



## MEMORANDUM

**FROM:** Nicole Tremblay, Senior Planner  
**DEPT:** Planning & Zoning  
**TO:** Planning Commission  
**DATE:** March 17, 2026

**SUBJECT:** Decision Criteria Text Amendment – Petition No. 26-08AM

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Guided by the City Attorney, Staff presents changes to the wording of decision criteria for several quasi-judicial application types. These include zoning map amendments, conditional uses, site and development plans, preliminary plats, and height exceptions.

The purpose of the changes is to make the criteria more specific where possible, more aligned with the code, and clearer. No new categories of evaluation have been added that would require more of the applicant. References to specific code sections have been added. Sentence structure has also been changed to be more consistent and correct.

### **Planning Commission Report and Recommendation**

Upon review of the petitions and associated documents, Land Development Code, staff memo and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the planning commission to make a recommendation on Text Amendment petition no. 26-08AM.