded by Mr. Tatum. All were in favor.

#### **Other Business**

- A. Meeting Schedule for 2024:** The Commission members decided that Planning Commission meetings will be held in 2024 on the second Monday of each month at 5:30 PM. If the second Monday happens to be a holiday, the meeting will automatically be held on the first Monday of that month.
- B. Dates for Retreat to Review Goals and Priorities:** Potential dates and times for the Retreat were discussed. The Retreat will be held on January 29, 2024 at 4:30 PM in the Council Chambers at City Hall.

**Adjournment:** Hearing no further comments, Chairwoman McClain asked for a motion to adjourn. A motion to adjourn was made by Ms. Bunning, seconded by Mr. Tatum. All were in favor.

Respectfully Submitted by Community Development Manager Mark Bloomer.

**City of Walhalla Planning Commission Retreat**  
**Monday, January 29, 2024 • 4:30 PM**  
**Council Chambers • City Hall**  
**Walhalla, South Carolina**  
**Minutes**

*In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.*

**Planning Commission Members Present:** Jessie Bunning, Kelvin Bryant, Lynn McClain and William Tatum

**Members Absent:** Mary Duff

**Staff Present:** Celia Myers and Mark Bloomer.

**Call to Order:** Chairwoman McClain called the Retreat to order at 4:33 PM, with a quorum present to have the retreat and welcomed all present to the Retreat.

**Approval of Agenda:** Chairwoman McClain called for a motion to approve the Agenda. Mr. Tatum moved to approve the agenda; Vice Chair Bryant seconded. The agenda was unanimously approved, 4-0.

**Public Comments, Non-Agenda Items:** There were no Public Comments.

**New Business**

- A. Roles of Planning Commission, Council and Board of Zoning Appeals:** Mr. Bloomer explained the roles of the Planning Commission, Council and Board of Zoning Appeals. Copies of his explanations were distributed to all of the Planning Commission members. There was general discussion.
- B. Goals for 2024 for Planning Commission:** Mr. Bloomer read and explained some potential goals for the Planning Commission for 2024. There was general discussion concerning the goals that Mr. Bloomer mentioned. The Planning Commission decided that the #1 Priority for the Planning Commission for 2024 is to make recommendations to Council for the new Comprehensive Plan, and the #2 Priority for the Planning Commission for 2024 is to update the Commercial Corridor Guidelines. The Planning Commission decided that one of their annual goals is to develop a list of priority projects for Council. The Planning Commission will do this in December 2024 or January 2025.

The meeting was suspended for 20 minutes so that everyone could eat dinner. Vice Chair Bryant stated that he feels that affordable housing is very important. Mr. Bloomer stated that the Planning Commission may want to recommend to Council to have parking maximums instead of parking minimums for new multi-family housing projects. We need more housing units and parking maximums would increase the number of housing units that new multi-family projects could have. City Manager Myers gave the Planning Commission many suggestions of potential goals for 2024. Chairwoman McClain feels that lighting in public areas is a priority. Chairwoman McClain will type up the list of potential priorities.

**Other Business:** None

**Adjournment:** Hearing no further comments, Chairwoman McClain asked for a motion to adjourn. A motion to adjourn was made by Mr. Tatum, seconded by Mr. Bryant. All were in favor.

Respectfully Submitted by Community Development Manager Mark Bloomer.

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-02

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES, CHAPTER 330, ARTICLE III, SECTION 1.14 R-25 SINGLE FAMILY RESIDENTIAL DISTRICT**

**Whereas**, the City of Walhalla does not currently have many vacant, buildable lots; and

**Whereas**, the City of Walhalla needs more housing; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Article III, Section 1.14 shall be amended as follows:

**Article III**

**Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations**

**§330-1.14. R-25 Single Family Residential District**

- B. Permitted uses. The following building and uses shall be permitted in any R-25 Zoning District.
  - (1) Single-family dwellings, detached (other than mobile homes);
  - (2) Cultivation of land general gardening, horticulture or growing agricultural crops, and plant nursery and sales;
  - (3) Accessory building and structures in conjunction with permitted uses as prescribed in §330-1.46.
  - (4) **An accessory dwelling unit subject to the following conditions:**
    - (a) **Only one accessory dwelling unit is permitted per lot. The accessory dwelling unit must be site built.**
    - (b) **Separate detached garages and separate accessory dwelling units are not permitted on the same lot. Accessory dwelling units may be created as a second story within detached garages if the height of the accessory dwelling unit on top of the garage does not exceed 28 feet.**
    - (c) **The gross floor area of an accessory dwelling unit must not exceed 50**

percent of the principal building’s floor area. The building footprint of the accessory dwelling unit shall not exceed 40 percent of the living area of the principal residence. The “building footprint” includes patios and porches.

- (f) One off-street parking space must be provided for each bedroom within an accessory dwelling unit.
- (g) The maximum permitted height for an accessory dwelling unit is one story.
- (h) All required permits must be obtained prior to construction of the accessory dwelling unit. The accessory dwelling unit must comply with applicable requirements of the International Building Code and other applicable federal, state, or local codes.
- (i) The accessory dwelling unit must be completely detached from the principal structure.
- (j) The accessory dwelling unit must be placed on the rear of the property. It must be located at least 10 feet from the rear property line and at least 10 feet from side property line.

Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Tim Hall, Mayor

(seal)

**ATTEST:**

\_\_\_\_\_  
Celia Boyd Myers, City Administrator

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_

## Background on roof pitch requirements:

A steeper roof of 4/12 or more will make a manufactured home look much more like a conventional home. Many manufactured homes come with a 3/12 roof pitch, but some can be upgraded to a 4/12, 5/12 or greater. Usually pitches of 5/12 are limited to modular homes with hinged roofs, so they can be transported within height limits.

In addition to aesthetics, it is believed a roof with a 4/12 pitch may also be better for shingles than a standard 3/12 pitched roof, assuming a shingled roof vs metal. Below is an image showing the angle of various roof pitches.





STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-03

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES,  
CHAPTER 199, SECTION (2) CONSTRUCTION STANDARDS FOR  
MANUFACTURED HOMES**

**Whereas**, the Walhalla City Council adopted Chapter 199 to set standards for mobile homes that are brought into the city limits for the purpose of bringing in mobile homes that are consistent with other homes in the vicinity; and

**Whereas**, the Board of Zoning Appeals must approve via Special Exception the placement of a mobile home on a lot that is zoned General Residential; and

**Whereas**, the City of Walhalla needs more housing; and

**Whereas**, removing the roof slope requirement from Chapter 199, Article 2, Section (C)(1) will potentially allow more affordable mobile homes to be brought in to the City of Walhalla; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 199, Section 2, shall be amended as follows:

**§ 199 Manufactured Homes**

**§ 199-2 Construction standards.**

- A. No building permit shall be issued for any manufactured home originally brought into the City of Walhalla or relocated within the City subsequent to the adoption of this chapter unless a certificate of zoning compliance shall have been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with this chapter.
- B. All manufactured homes brought into the City of Walhalla, or relocated within the City of Walhalla after the adoption of this chapter, shall be required to be in compliance with each of the following requirements.
- C. All manufactured homes subject to this chapter shall meet or exceed the most current construction standards promulgated by the U.S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:
  - (1) ~~A gable roof having a pitch with a minimum vertical rise of 4.5 feet for each 12 feet of~~

~~horizontal run.~~

- (2) A roof finished with shingles, with a fire rating of Class C or better, and that are commonly used in standard residential construction.
- (3) A minimum width of 24 feet and a minimum length of 40 feet.
- (4) A roof structure that provides an eave projection of no less than 12 inches, which may include a gutter.
- (5) Exterior siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential constructions, consisting of one or more of the following:
  - (a) Vinyl siding whose reflectivity does not exceed that of flat white paint;
  - (b) Cedar or other wood siding;
  - (c) Wood grain;
  - (d) Stucco siding; or
  - (e) Brick or stone siding.
- (6) Skirting must be installed and maintained so that it encloses the area under the manufactured multi-section homes and modular porches, decks or other additions to ground level. The foundation skirting or curtain wall may be of brick, masonry or stone materials designed for permanent outdoor installation.
- (7) A permanent landing and steps with handrails are required for each outside doorway, excluding the front door. The structure must include steps which lead to ground level. The landing, handrails and steps must meet the following requirements:
  - (a) A minimum four-by-four landing shall be required outside each exit door.
  - (b) The landing shall not be more than 8.5 inches below the threshold.
  - (c) Steps shall be 8 1/4 inches maximum in height. Treads shall be a minimum of nine inches wide.
  - (d) All wood components in contact with the ground must be treated and approved for ground contact.
  - (e) If steps are 30 inches or greater in height, permanent handrails are to be installed.
- (8) A front porch shall be erected and be at least eight feet by 10 feet.
- (9) Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
- (10) All visible mobile features shall be removed.

- (11) If the proposed unit will be replacing another dwelling unit (mobile home, manufactured home, stick-built) or be built within an existing neighborhood, the home must be constructed to blend into the street and/or neighborhood. It should have the aesthetic qualities of other dwelling units in the area.
- (12) Decorated windows, bay windows, columns and fancier exterior trim are encouraged.
- (13) Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and Safety Standards Act or the manufacturer's installation manual.

AND IS DONE AND RATIFIED in Council Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Tim Hall, Mayor

(seal)

**ATTEST:**

\_\_\_\_\_  
Celia Boyd Myers, City Administrator

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-04

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES, CHAPTER 330, ARTICLE III, SECTION 1.10 DOWNTOWN DEVELOPMENT OVERLAY DISTRICT REGARDING APPROVAL FOR MURALS AND ARTICLE V, SECTION 1.25 SIGN REGULATIONS REGARDING APPROVAL FOR FREE-STANDING SIGNS WITHIN THE DOWNTOWN DESIGN OVERLAY**

**Whereas**, the Walhalla City Council adopted the Downtown Design Overlay and Design Guidelines for the purpose of creating site and building designs consistent with the City’s principles, goals and policies, to be used by the City’s Planning & Community Development Department and Planning Commission as a consistent framework for reviewing new projects; and

**Whereas**, developments within the Downtown Design Overlay are expected to respond to design guidelines and standards in a manner that complements the historic character of the City of Walhalla; and

**Whereas**, goals of Downtown Design Guidelines include the creation of memorable downtown experiences that are attractive, safe and inviting; constructing a visually attractive and economically vibrant urban center; and assuring new developments relates to the character of downtown and is compatible with surrounding neighborhoods; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Article III, Section 1.10, and Chapter 330, Article V, Section 1.25 shall be amended as follows:

**Article III**

**Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations**

**§ 330-1.10 Downtown Development Overlay District**

**A. Downtown Development Overlay District**

**(4) Murals.**

(a) Goal. The City of Walhalla would like to promote its history and culture through the display of public art, including murals.

(b) Definitions. As used in this subsection, the following terms shall have the meanings indicated:

MURAL: An image, such as a painting or enlarged photograph, applied directly to a wall or external ceiling.

MURAL SIGN: A large picture/image (including but not limited to painted art) which is painted, constructed or affixed directly onto a vertical building wall, which may or may not contain text, logos and/or symbols.

(c) Regulations.

[1] Murals are allowed with a mural permit in the Downtown Development Overlay District.

[2] Murals are purely artistic forms of expression. While basic content is free from evaluation, obscenity and other language deemed questionable may require approval.

[3] Depending on content, murals will be evaluated for signage calculation and the remaining area can be deemed a mural. If the following content is incorporated within a mural, those items shall be classified as signage and comply with the standards for attached wall signs:

[a] Advertising message for contemporary establishments and/or contemporary merchandise/services;

[b] Advertisement for products, services or businesses;

[c] Commercial text;

[d] Logos;

[e] Registered trademarks; and

[f] Containing graphics (other than logos or registered trademarks) related to goods and services provided on site.

[4] Murals are highly visible in the public realm and may express City history and community character. In the absence of a recognized group tasked to review and consider these qualities, and the artistic intent of the design, evaluation will be regulated on a content-neutral basis.

[5] No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a mural permit. The following design criteria shall apply to any mural artwork commissioned:

[a] The proposed wall mural shall be well-integrated with the building and neighboring structures and harmonious with the surrounding environment. The proposed wall mural, by its design, scale, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use, and will contribute to Walhalla's character and quality of life.

[b] The proposed wall mural shall exhibit exceptional design quality that enhances the overall development and appearance of Walhalla. The paint and/or materials to be

used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long-lasting variety.

[6] Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. While natural aging is acceptable, murals that are not maintained sufficiently may be considered a public nuisance.

[7] A mural permit application shall be completed by the building owner or their applicants' agent and submitted to the Zoning Administrator. The application shall include at a minimum the intended location of the mural, size, subject matter, medium and a summary of the general color palette to be used. A visual representation shall also be included in the application. ~~Zoning Administrator shall prepare a staff recommendation and present to Planning Commission. City Council Planning Commission~~ shall review and act to approve, deny or require revisions in all submittals.

## **Article V Sign Regulations**

### **§ 330-1.10 General Regulations**

D. Permitted signs. The following signs are allowed, subject to the permitting requirements of § 330-1.26, Permitting process, and the applicable development regulations of this Part 1.

(1) Permanent freestanding business identification signs.

(a) Allowable area: not to exceed 36 square feet in area for a single business, or 120 square feet for multiple businesses on the same panel.

(b) Number. One freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a site or parcel fronts on more than one street, one freestanding sign is permitted for each street. Where two or more businesses or buildings occupy the same site or parcel controlled by a single owner or landlord (shopping center or industrial park), only one freestanding sign for the aggregate businesses shall be permitted per street frontage.

(c) Location. No freestanding sign shall:

[1] Be located nearer than five feet to any property line, nor shall such sign face overhang or extend beyond the property line or in any way impair visual clearance at driveway or street intersections.

[2] Be set back less than 10 feet from any street right-of-way line.

[3] Be permitted in the Downtown Development Overlay District unless it meets all Downtown Design Guidelines, is aesthetically appropriate and is approved by ~~City Council~~ the Zoning Administrator.

(d) Height: not higher than eight feet above finished grade of the ground at the sign

base, except a maximum height of 30 feet from the ground (pavement) is permitted in Highway Commercial or Light Industrial Districts only.

(e) In Office Commercial Districts, a sign may be of berm or solid base design. Application for berm design must be accompanied by a landscape maintenance plan.

(f) Where average elevation of a lot is lower than the finished grade of the abutting edge of the sidewalk, a pole or support may be permitted to raise the sign to the level allowed by height regulations.

(g) Sign must be permanently affixed. A solid base sign shall be ground-mounted, solid all the way to the ground and constructed of wood, brick, masonry or similar durable materials.

AND IS DONE AND RATIFIED in Council Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Tim Hall, Mayor

(seal)

**ATTEST:**

\_\_\_\_\_  
Celia Boyd Myers, City Administrator

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_

## Attachment A: Policy Recommendations and Implementation Strategies

<b>Recommendation 1: Undertake a comprehensive economic development policy for the City of Walhalla</b>
<b>Implementation Strategy 1.1:</b> Employ innovative financial and socioeconomic programs at the local level
<b>Implementation Strategy 1.2:</b> Strengthen ties with local partners for leveraging opportunities in the new economy
<b>Recommendation 2: Expand cultural and recreational opportunities, quality of life and public safety efforts</b>
<b>Implementation Strategy 2.1:</b> Address Parks & Recreation systems' needs, facilities, historic preservation
<b>Implementation Strategy 2.2:</b> Address public health, safety and facilities' needs, including police, emergency medical and fire services, water and sewer, sanitation and recycling
<b>Implementation Strategy 2.3:</b> Address quality of life issues of various demographic groups, including aging population, young professionals, veterans, residents living in concentrated poverty and those with disabilities
<b>Recommendation 3: Enhance environmental quality and capitalize on green infrastructure and emerging energy opportunities</b>
<b>Implementation Strategy 3.1:</b> Undertake additional natural resource protection and enhancement efforts
<b>Implementation Strategy 3.2:</b> Maintain and enhance tree canopy and green spaces
<b>Recommendation 4: Enhance and diversify the transportation system, with a focus on connectivity</b>
<b>Implementation Strategy 4.1:</b> Continue improvements to the current transportation system and prepare for emerging demands
<b>Implementation Strategy 4.2:</b> Link transportation modes with housing, economic development and land use strategies
<b>Implementation Strategy 4.3:</b> Enhance road capacity by implementing access management and connectivity measures.



**Recommendation 5: Encourage a variety of housing types and densities where possible**

**Implementation Strategy 5.1:** Promote infill development

**Implementation Strategy 5.2:** Offer market-based incentives for developing traditional neighborhoods

**Implementation Strategy 5.3:** Identify barriers to housing in development regulations and adjust as appropriate

**Implementation Strategy 5.4:** Identify and address dilapidated housing

**Recommendation 6: Initiate further growth planning activities in prioritized areas**

**Implementation Strategy 6.1:** Utilize growth management techniques in high-growth areas

**Implementation Strategy 6.2:** Initiate development planning for low-growth areas

**Implementation Strategy 6.3:** Prioritize key areas for further focused studies

## **Potential Goals for Planning Commission for 2024 (and beyond)**

1. Make recommendations to Council for Comprehensive Plan.
2. Update the Commercial Corridor Guidelines.
3. Make recommendations to Council for changes to Municipal Code such as parking maximums for new multi-family residential projects.
4. Develop a list of priority projects for Council.
5. Review/update design guidelines for downtown area.
6. Review lighting needs for city-wide area.
7. Consider improvements/enhancements to parks.
8. Review sidewalks to determine needed repairs or additions.
9. Economic Development plans and status.
10. Population study inside the city, i.e. demographics.
11. Survey use of natural resources relating to economic development as well as local residents.
12. City-wide parking issues.
13. Housing needs review.
14. Mobility and transportation – accessibility and ADA compliance.
15. Future land use; zoning and permitting.
16. Feasibility study for repurposing abandoned/inactive structures/land within the city.
17. Designated “special area” plans.
18. Core commercial plan.
19. Recreation plan for all ages.
20. Determine revenue possibilities for visiting sports teams.